

There was a Regular monthly meeting of the Wise County Redevelopment and Housing Authority Board of Commissioners on Tuesday, October 12, 2010 at 4:30 p.m. at the John P. Vandiver Community Center in Coeburn.

Chairwoman Kern called the meeting to order and asked for a roll call. The following members were present:

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

Also Present: Attorney Greg Gilbert
Ralph Vandiver

Randy Carter led the meeting in prayer 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 September 14, 2010 meeting minutes. Randy Carter made a motion to approve the minutes as received; James Cooper seconded the motion. All members voted aye.

Chairwoman Kern asked for a motion to approve the agenda. Mr. Robert Harrison made a motion to approve the agenda; seconded by James R. Johnson, Sr. All members voted aye.

Chairwoman Kern continued to Old Business – Commonwealth Apartments. Mr. Salyer stated that Quesenberry's is now asking for commitment letters from Old Dominion Power Company, Verizon, and the Town of Wise stating that they will supply the utilities. We are in the process of getting these letters of commitment.

There are eight families at Commonwealth that have to be relocated because they are over the income limit. The Authority has to comply with the Uniform Relocation Act. There have been individual meetings with the eight families. A tenant now pays \$190.00 for a one bedroom apartment and \$220.00 for a two bedroom apartment. The Fair Market rents are updated each year. The law in Virginia requires that we pay the tenant for a self-move or pay a moving company. The Authority will have to pay moving expenses for each tenant in the amount of \$1,350.00. Three of the families have elected to move themselves. Mr. Salyer stated that each family could receive in the neighborhood of \$15,000 per relocate.

Mr. Harrison asked if there was a restriction as to the area they relocate to. Mr. Salyer stated that there was no restriction; however, the fair market rents will be used for Wise County area.

Mr. Salyer stated that there will be a meeting October 21, 2010 at 6:00 p.m. at the Wise County Court House with the Commonwealth residents to explain the process of the construction at Commonwealth. All the residents are urged to attend.

Mr. Salyer stated that the Authority will be closing soon on the construction contract and will need a motion to proceed with Quesenberry's. Chairwoman Kern asked for a motion to approve the Notice to Proceed with Quesenberry's. Randy Carter made the motion; seconded by James R. Johnson, Sr. All members voted aye.

Chairwoman Kern proceeded to Inman Village. Mr. Salyer stated that the stairwells in Inman will be renovated. The stairs will have to be removed. There will be temporary exits for the tenants during the renovation. Chapman Construction was the low bidder at \$181,000. The USDA state architect requests that rails be installed on both sides instead of one side. Mr. Salyer informed the board that this change will increase the cost by \$22,000.

Old Mill Village – Resident Meeting was discussed. Mr. Salyer informed the board that a resident meeting has been scheduled for October 26, 2010 at 5:00 p.m. at the Town Hall in Pound. Ms. Jane Bennett, Emergency Management Coordinator for Wise County, will be speaking to the tenants about their concerns in case of an emergency.

Mr. Salyer informed the board of a main water line break in the Old Mill Village parking. The Town of Pound repaired the line within two to three hours. There is some damage to the parking lot. Mr. Gilbert advised Monty to talk to the town and ask them if it was their water line before agreeing to pay for anything.

Chairwoman Kern continued to New Business – PHAS Score. Mr. Salyer informed the board that the PHAS (Public Housing Assessment Score) was received from HUD for FY 2009. This year they gave the Authority a "Standard" performance. Mr. Salyer went over the PHAS report with the board. The Authority received a 23 out of 30 for the physical appearance of our HUD properties; Financial – the Authority received a 28 out of 30; Management – 28 out of 30; Resident – 9 out of 10 (the tenants are surveyed as to how the property is managed). Under financial Sub-Indicators – the score for current ratio was 7.85 out of 9.00; months expendable funds balance – 9.00 out of 9.00; tenant receivable outstanding – 3.39 out of 4.50; net income – 1.50 out of 1.50; expense management – 1.50 out of 1.50. The total financial score is 27.74.

Payment Standards were discussed. Kathy Hylton stated that a motion would be needed to approve the payment standards for our voucher programs. The payment standard is the maximum monthly assistance payment for a family assisted in the voucher program. This is the sum of rent paid to the owner plus utility costs incurred by the tenant.

The following proposed payment standards were presented to the board: Under the voucher program – zero bedroom - \$441; One bedroom - \$450; 2 bedroom - \$530; 3 bedroom - \$690; 4 bedroom - \$870. John Vandiver Manor - \$548; Commonwealth – 1 bedroom -\$548; 2 Bedroom - \$646. The proposed payment standards are based on public fair market rents. Chairwoman Kern asked for a motion on the proposed payment standards. Randy Carter made a motion to approve the payment standards; the motion was seconded by James Cooper. All members voted aye. Kathy Hylton said the payment standards would be effective November 1, 2010.

The December board meeting will be at the Tavern on Main in Wise on December 14, 2010 at 6:00 p.m.

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

Chairwoman Kern asked for a motion to adjourn. Mr. James Johnson, Sr. made the motion to adjourn.