

**MANHATTAN HOUSING AUTHORITY BOARD OF COMMISSIONERS
SPECIAL MEETING
APARTMENT TOWERS COMMUNITY ROOM
Manhattan, KS 66502
February 26, 2009
5:30 p.m.**

Members Present: Ida Jane Leupold
Jim Sherow
Jan Galitzer
Phil Anderson

Members Absent: Randy Stitt
Eileen Meyer
Doug Kraemer

City Commission Liaison: Jim Sherow

Staff Present: JoAnn Sutton, PHM, Executive Director
Patrick O'Neil, Special Projects Manager/HR

I. CALL TO ORDER

Ida Jane called the meeting to order at 5:40 p.m

II. OPEN FORUM

- a. New Comments or Concerns: There were no new comments or concerns.
- b. Adjournment Time: Adjournment time was set for when all Agenda items had been completed.

III. NEW BUSINESS

- a. Section 8 Management Assessment Program (SEMAP) for Fiscal Year End 12/31/2008—Resolution No. 022609-A: JoAnn explained the need to submit the SEMAP certification to HUD as required by federal regulations. The Housing Authority must submit a SEMAP certification every other year due to its status as a small housing authority. The Housing Authority must also submit a certification that the Fair Market Rents, Payment Standards and Area Exception Rents for the Housing Authority have been reviewed on an annual basis to ensure the correct amounts are being used to determine Section 8 rental payments. Phil moved to approve Resolution Nos. 022609-A and 022609-B, adopting the Section 8 Management Assessment Program (SEMAP) for Fiscal Year End 12/31/2008 and the Certification of the Annual Review of Fair Market Rents, Payment Standards and Area Exception Rents for Fiscal Year End 12/31/2008. Jim seconded. Ida Jane asked if there was any further discussion. There were no further comments or discussion. Ida Jane called for a roll call vote. Roll call vote carried 4-0.

- b. Certification of the Annual Review of Fair Market Rents, Payment Standards and Area Exception Rents for Fiscal Year End 12/31/2008—Resolution No. 022609-B: Discussed and approved during discussion of Resolution No. 022609-A.

IV. CAPITAL FUND UPDATE

JoAnn gave a brief update on Capital Fund awards from the American Reinvestment and Recovery Act. These funds can only be spent for improvements to properties, with priority given to projects already proposed in housing authorities' Five Year Plans. Funds must be obligated within one year, with 60% of funds being spent within the first two years and 100% being spent within three years. Any funds not used will be recaptured by HUD. There will be \$1 billion awarded through a competitive grant process. The Housing Authority will receive \$468,163 in additional Capital Funds through HUD's normal award formula. Jan asked if the Housing Authority had projects ready for bid proposals. JoAnn stated that staff was in the process of preparing Requests for Proposals for projects included in the Five Year Plan.

V. ADJOURNMENT

The meeting was adjourned at 5:50 p.m.

Respectfully Submitted,

Randy Stitt, Board Chair