

Resident Advisory Board Meeting
November 1, 2023
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**MINUTES OF THE MEETING
OF THE RESIDENT ADVISORY BOARD
THE HOUSING AUTHORITY OF KANSAS CITY, KANSAS**

Wednesday, November 1, 2023
12 Noon

Wyandotte Towers Community Room
915 Washington Blvd.

On the 1st day of November of 2023 at 12 noon the Resident Advisory Board of the Housing Authority of Kansas City, Kansas met in regular session. The meeting was called to order by Cherrie Sutton, and upon roll call, the following members of the body were present:

Frances Sharon
Wesley Barr
Joyce Warren
Marsha Allen
Michael Banks
Linda Sanchez
Cindy Jordan
Charles Wilson

ABSENT

Timothy Sharp
Loretta Heath
Kenneth Heath
Holly Duff
Rachel Williams
David Jackson
Brenda Jones
Lisa Rowell

ALSO PRESENT:

Elaine Stroud Director of Operations
Cherrie Sutton Director of Section 8
Glenda Jefferson ROSS Coordinator
Kendra Tyler Housing Management Coordinator

ABSENT

Jerry Glavin Director of Modernization
Sue Martin 504 Coordinator
Chenaye Sutton FSS Coordinator

Cherrie Sutton started the meeting by introducing the chairman of the Housing Authority Board Mr. Matt Watkins.

Mr. Watkins gave greeting and thanked the resident for their work and input on this board. Time was made for questions and residents did not have any questions for Mr. Watkins.

Cherrie Sutton made a motion to approve the minutes of October 04, 2023. Residents seconded the motion, and the following vote was recorded.

Motion carried.

By Laws

- None
- Currently being worked on to provide to board participants.

New Business

- **None**

Housing Choice Voucher Program

Cherrie Sutton Director of Section 8

- Provided Handout of Chapter 17 & 18 with an explanation of Project -based vouchers (PBV's) **are a component of a public housing agency's (PHA's) Housing Choice Voucher (HCV) Program.** (See Attachments)
- The Housing Authority can use up to 30% of its allocated vouchers for Project Base Voucher
- KCKHA would directly contract with a private landlord for a specific property site.
- With a Project Based Voucher the assistance is tied to the property and not the person

- A designated number of units at the contracted site will be Project Based Units that will allow eligible applicant or direct applicants to use their assistance for those units and not have to be on the housing waitlist.
- When the person that utilizes that unit leaves, the assistance does not go with them.
- HUD has provided federal regulations that have to be applied to the Admin Policy which are reflected in Chapters 17 & 18, which are tabbed for your review.
- Procedures for Public Housing Agencies is when we select a landlord and property we want to contract with. If that property is under a different subsidy and they also are applying for project base subsidy, receiving low-income tax credits through the state, if they are receiving some other type of subsidy it is called Subsidy Layering. When we have subsidy layering, there has to be a review that is conducted by a housing credit agency and also reviewed by HUD.
- HUD must determine if that property can be approved because they are already receiving a subsidy.
- Certain requirements that HUD has put in place for Housing Authorities to follow the process.

Questions of Residents about Subsidy Layering

Q. Marsha Allen: How would these changes impact the Housing Authority?

A. Cherrie Sutton: There can be a direct impact if the application is not approved. HUD has to review it for the approval. If HUD says your allocated 1600 voucher out of those voucher HUD says you can take a small percent of those vouchers (30%) and you can designate them to specific projects like project based, so we are not getting anything taken away technically, the only difference is we wouldn't be able to allocate special vouchers to a specific project if HUD denies it. HUD is saying this is the order of process we want you to follow the procedures which is in this change.

Chapter 18 Project Based Vouchers (PBV) Under the Rental Assistance Demonstration (RAD) Program

- Shortened as RAD
- Under RAD housing authorities can take an amount of Public Housing Units and convert them into what they call project-based vouchers assistance called a RAD conversion.
- We do not have any of those projects currently.
- HUD has come out with new federal regulations that we need to adopt into our policies. See Chkpt. 18 page 13

- If units converted to PBV are PHA-owned housing, the PHA will use an approved independent qualified agency and forward the information on the agency to the HUD local field office for final approval.
- Review of Page 18-16 on Percentage Limitation and Unit Cap Limitation. For projects that are governed by REV-2 of Notice PIH 2012-32, the cap on the number of assisted PBV units in the project is increased to 50 percent. In these projects, however provided units met certain exception criteria, the PHA may have converted a larger number of units to RAD PBV. For projects governed by the requirements of Notice PIH 20-12-32, REV only, the following language applies: (See Attachment)
- Review of Page 18-29 Organization of the Waiting List [24 CFR 983.251(c); Notice PIH 2019-23]
- If were to do this type of project, it talks about organizing the waiting list. There is an area that HUD has eliminated in the federal regulation, and it is cross out in page 18-29. (See Attachment)
- It has been removed because the paragraph before it already set in place the federal regulation standards that are non-discrimination. The PHA will maintain the project-specific waiting list in accordance with all applicable civil rights and fair housing regulations...

Questions of Residents about RAD

Q. Marsha Allen: What would be the advantage of RAD, does that help relieve the waiting list for the Housing Choice Voucher Program Authority?

A. Elaine Stroud: No it would not. It would be project based with normal intake. The Housing Authority instead of receiving subsidy for that unit would get an admin fee which would be more advantageous to the Housing Authority to maintain the properties. It is still the same rent calculation of 30% of your adjusted gross income, it would just be administrating a voucher on that resident we have and not public housing subsidy.

Q. Marsha Allen: So the conversion would be advantageous to the Agency?

A. Elaine Stroud: Yes

A. Cherrie Sutton: It is the funding source that comes from HUD is different for Public Housing compared to the Voucher Program. Discussion is just beginning as an agency. A lot of agencies nationwide now are moving over to the RAD conversions because a lot of the public housing properties are aging and we are not getting enough funding to fix all of the aging properties, so this is a way to funnel in more funding so we can start fixing these structures.

No Additional Questions from Resident on presentation of changes.

- Discussion with residents on different venues for request of repairs to building and the role of the RAB Board Member.
- Next Meeting will be 12/06/2023 at noon

With no further business, Cherrie Sutton called for the meeting to be adjourned.

(Signature)

(Signature)

