

Regular Board Meeting
October 24, 2007
AmericInn
600 30th Avenue South
Moorhead, MN 56560

I. CALL TO ORDER AND ROLL CALL

Chairman Pehler called the meeting to order at 12:01 PM.

Members Present: Michael Pehler, Chairman; Donald Dale, Vice-Chairman;
John Keating, Resident Commissioner; Abner Arauza,
Commissioner; Diane Wray-Williams, City Council
Liaison

Members Absent: Patricia Frazee, Secretary

Others Present: Joshua Pehler Bonsall, Citizen; Mark Hintermeyer, City
Council; Byron Brink, Executive Director; Sally Roe,
Housing Manager

II. REQUEST APPROVAL OF SEPTEMBER 26, 2007 MEETING MINUTES

Keating moved, seconded by Dale to approve the Minutes of September 26, 2007.
All votes were in favor. Motion carried.

III. REQUEST APPROVAL FOR PAYMENT OF BILLS

Dale moved, seconded by Keating to approve the payment of bills as presented.
All votes were in favor. Motion carried.

IV. AGENDA AMENDMENTS

None

V. CITIZENS TO BE HEARD

None

VI. BUSINESS:

A. Request Board approval to increase Flat Rents for 2008

Brink explained that the Flat rent amounts do not affect most of our residents, since most pay 30% of their adjusted household income. He further stated that the increase is 3% greater than last year's rates.

Arauza moved, seconded by Dale to approve the increase in Flat Rent Rates for 2008. All votes were in favor. Motion carried.

B. Waiting list update

Brink stated that when an applicant comes to our office to apply for housing assistance, we recommend that they apply at all the local housing authorities, since there is a cooperative agreement that we can help clients with housing assistance in Fargo, Moorhead and Dilworth.

Brink stated that we also have housing programs specifically set up for clients with Serious and Persistent Mental Illness (SPMI) through the State/County. An example from 25 applications reviewed recently, only 10 people responded. We are now trying to contact people from our Section 8 list attempting to provide assistance to more people using the State funded programs, which have very short waiting lists, while they are awaiting a housing choice voucher to become available.

Brink went on to say that our Section 8 program has 342 applicants. Wray-Williams asked what happens to the people who are on the 5 bedroom waiting list. Roe responded that it is very difficult for large families to find a place to live.

C. Update on Program Utilization

Brink explained that we are currently utilizing 90 of the 95 housing choice vouchers. Roe said that she believed that there were 2 families in "Shop" mode, so there are only 3 available vouchers. Roe went on to state that we are attempting to house some of those applicants on the State funded programs.

Wray-Williams asked if the homeless shelter is aware that we have openings on our State funded programs. Brink said they are aware. Wray-Williams suggested that we contact the Veteran's Service officer to see if there are any vets who are looking for housing assistance. According to the Wilder report 36% of the male homeless population are vets.

Brink stated that he had visited with Lynn Fundingsland of the Fargo HRA who would like to make the Fargo high rise a mixed use building, with some units being at market rate and some being subsidized units, but is unsure that will be feasible.

Arauza suggested that Bessie from Churches United be invited to the next Clay County / Lakeland Mental Health housing meeting.

Pehler stated that he thinks it would be worth while to get input from other agencies so they can obtain a clear understanding of the process needed for clients to get housing assistance.

Discussion continued as to case management services from various groups. Pehler suggested that we may want to contact some of these agencies. Brink stated that in the early part of November he will be meeting with Clay County and Lakeland Staff and this type of discussion could be continued at that meeting.

VII. Other Business:

Brink said that we recently had a tragedy at the high rise with one of our tenants committing suicide. The 30 year old man had the apartment door chained, and had also barricaded his bedroom door with furniture, so the Police had to break down the door. It was estimated that the death had occurred 24 to 48 hours earlier.

Brink went on to say that his case worker with CCRI had not been able to contact the resident and asked that a welfare check be done.

Serve Pro came in with a haz-mat team and disinfected the affected area.

Discussion continued as to the mental well being of Staff and especially other residents in dealing with such news. Brink stated that many residents in the building have their own case managers. Pehler thinks the PHA should notify the organizations that have case workers dealing with our clients, so they can deal with their clients. Wray-Williams asked how many case managers work in the building. Roe said that there are many different case workers. Arauza suggested we get e-mail addresses of agencies and notify them. Arauza asked if our Attorney could provide wording for several different scenarios, so if we would have a future need we would have a template to use.

Pehler stated that it sounded as if Staff handled this situation in a professional manner.

VIII. ATTORNEY'S REPORT:

None

IX. ADJOURNMENT:

There being no further business to discuss, Keating moved, seconded by Dale to adjourn the meeting at 12:57 PM. All votes were in favor. Motion carried.

Michael Pehler – Chairman

Patricia Frazee - Secretary