



Sarasota Housing Authority
269 South Osprey Avenue
Sarasota, Florida 34236

Regular Board Meeting
September 27, 2017
4:45 P.M.

- I. **CALL TO ORDER:** Chair John Colón called the regular meeting of the Sarasota Housing Authority Board of Commissioners to order at 4:55 pm.
- II. **INVOCATION**
- III. **PLEDGE OF ALLEGIANCE**
- IV. **ROLL CALL**

Commissioners Present: Chair John Colón, Commissioners David Morgan, Valerie Buchand, Jack Meredith, Veavie DeLaughter and Pastor Peter Greenidge
Commissioners Not Present: Duane Finger
Attendees: Attorney Ricardo Gilmore, Sandy Maurer and Agnes Kirkland
SHA Personnel: William Russell and Andrea Keddell
- V. **APPROVAL OF MINUTES**
 - A. Regular Board Meeting – July 26, 2017: Chair Colón put up for discussion approval of the minutes from the July 26, 2017 Regular Board Meeting.
 - Commissioner Buchand made a motion to approve the meeting minutes with any necessary corrections. Commissioner Morgan seconded the motion.
 - Motion was voted on and passed unanimously.
- VI. **SPECIAL PRESENTATION**
 - A. Monthly Occupancy Report (Janie’s Garden)
 - Representative was not present.
- VII. **PUBLIC PRESENTATION**
 - A. Sandra Maurer, resident at McCown Tower, presented on Hurricane Preparedness. She reports concerns that there is no person in charge at the facility in the case of emergencies. There was a fire alarm going off during the hurricane and there was no person available to shut it off. It was stress added for many hours to an already stressful situation. She was told the residents “were on their own.” She inquired if there couldn’t be someone appointed at the facility, that perhaps lives there, that can take care of such issues. She added that the smoke alarm goes off even if someone is just cooking on their stove.
 - Commissioner Colón responded that legally the housing authority cannot require 1st responders and/or staff to jeopardize their lives to come out during the middle of a storm.

- Commissioner DeLaughter stated that Sarasota Housing Authority needs to review their plan and perhaps look into having a paid person on hand at its properties during times of natural disasters.
- Attorney Gilmore responded that he has other Housing Authorities that are discussing this issue. He stated he is working on several responses for a preparedness plan that can be added or designated for certain situations. He will have a presentation to provide to Housing Authorities to assist them in reviewing their plan and selecting the best option to move forward. He hopes to do get this done prior to the next board meeting.
 - Attorney Gilmore also reminded the board that Public Comments should be taken under advisement and responses should be given in writing on or before the next board meeting.
 - It was further discussed and Commissioner Buchand suggested that this should be taken to committee and discussed at the next Admin/Finance Committee Meeting.
- Commissioner Morgan commented that SHA should follow the plans that the local municipalities do and there should be no need to do a new plan. He added that transportation was set up early with SCAT and that only 2 residents expressed interest but didn't go.
- Commissioner Colón reiterated that a written response will be provided following board discussion at the next committee meeting.

VIII. RESOLUTIONS – CONSENT AGENDA

- A. Res 17-16: Approval of Annex House Rules
- B. Res 17-21: Approval of Amendment to ACOP
- C. Res 17-22: Public Housing Mold Lease Addendum
- D. Res 17-23: Public Housing Rent Due Date Lease Addendum
- E. Res 17-24: Approval of Utility Allowance
- F. Res 17-25: Approval of HCV Payment Standards

-
- Commissioner DeLaughter made a motion to approve consent agenda items. Commissioner Meredith seconded the motion.
 - The motion was voted on and passed unanimously.

IX. OLD BUSINESS

- A. Final Judgment/Award Disbursement-HUD Lawsuit
 - Mr. Russell provided history on HUD Lawsuit for newer commissioners. The class action lawsuit was filed to recoup the offset that took place in 2012. SHA spent \$3,000 to join the lawsuit and the final judgement awarded is \$716,000.
- B. Beneva Oaks Proposal Update
 - Mr. Russell reported that he's currently working to get HUD approval. This could be a lengthy process. SHA has 2 options, 1 to acquire the corporation that owns Beneva Oaks, Goodwill Industries Manasota Housing Inc. The other would be to go through a normal real estate transaction that could be much more lengthy HUD approval process. Mr. Russell will report more as updates become available.

C. Orange Ave Update

- Mr. Russell reported that there was a pre-app, DRC (Development Review Committee) meeting to provide comments on the pending development of 84 senior units (3 Stories) at Orange Ave. All city departments were present.
- Orange Ave is on the state of Florida Master Site File, which means it has to go through a formal review of the State Historic Preservation Office (SHPO). This must be reviewed and cleared by the State before the city or HUD will approve demolition. The development team is looking to hire a consultant to help us get through this review process, which will delay approvals needed by a few months.

X. **NEW BUSINESS**

A. SHA's Role In Providing Permanent Supportive Housing For Homeless

- Mr. Russell reported that Susan Pourciau, Director of the Florida Housing Coalition Ending Homelessness Team, has been working with several Sarasota agencies and has contacted SHA to discuss a development plan to address the homelessness crisis. Mr. Russell states that the City and County Commissions endorsed the plan to have a single point of entry to come into the system (Suncoast Partnership to End Homelessness). They are looking to SHA to develop and/or rehab some units as permanent supportive housing units and possibly manage the property. SHA would need to apply to Florida Housing for separate funds for this project. Mr. Russell informed them that SHA would not want to be responsible for any of the social services that would be a critical component for this project.
- Commissioner Morgan inquired if the City and County have set aside any funds for this project? Mr. Russell responded that there could be funding by the city available for staffing and/or management, but doesn't have any exact figures. He does not know about the county and reports there is a private donor from the Community Foundation that has pledged over \$1 million.
- Commissioner Buchand inquired if Cohen Way would be appropriate for providing permanent supportive housing, and would there be opportunity for residents to get jobs in managing it.
- Mr. Russell posed the question that, assuming we get funded to develop it and then have another service provider to provide the social services, is this something the SHA Board wants? Commissioner Meredith commented that it falls in line with SHA's Mission.
- City Commissioner, Willie Shaw, commented that he's not in favor of this development being built within the City limits. He questions were else SHA would develop this project. Commissioner Shaw expressed that decentralizing the homeless population should be a consideration, i.e. building within the county but outside the city borders. OHCD handles development in the County and City.
- Commissioner Buchand inquired if Beneva Oaks could be a possible property. Mr. Russell responded that the property is fully leased already.
- Commissioner Morgan made a motion for Mr. Russell to continue researching this potential project and bring more concrete information back to the board. Commissioner Meredith seconded the motion. The motion was voted on and passed unanimously.

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

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

XII. COMMISSIONER ANNOUNCEMENTS / COMMENTS

- A. Commissioner Greenidge reported his church hosted a program for young men, predominantly African American men, to assist them in being successful fathers in the community.
- B. Commissioner DeLaughter commented on corrected numbers in the PHAS report (work order report). She appreciates them being more realistic.
- C. Commissioner Buchand reported:
 - The Newtown Nation is holding a Big Mama Collard Greens Festival on October 21st at the Robert Taylor Center from Noon to 6 pm. There will be a live band playing. A greens competition will be held and other food will be on sale for families to come and enjoy.
 - Commissioner Buchand has been nominated to receive an award at the upcoming NAACP Awards Banquet for her community service.
 - The Farmers Market work continues.
 - Commissioner Buchand received a letter from a resident expressing inflammatory comments about getting rid of “black folk.” She will be sending a copy to Mr. Russell to send it out to Attorney Gilmore who will review and send to the board as a point of information.
- D. Attorney Gilmore reported there’s an initiative to get food and water to the Virgin Islands, if there’s an interest by SHA (or SHFC?) and if it coincides with its Mission. The question was posed on if this sets a precedent on who/what HAs decide to help or if it takes its queue from FAHRO. Commissioner Morgan suggested partnering with local Home Depots or Lowes to provide relief during emergencies.
- E. Commissioner Colón expressed thanks for those that helped during the Hurricane. Mr. Russell stated they will be recognized at the next board meeting.

XIII. ADJOURNMENT

The Sarasota Housing Authority Board of Commissioners meeting was adjourned at 6:11 pm.