

MINUTES

Special Housing Board Meeting  
November 7, 2016

Present: Board Chairman Don Croghan and Board Members Jerrold Jordan and Brent Hanna. Also present was Susan Swartzenduber, Section 8 Coordinator, and Janice Kerner, secretary for the Board.

Absent: Board Member(s) Jody Mansueto and Teresa Higginbotham.

Motion by Brent Hanna and second by Jerrold Jordan to post Flat Rents for 2016 for public comment and to apply to Housing and Urban Development for a market rate flat rent on all unit sizes. Starting in 2014, Housing and Urban Development changed the method by which Flat Rents are set. To correct some of the issues caused by the change, PIH Notice 2015-13 was issued which allows Housing Agencies to request an exception waiver when applicable market area does not reflect the market value of the property and the proposed lower flat rental amount is based on a market analysis of the applicable market. All voted aye.

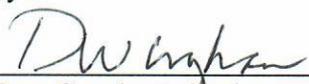
Motion by Jerrold Jordan with second by Brent Hanna to post the Section 8 Rental Assistance Voucher utility allowances for a sixty day public comment period. Housing and Urban Development requires an annual review of this allowance. All voted aye.

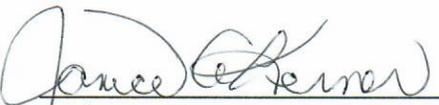
Motion by Jerrold Jordan with second by Brent Hanna to post the Public Housing utility allowance for a sixty day public comment period. Housing and Urban Development requires an annual review of this allowance. All voted aye.

Reviewed current Section 8 Voucher Rental Assistance HAP usage. Briefly reviewed the projected effects of raising the payment standards.

Motion by Jerrold Jordan with second by Brent Hanna to post the proposed Section 8 payment standards for a thirty day public comment period. The Housing Agency is required by Housing and Urban Development to review its payment standards when new Fair Market Rents are published annually. The Housing Agency based the revised payment standards on the amount that it believes are needed for applicants to successfully lease up in its area and continues to have separate higher payments standards for the larger Pella, IA housing units. Housing costs are higher in Pella and these families in particular have trouble finding housing. According to the most recent U.S. Census, 40% of the renters in Pella, IA are considered rent burdened. All voted aye.

Motion by Brent Hanna with second by Jerrold Jordan to adjourn the meeting. All voted aye.

  
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Don Croghan, Chairman

  
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Janice A. Kerner, secretary