

There was a Regular meeting of the Wise County Redevelopment and Housing Authority Board of Commissioners on Tuesday, April 13, 2010 at 4:30 p.m. at the John P. Vandiver Community Center in Coeburn, Virginia.

Upon roll call, the following members were present:

Elsie V. Kern
John Markham
James R. Johnson, Sr.
Robert Harrison
James Cooper
Fred Pack

Absent: Jim Flanary and Randy Carter

Also present: Attorney Greg Gilbert

The meeting was opened in prayer by Mr. Johnson which was followed by the Pledge of Allegiance.

Chairwoman Kern asked if there were any comments from the public. There were none.

Chairwoman Kern asked if there were any corrections or additions to the March 9, 2010 meeting minutes. Mr. Fred Pack made a motion to approve the minutes as received; the motion was seconded by James R. Johnson, Sr. All members voted aye.

Chairwoman Kern asked for a motion to approve the agenda. Mr. Salyer asked that several changes be made on the agenda. Under new business, add Housing Choice Voucher Waiting List; Report from Southwest Virginia Housing Authorities and under Old Business, please add "Sale of House." Mr. Harrison made a motion to approve the amended agenda; motion was seconded by James Cooper. All members voted aye.

Mr. Salyer asked if there were any questions on the Secretary Report. Mr. Salyer discussed an insert in the report about a rent-fraud case in Tennessee. A prosecutor is trying to bring criminal charges against public housing tenants who hide income in order to pay lower rent. Attorney Gilbert stated that he did not think you could bring criminal charges against tenants in Wise County however you could bring perjury charges against applicants that falsify information on their application for housing.

Chairwoman Kern continued to Old Business – John Vandiver Manor Utility Allowance Update. Mr. Salyer stated that per Greg Gilbert's advice, the Authority will have to give a year's notice to John Vandiver Manor tenants before the utility bills can be transferred to the tenants' name.

Commonwealth Apartments Update was next on the agenda. Mr. Salyer stated that the Authority is still \$150,000 short on funds to do the improvements at Commonwealth. The tax credit office has found a source of funds through RADA. RADA would like to partner with the Authority and they will give the Authority up to \$6500 per unit to help pay for energy efficient items such as heat pumps and windows. The funds are through the stimulus program that the government has offered. Mr. Salyer stated that the residents have to qualify for RADA assistance and the majority of the residents do qualify. RADA will be doing air escape tests this week.

Mr. Salyer gave an update on the Inman Stairwell improvements. Mr. Salyer met with the architect and finalized the work. The final drawings will be completed next week.

The plans for the Appalachian Towers roof have been completed and the ad for contractors has been in the newspaper. Bids for this project will be opened May 6, 2010. The architect estimates this job will cost approximately \$68,000.

Sale of House was discussed. Mr. Salyer stated that the Public Service Authority has signed an option to purchase the 2 bedroom house at the Skills Center. The purchase price is \$26,000. The closing is scheduled for Friday, April 16, 2010.

Chairwoman Kern continued to New Business – Housing Choice Voucher waiting list. Mr. Salyer stated that the waiting list for the rental assistance program is a one year waiting period. The Authority would like to close the waiting list effective April 30, 2010. An advertisement will be put in the local newspapers and notices will be sent to local service agencies. Mr. Johnson asked about the options left for people needing housing. Mr. Salyer said the Authority still has the public housing program and different housing authorities in the area have programs that people can apply for. Kathy Hylton stated that the funds for the voucher program are based on HUD's budget and the funding has decreased. Chairwoman Kern asked for a motion from the board. Mr. Harrison made a motion to close the waiting list for the Housing Choice Voucher program effective April 30, 2010 and in six months revisit it at that time; the motion was seconded by James Cooper. All members voted aye.

Mr. Salyer discussed a report from Southwest Virginia Housing Authorities. The Wise County Redevelopment and Housing Authority is a member of the Little 10 Housing Authorities. The Authority received a report on the Housing Authorities and Wise County is one of the largest in the group. Tenmast is in the process of developing a web site for WCRHA.

Jack Mooney discussed electronic reporting which is called PIC for Public Housing. He stated that PIC (Public and Indian Housing) is used for the HUD properties and the Housing Choice Voucher Program. TRACS (Tenant Rental Assistance Certification System) is utilized at Inman Village and will keep you current on everything pertaining to the tenant. This program is also used to request Housing Assistance Payments.

The Web Compliance Management System is utilized by VHDA (Virginia Housing Development Authority). This program is used at Stonebriar and Inman Village. This program keeps up with basic tenant compliance and wage match.

Management Interactive Network Connection (MINC) is used at Inman Village, Sheffield and Old Mill Village. This program is used to make monthly payments, request rental assistance for Sheffield and Old Mill Village and USDA uses MINC for a wage match.

Mr. Mooney stated that the TRACS and PIC Programs are both mandatory.

Mr. Mooney stated that the Authority is in the process of getting a system in place to do national criminal checks. We also check the national sex offender registry on each applicant.

Mr. Salyer stated that the May Annual meeting will be at Prime Sirloin in Norton on May 11, 2010 at 6:00 p.m. Mr. Salyer stated that the annual meeting is supposed to be on the first Tuesday in May and he asked the Board to change the annual meeting to the 2nd Tuesday in May. Chairwoman Kern asked for a motion. Mr. Harrison made a motion to change the annual meeting to May 11, 2010 at 6:00 p.m. at Prime Sirloin; the motion was seconded by Mr. Cooper. All members voted aye. This change will be advertised in the Coalfield Progress.

Mr. Salyer stated that the Authority board may want to consider a tour of the housing properties in Wise County at the June board meeting. This would be an all day tour that would include a regular board meeting. This will be discussed further at the May meeting.

Chairwoman Kern asked if there were any comments from the Board. Mr. Harrison said he was very impressed with the knowledge of the staff and their dedication and keeping the board well informed. Mr. Markham gave an update on Mr. Jim Flanary. The board misses Jim and he is in the prayers of the board and staff. Mr. Salyer stated that Jim has requested photos of the Litchfield Manor brick job.

Mr. Johnson stated that he enjoys being on the board and Mr. Cooper thanked Monty Salyer for keeping the board updated on all the properties.

Chairwoman Kern asked for a motion to adjourn. The motion was made by Mr. Bob Harrison.

Attest

Chairwoman Kern