



HOUSING CONNECT

MINUTES OF THE REGULAR BOARD MEETING

January 15, 2020

PRESENT:

Mark Johnston – Vice Chair
Phil Bernal – Commissioner
Erin Litvack – Commissioner
Christine Nguyen - Commissioner
Spencer Moffat – Commissioner
Gwen White – Commissioner

EXCUSED:

Jennifer Johnston – Chair

STAFF PRESENT:

Janice Kimball – Chief Executive Officer
Zach Bale – Chief Programs Officer
Jarin Blackham – Information Technology Director
Russell Opatz – Supportive Housing and Services Director
Krysta Niemczyk – Grant Programs Director
Jeremy Runia – Real Estate Development Director
Andre Bartlome – Chief Financial Officer
Jeanette Hernandez – Affordable Housing Director
Braidee Kolendrianos – Family Services Development Coordinator
Mike Kienast – Chief Operations Officer
Jodi Parker – Housing Choice Voucher Director
Lee White – Maintenance and Capital Fund Director
Paul Rooker – Human Resources Director
Dan Pincock – Executive Administrator

COMMENCE

In the absence of Chair Jennifer Johnston, Vice Chair Mark Johnston commenced the January 2020 Housing Connect Board of Commissioners Meeting at 2:00 p.m. He welcomed recently-appointed Board member Chris Nguyen (introductions took place during the Board retreat).

1. PUBLIC COMMENT

No one from the public was in attendance at the Board meeting.

2. CONSENT AGENDA

Vice Chair Mark Johnston introduced the Consent Agenda and asked if there were any comments or additions that need to be made to the minutes. Seeing none, he asked if any Board members had questions about any of the items on the Consent Agenda.

Commissioner Bernal asked about the write-off charges – actual write-offs/real costs or other (such as legal fees)? He pointed out that the charges seemed high and was told that they include rent, fees, utilities, damages, etc. Housing Choice Voucher Director Jodi Parker explained that the Section 8 unreported incomes (overpayments) were higher than they have ever been. She attributed this to the creation of a re-exam team which, through running HUD reports, is catching tenants' previously unreported income. The rent overpayments are sent to collections and also entered into HUD's system. Voucher holders with outstanding write-off charges who seek a voucher elsewhere in the country are required to pay back the charges to Housing Connect first before being issued a voucher.

Commissioner Litvack motioned to approve the Consent Agenda, and Commissioner White seconded the motion. Commissioner Nguyen abstained from voting. The remainder of the commissioners present (Commissioners Bernal, Litvack, Moffat, White, and Vice Chair Mark Johnston) voted in favor. The motion passed, and the Consent Agenda (with the minutes and other items listed) was approved.

3. EXECUTIVE SESSION

At 2:06 p.m., Vice Chair Mark Johnston motioned to enter Executive Session for real estate and human resources discussions. Commissioner Bernal seconded the motion, and the Board entered into Executive Session. Housing Connect staff, except for CEO Janice Kimball and CFO Andre Bartlome, were excused. At 2:33 p.m., the Board returned to regular session, with a motion by Commissioner Litvack, seconded by Commissioner White.

4. ACTION ITEMS

Resolution #988: Salary adjustment/URS correction

Having just discussed this in the Executive Session, the Board was ready to approve the adjustment. Commissioner Litvack motioned to approve the resolution, and Commissioner Moffat seconded. All Board commissioners present voted in favor (Vice Chair Mark Johnston, Commissioners Bernal, Litvack, Moffat, Nguyen, and White), and the motion passed. Resolution #988 was approved.

Chris Nguyen – Housing Connect Fund (HCF) Board liaison member

The Board voted to approve Commissioner Chris Nguyen as the liaison Housing Connect Board member on the Board of Trustees of the Housing Connect Fund (HCF). All Board commissioners present voted in favor (Vice Chair Mark Johnston, Commissioners Bernal, Litvack, Moffat, Nguyen, and White).

Resolution #987: Villa Charmant financing extension

Housing Connect Chief Operations Officer Mike Kienast informed the Board that on December 31, 2019, the agency was able to remove the investor member from Villa Charmant. While the financing is still in place, Board approval is needed for the extension (to July 2021) to be formalized, and once that happens, Housing Connect will then seek proposals to re-finance. Commissioner Moffat motioned to approve the resolution, and Commissioner White seconded, with all commissioners (Vice Chair Mark Johnston, Commissioners Bernal, Litvack, Moffat, Nguyen, and White) voting in favor. The motion passed, and Resolution #987 was approved.

5. HOUSING CONNECT 50TH ANNIVERSARY ACTIVITIES

Housing Connect Chief Programs Officer Zach Bale reviewed the agency's recommendations for activities related to Housing Connect's 50th anniversary. HCF's Family Services Development Coordinator, Braidee Kolendrianos invited feedback from the Commissioners. CEO Janice Kimball asked whether the Mayor would be willing to issue a proclamation for the agency's 50th anniversary in November, and Commissioner Litvack indicated she thought she would be open to doing that.

6. OTHER

Vice Chair Mark Johnston took the last portion of the meeting for a discussion and initial reactions to the request for 75 Section 8 voucher preferences for the homeless (25 additional move-on vouchers; 20 homeless family; and 30 single homeless preferences). The Board raised issues, questions, and concerns around the Curriculum of Care's recommendations/request, (Section 8) waiting list, structured coordinated entry, re-prioritizing existing resources, supportive services, move-ons, length of stay on rapid rehousing (and the success rate) versus permanent supportive housing (PSH), whether this is an annual request from CoC, initial lease up or PSH-to-PSH transfer going through coordinated entry, project-based vouchers aligning with the system, the success of the overall coordinating system, etc. Commissioner Bernal recommended that Housing Choice Voucher Director Jodi Parker be part of the input in clarifying some questions. Vice Chair Mark Johnston asked that staff get clarity on the questions from the discussion and then develop three options for consideration by the Board at the next Board meeting.

ADJOURN

At 3:05 p.m., the Board meeting was adjourned.

Respectfully submitted,

Dan Pincock
Executive Administrator