



Sarasota Housing Authority
269 South Osprey Avenue
Sarasota, Florida 34236

Regular Board Meeting
March 28, 2018
4:45 P.M.

I. **CALL TO ORDER:** Vice Chair David Morgan called the regular meeting of the Sarasota Housing Authority Board of Commissioners to order at 4:47 pm.

II. **INVOCATION**

III. **PLEDGE OF ALLEGIANCE**

IV. **ROLL CALL**

Commissioners Present: Vice Chair David Morgan, Valerie Buchand, Pastor Peter Greenidge, Duane Finger and Jack Meredith

Commissioners Not Present: Chair John Colón and Veavie DeLaughter

Attendees: Attorney Rhonda Stringer, Joe Chambers (Gardner Capital)

SHA Personnel: William Russell, Paula Scruggs, Lance Clayton, John Hawthorne (in at 5:33 pm) and Andrea Keddell

V. **APPROVAL OF MINUTES**

A. Regular Board Meeting – February 28, 2018: Vice Chair Morgan put up for discussion approval of the minutes from the February 28, 2018 Regular Board Meeting.

- Commissioner Finger made a motion to approve the meeting minutes. Commissioner Buchand seconded the motion.
- Motion was voted on and passed unanimously. Commissioner Greenidge voted Present.

VI. **SPECIAL PRESENTATION**

A. SURE (Affordable Housing Committee) – To present at May 16th Board Meeting.

B. Giving Partner – William Russell discussed the specifics of this year's Giving Challenge that is happening from noon on May 1st to noon on May 2nd. All donations will be matched up to \$100. The proceeds from this challenge are the primary funding source for our annual Shop with a Cop event. All board members were urged to participate and contribute, as well as to help spread the word to friends and business associates. The minimum gift amount is \$25 and that donation will actually raise \$50 to be put towards our Shop with a Cop event. It's a once a year opportunity to raise double the money.

VII. **PUBLIC PRESENTATION**

A. None

VIII. RESOLUTIONS

A. Res 18-05: Small Area FMR Guidance (Option 1) – Hold Harmless Policy

Res 18-05: Small Area FMR Guidance (Option 2) – No Change Policy

- Mr. Russell provided the background of this HUD Rule that was initiated under the Obama administration. It is HUD's intension that the new rule will allow voucher holders to be able to live in areas of higher opportunity, since subsidy will be based on smaller area FMRs (based on every zip code) instead of a large/combined metropolitan area (Northport, Bradenton & Sarasota). The pilot demonstration did not show conclusive positive results. However, SHA is in an area that is required to implement this new rule and have it implemented by April 1, 2018. Mr. Russell reports that in a few zip codes the FMRs have increased and in most zip codes the FMRs have decreased while some have stayed the same.
- SHA has proposed two options for how the board would want to implement the new rule for families currently living in areas where the SAFMR is decreasing. The "no change" policy option would mean that the new payment standards would not change for the resident until their 2nd annual re-certification (not before June 2019). The "hold harmless" policy would have current voucher holders have no change their subsidy unless the voucher holders moves. The new rates would apply immediately for new voucher holders. Mr. Russell states this will require case workers to manually override the software and input "hold them harmless" at the current payment standard. Over time the new rule will likely increase the average cost of SHA's vouchers and cause SHA to not to be able to house as many families.
- Mr. Russell believes HUD hopes this new policy rule will get families to move to areas with higher payment standards. However, with the limited rental inventory in the Sarasota area, it may be difficult to keep landlords in areas where the payment standard is dropping. Concerns were expressed that landlords in higher areas of opportunity may not accept vouchers and HUD subsidy because they won't want to rent to low income individuals or families. Commissioner Buchand stated that measures need to be taken ensure our families are aware of their choices and what may happen when they try to move into other areas. Commissioner Finger queried that maybe landlords in this area would be willing to lower their rent in order to keep tenants and their voucher subsidy. Landlords need to be informed of their options as well.
- Commissioner Finger questioned if the "hold harmless" option could be adopted for a specified amount of time and then have the policy changed, say after 2 years? Mr. Russell said this could be an option or that maybe wait for the 3rd re-certification.
- Ms. Scruggs reported that our software doesn't support this new regulation and that due to manually needing to input data and increase amount of errors are expected.
- Continued discussion took place on the pros and cons of each option available, "hold harmless" or "no change." Commissioner Finger stated that he thinks the "hold harmless" option will be better in that the residents make the decision on whether to move and be subject to the change in the FMR.
- Commissioner Finger made a motion to approve "hold harmless" Option 1. Commissioner Buchand seconded the motion.
- The motion was voted on and passed unanimously.

RESOLUTIONS – CONSENT AGENDA

- B. Res 18-06: Approval of Amendments to Admin Plan
 - C. Res 18-07: Bertha Mitchell Stucco Contract Approval
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- Commissioner Buchand made a motion to approve consent agenda items. Commissioner Finger seconded the motion.
- The motion was voted on and passed unanimously.

IX. OLD BUSINESS

A. Amaryllis Park Place (Orange Ave) Update

- Mr. Chambers addressed the board and updated them on design plans for the property and tree layouts, based on city guidelines. Draft drawings were handed out for review. The building is planned to be concrete and stucco. A community meeting is being held for Amaryllis Park and we will be in attendance to provide info to the community.
- A package was sent to the State office in an effort to get the SHPO approval letter. There is a marker for the site and historical photos were taken. This project remains on hold until the State Historic Preservation Office (SHPO) completes its review this property to determine if it has any historical value. SHA needs approval letter from SHPO in order to begin next step to apply for HUD Demo/Dispo and start the relocation process.
- It was reported that this is substandard housing and interested local groups do not see this development as something that needs to be preserved. Support from local community groups (Resident Advisory Board, Newtown Nation, and Amaryllis Park) was suggested to assist in getting approval for the redevelopment of this site. Mr. Chambers also suggested getting some news coverage to get support from the public, government and community groups. Mr. Russell stated letters could be drafted for the local community groups to sign in support the redevelopment.
- Amaryllis Park Place II/Cohen Way has also been submitted for funding through Florida Housing Funding Corp.

B. Property on 22nd Street

- Mr. Russell reported that the closing is complete and SHA owns the property.

C. Beneva Oaks Proposal Update

- Mr. Russell reported that he had a call with HUD Asset Manager for Beneva Oaks to discuss the HAP contract. It was confirmed that all the funds have to stay with the property and no cash distributions can be taken. Mr. Russell informed Goodwill that the deal doesn't make sense financially to put up funds that cannot be returned. Goodwill's accountant responded they understand our concerns and inquired if we'd still be interested if they were able to alleviate the restrictions. Mr. Russell will look into this further and keep the board updated.
 - Commissioner Buchand stated that if SHA moves forward with any purchase, a discounted or lower offer should be made in light of the new information.

D. Annex Breezeway Enclosure

- Mr. Russell handed out draft diagrams of four different proposed breezeway enclosures for the area between McCown and Annex. The plan is also to make the breezeway ADA compliant and allow the security system that was installed to be utilized.
 - Commissioner Morgan suggested polling the residents to see which design would have the majority vote.

X. NEW BUSINESS

A. FAHRO Rent Reform Proposal & Update

- Mr. Russell provided information on this proposal and outlined the main points listed in the handout placed in the board packet. The proposal hopes to improve the process and encourage residents and subsidy recipients to maintain gainful employment and allow for 2 parent households without subsidy penalties. Three options are proposed so that each program can select the one that suits it best. Mr. Russell went over the 3 options in detail.
- Mr. Russell stated that Congressman Ross, from Lakeland, is in support of this reform and will be introducing into the Legislature. HUD is also proposing a rent reform proposal.

B. The April Board Meeting was cancelled due to conflicts.

XI. PROGRAM UPDATES – ACCEPTED BY CONSENT

- A. Monthly Financial Statements
- B. Board Committee Reports
- C. Housing Management Reports
- D. Housing Voucher Report
- E. Capital Fund Program Report
- F. Resident Services Monthly Report

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- Commissioner Buchand made a motion to accept the Program Updates Consent Agenda. Commissioner Finger seconded the motion. The motion was voted on and passed unanimously.

XII. COMMISSIONER ANNOUNCEMENTS / COMMENTS

A. Commissioner Greenidge:

- Reported a block party event on Dixie & 24th on 4/14/18 from 11 am to 4 pm. All are welcome to attend.

B. Commissioner Buchand:

- The Tampa Authority's Resident Council invited our council to visit them April 26 and 27 and bring some SHA residents with them. Commissioner Buchand is requesting transportation assistance from SHA.
- The Newtown Nation/Farmer's Market is selling a kit of greens, potatoes, tomatoes, a Vidalia onion and 32 oz. of cantaloupe or berries for \$8. Deliveries are available.

- A curb appeal, clean-up project is being started. They are looking to have a party at the close of the project at the redevelopment office. Commissioner Meredith offered to have his Cub Scout and Boy Scout troops get involved to volunteer on the selected date once it's set. Commissioner Finger inquired if our Maintenance staff ever participated in such events either as volunteers or as paid staff of the Authority. Mr. Russell stated that it hasn't been done before but could be offered to our staff if they wanted to volunteer. Commissioner Buchand hopes to have SHA join as a partner and support this effort to clean up Newtown.
 - Commissioner Finger makes a motion for the SHA Board to write a letter in support of the cleanup effort in Newtown. Commissioner Buchand seconded the motion. The motion was voted on and passed unanimously.

XIII. ADJOURNMENT

The Sarasota Housing Authority Board of Commissioners meeting was adjourned at 6:36 pm.