

**MANHATTAN HOUSING AUTHORITY BOARD OF COMMISSIONERS
REGULAR MEETING
APARTMENT TOWERS COMMUNITY ROOM
Manhattan, KS 66502
May 24, 2010
5:30 p.m.**

Members Present: Eileen Meyer
Ida Jane Leupold
Randy Stitt
Lorenza Lockett

Members Absent: Phil Anderson
Jan Galitzer
Bob Strawn

City Commission Liaison: None

Staff Present: JoAnn Sutton, Executive Director
Mandy Thomas, Assistant Executive Director
Michael Wilhoite, Facilities Supervisor
Patrick O’Neil, Special Projects Manager/HR

- I. **CALL TO ORDER**
Eileen called the meeting to order at 5:30 p.m.

- II. **OPEN FORUM**
 - a. New Comments or Concerns: There were no new comments or concerns.
 - b. Ten Year Service Award – Mandy Thomas: JoAnn presented Mandy Thomas, Assistant Executive Director, with a Certificate of Appreciation and a Service Award check in recognition of ten (10) years of service to the Manhattan Housing Authority.
 - c. Adjournment Time: Adjournment time was set for no later than 7:30 p.m.

- III. **MINUTES**
Randy moved to approve the minutes of the April 26, 2010 Annual Meeting as presented. Ida Jane seconded. Motion carried 4-0. It was noticed that the minutes incorrectly listed Michael Wilhoite’s 35 Years of Service recognition as 30 Years of Service. Lorenza moved to correct the minutes. Ida Jane seconded. Motion carried 4-0.

- IV. **EXECUTIVE DIRECTORS REPORT**
 - a. JoAnn updated the Board on the proposed Preservation, Enhancement and Transformation of Rental Assistance (PETRA) Act and it’s potential impact on public housing authorities. The National Association of Housing and Redevelopment Officials (NAHRO) is opposed to the legislation, which proposes to convert public housing units into project based Section 8 voucher units. Because there are few agencies in Kansas which administer Section 8 programs, many housing authorities may be consolidated with larger agencies which currently administer Section 8

- programs. The Kansas NAHRO chapter passed a resolution requesting reconsideration of the legislation at the Spring conference. This resolution will be presented to Southwest NAHRO at its Annual Conference
- b. As of May 18, 2010, the Housing Authority has expended 51% of American Recovery and Reinvestment Act (ARRA) funds
 - c. The Housing Authority will hold community “block parties” at Pottawatomie Court, Hudson Circle/Baehr Place, and Flint Hills Place in lieu of the annual Resident Appreciation Day which has been held for the past several years. The Apartment Towers and Carlson Plaza Resident Associations are each planning their own summer barbeques.
 - d. Randy inquired about 2010 Capital Funds. Mandy responded that these are budgeted but are not received until later in the year, usually in August or September. These funds will be drawn down into the general fund when they are received; however, capital improvements will still be funded by the Capital Funds.
 - e. JoAnn, Patrick, and Ida Jane will attend the Southwest NAHRO Annual Conference in Springdale, AR, June 13 – 17, 2010.

V. COMMISSIONER’S COMMENTS

There were no Commissioner comments.

VI. OLD BUSINESS

There was no Old Business

VII. NEW BUSINESS

- a. FY 2010 Income Limits—Resolution No. 052410-A: JoAnn explained that the recently published Income Limits have decreased from the previous year. This is not expected to greatly impact the Public Housing program, as residents must only meet income guidelines at time of admission, and most admissions would currently meet these guidelines. Randy moved to approve Resolution No. 052410-A, adopting the FY 2010 Income Limits. Lorenza seconded. Eileen asked if there were any further comments or discussion. There was no further discussion. Eileen called for a roll call vote. Roll call vote carried 4-0.
- b. FY 2010 Income Limits for LIHTC Properties – Resolution No. 052410-B: JoAnn explained that due to the Housing and Economic Recovery Act (HERA) of 2008, income limits for Low Income Housing Tax Credit (LIHTC) properties are “held harmless” and are not allowed to decrease. Due to requirements of the HERA, the income limits for these properties increased slightly over 2009 income limits. Ida Jane moved to approve Resolution No. 052410-B, adopting the FY 2010 Income Limits for LIHTC Properties. Randy seconded. Eileen asked if there were any further comments or discussion. There was no further discussion. Eileen called for a roll call vote. Roll call vote carried 4-0.
- c. Board Packets: The Board discussed methods for Housing Authority staff to provide monthly Board packet information to Board members. The Board agreed to have Board packet information posted on the Housing Authority’s website for viewing. Housing Authority staff will provide Board members with notification when the information has been posted for viewing. Housing Authority staff will also provide Board members

without internet service a hard copy of Board packet information, or when otherwise requested.

VIII. ADJOURNMENT

The meeting was adjourned at 6:37 p.m.

Respectfully Submitted,

Eileen Meyer, Board Chair