

MOORHEAD PUBLIC HOUSING AGENCY
REGULAR MEETING AGENDA

September 22, 2015
11:30 AM
River View Heights

- I. Call to Order and Roll Call
- II. Approval of Minutes
 - A. Request Board Approval of August 25, 2015 Meeting Minutes _____
- III. Request Approval for Payment of Bills
- IV. Request Board Approval of September 2015 Bills - Resolution 2015-29
- V. Agenda Amendments
- VI. Citizens to be Heard
- VII. Business
 - A. Request Board Approval to Update Transitional Unit Rent Amounts - Resolution 2015-30 _____
 - B. Request Board Approval for 2016 Payment Standards - Resolution 2015-31 _____
- VIII. Other Business
- IX. Attorney's Report
- X. Adjournment

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I. CALL TO ORDER AND ROLL CALL

Chairperson McMaster called the Regular Public Housing meeting to order at 11:36 AM.

Members Present: Donna McMaster, Chairperson; Greg Lemke, Vice-Chairperson
Linda Bowie, Resident Commissioner; Heidi Durand, City Council
Liaison; Terry Braun, Secretary

Members Absent: Lisa Roesch, Commissioner

Others Present: Sally Roe, Executive Director;

II. REQUEST APPROVAL OF JULY 28, 2015 REGULAR MEETING
MINUTES.

Braun moved, seconded by Bowie to approve the Minutes of July 28, 2015. All votes were in favor. Motion Carried.

III. REQUEST APPROVAL FOR PAYMENT OF BILLS-RESOLUTION 2015-26.

Lemke moved, seconded by Braun to approve the payment of bills as presented. All votes were in favor. Motion Carried.

IV. AGENDA AMENDMENTS

SEMAP Approval

V. CITIZENS TO BE HEARD

None.

VI. BUSINESS

A. Request Board Approval to Apply for the Greater Minnesota Housing Fund Grant – Resolution 2015-27.

Lemke moved, seconded by Braun to approve applying for the Greater Minnesota Housing Fund Grant. All votes were in favor. Motion Carried.

B. 2016 Health Insurance Coverage - Informational

Board decided to table to get more information.

C. Final Eligibility for 2015 Operating Subsidy – Informational

D. Request Board Approval to Approve SEMAP – Resolution 2015-28.

Chairman McMaster signed the SEMAP Certification Form.

VII. OTHER BUSINESS:

None

VIII. ATTORNEY’S REPORT

None

IX. ADJOURNMENT:

There being no further business to discuss, the meeting adjourned at 12:06 PM.

Donna McMaster – Chairman

Terry Braun – Secretary

CHECK REQUEST TOTALS

PREPARED: September 17, 2015

PAID IN SEPTEMBER, 2015

	TOTAL AMOUNT	CHECK NUMBERS
PHA	\$ 78,244.90	19588 - 19660
GENERAL FUND	0	
CAPITAL FUND	\$ 131,554.53	30278 - 30282
ROSS	\$ 112.37	60262 - 60263
SECTION 8	\$ 54,972.24	27651 - 27722
AMHSIP	\$ 13,883.16	43056 - 43081
BRIDGES	\$ 7,585.43	52484 - 52499
BCOW	\$ 7,225.80	72393 - 72411
TOTAL	\$ 293,578.43	

BANK TRANSFERS made between funds:

DATE OF TRANSFER	FROM ACCOUNT	TO RECEIVING ACCOUNT	DOLLAR AMOUNT TRANSFERRED	REASON

S. ROE

Executive Director Approval

09/17/2015

Date

h/s/PHAFORMS/CKTTIPKT

MEMORANDUM

DATE: September 18, 2015

TO: PHA Board of Commissioners

FROM: Sally Roe, Executive Director

RE: Request to Update TRANSITIONAL UNIT RENT AMOUNTS
RESOLUTION 2015- 30

MPHA has worked in cooperation with Lakeland Mental Health and the BCOW fund to provide Transitional Rental Apartments for clients transitioning from a group setting or Homeless shelter into traditional public housing or rental assistance programs. We have provided apartments since 2002.

The Transitional Housing program has been beneficial to our Agency, as well as the clients it serves, with most clients doing very well with the close case management provided through Lakeland Mental Health.

I was contacted today by Ms. Tina Jacobson, LMHC to provide them with numbers for their BCOW budgeting process.

I am proposing to increase our rent from \$423.00/month to \$442/month for each of the three transitional units located at River View Heights. This increase would be effective January 1, 2016, and will provide \$15,912.00 toward non-dwelling rent; \$120 toward A/C use; and \$540 toward Cable TV use. (For a total of \$16,572.00.)

Year	Number of Units	Monthly Rent	Annual Rent	Annual A/C	Annual Cable	Annual TOTAL
2002	2	\$288	\$ 6,912			\$ 6,912.00
2003	2	\$288	\$ 6,912			\$ 6,912.00
2004	2	\$302	\$ 7,248	\$ 60	\$192	\$ 7,500.00
2005	3	\$307	\$ 11,052	\$ 90	\$288	\$11,520.00
2006	3	\$316	\$ 11060	\$ 90	\$350	\$11,590.00
2007	3	\$360	\$12,960	\$ 90	\$360	\$13,410.00
2008	3	\$370	\$13,320	\$ 90	\$360	\$13,770.00
2009	3	\$382.50	\$13,770	\$ 90	\$540	\$14,400.00
2010	3	\$390	\$14,040	\$ 90	\$540	\$14,670.00
2011	3	\$390	\$14,040	\$ 90	\$540	\$14,670.00
2012	3	\$390	\$14,040	\$ 90	\$540	\$14,670.00
2013	3	\$390	\$14,040	\$120	\$540	\$14,700.00
2014	3	\$410	\$14,760	\$120	\$540	\$15,420.00
2015	3	\$423	\$15,228	\$120	\$540	\$15,888.00
2016 Proposed	3	\$442	\$15,912	\$120	\$540	\$16,572.00

MEMORANDUM

DATE: September 18, 2015

TO: Moorhead Public Housing Board Members

FROM: Sally Roe, Executive Director

REGARDING: Proposed 2016 Payment Standards

HUD has released the 2016 FMR (Fair Market Rent) documentation for our area. We are allowed to use a Payment Standard rate between 90 – 110% of the HUD FMR when approving payment standards for our rental assistance programs.

2016 HUD FMR's:

<u>Efficiency</u>	<u>1-Bedroom</u>	<u>2-Bedroom</u>	<u>3-Bedroom</u>	<u>4-Bedroom</u>
\$483	\$593	\$762	\$1,111	\$1,224

2016 Proposed Payment Standards:

Fargo HRA	\$530	\$650	\$750	\$1,025	\$1,225
HA Cass Co.	\$530	\$650	\$750	\$1,025	\$1,225
MPHA	\$530	\$650	\$800	\$1,100	\$1,300
Clay HRA	\$530	\$650	\$800	\$1,100	\$1,300

Staff from Fargo HRA, Cass County HRA, Clay County HRA and Moorhead PHA met on 9/16/15 to discuss local Payment Standards. The above listing shows the amounts each agency is proposing.

We are requesting Board Approval to set our payment standards as shown above, with an effective date of December 1, 2015.

S/h/packets/Payment Standards 2016