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HOUSING AUTHORITY OF THE CITY OF MARION MONTHLY MEETING OF THE BOARD OF COMMISSIONERS

April 14, 2021
Central Office – 601 South Adams

CALL TO ORDER: The meeting was called to order at 11:34 a.m.

ROLL CALL: Executive Assistant Trixi Morin gave the roll call. The following Commissioners were present: Chair Chris Oliver in person, and Vice Chair Jose Perez, Commissioner and Commissioner Michael Henson and Jose Flores were present via Gotomeeting Executive Director Steve Sapp, and CFO Leah Poland.

MINUTES: Chair Chris Oliver entertained the motion to accept the minutes from the March 17, 2021 meeting of the Board of Commissioners. Commissioner Jose Perez made the motion and Commissioner Michael Henson seconded the motion. The motion carried.

FINANCIALS:

Statement of Income and Expense: March 31, 2021

Mortgage and Investment Register: March 31, 2021

We are monitoring our cash flow and at the present time in the black. Balance sheet items do not reflect on the income statement. Our non federal programs are in the black by \$60,000 and majority of that paying principal on the mortgages. January, February, and March funds were able to be drawn down. These funds are based on the calendar year and balance out over that time. Chair Chris Oliver entertained the motion to accept the financials as presented. Commissioner Jose Flores made the motion and Commissioner Jose Perez seconded the motion, the motion carried.

NEW BUSINESS

5 Year and Annual Agency Plan: Resolution 696-2021

The earlier date for our April meeting is due to the annual plan being submitted to HUD 75 days prior to the fiscal year July 1st 2021. It has to be submitted to HUD by April 15, 2021. MHA must sustain and create additional affordable housing. This includes the utilizing LIHTC, RAD, Section 18 and Potentially Voluntary Conversion. This is our third year in a 5 yr plan. New activities included in the plan are: the tax credit applications and the projection to continue to develop and convert our public housing while creating additional affordable housing. We will be sustaining through RAD, Section 18, and low income housing tax credits. It may be all three programs or partial of the three. MHA will be able to project base some of our section 8 vouchers. We have a total of 471 vouchers which includes our 50 VASH vouchers of which 39 are being utilized at this time. We can convert 30% of them to go towards development; meaning the property would be connected to the voucher. It can help in a project based program. MHA is looking into some 30 or so single family sites that the city would like to work with us on. The state has changed the QAP (Qualified Allocation Plan). The Blight Elimination Program would help in developing the hotel property and in conjunction with the 30 individual sites in the City. Chair Chris Oliver entertained the

motion to accept resolution 696-2021. Commissioner Jose Flores made the motion and Commissioner Jose Perez seconded the motion, the motion carried.

New Resident Opportunities Self Sufficiency (ROSS) Grant:

We were awarded the ROSS Grant for Norman Manor and Martin Boots! This is a difficult grant to obtain. Now that the grant has been awarded it will be easier to maintain. The purpose of the ROSS Service Coordinator Program is to provide funding to hire and maintain Service Coordinators who will assess the needs of the residents and coordinate the use of assistance from public and private resources, for supportive services and resident empowerment activities. The coordinator will assist in living conditions and enable residents and participating families to increase earned income, reduce or eliminate the need for welfare assistance, making progress toward achieving economic independence and housing self-sufficiency. In cases of the disabled residents and elderly, they will be able to age-in-place. This 3 year grant in the amount of \$239, 250. Is for a new position of Service Coordinator that will serve our senior and disabled residents the grant term of 6-1-2021 to May 31, 2024

OLD BUSINESS:

Martin Boots Flood:

Our law suit is in the middle of fact finding. There hasn't been any progression on the law suit. Consultants will be giving their professional opinion once the inspection has been done. The system was installed higher than the warm air flow was able to circulate the pipes; therefore possibly affecting the pipes. It was suggested that we put heat tape on the lines or a heating system in the attic area. This would all have to be monitored in addition to what we already monitor now and this wasn't an issue in the past.

MOTION TO ADJOURN:

Chair Chris Oliver entertained a motion to adjourn at 12:00 p.m. Commissioner Jose Flores made the motion. Commissioner Michael Henson seconded the motion. The motion carried.

Respectfully Submitted,

Trixi Morin

Executive Assistant