

**MINUTES OF SPECIAL MEETING
SPRINGFIELD HOUSING AUTHORITY
BOARD OF COMMISSIONERS
MONDAY, JUNE 12, 2023**

The Springfield Housing Authority Board of Commissioners held a Special Meeting on Monday, June 12, 2023, at the SHA Administrative Office, 200 North Eleventh Street, Springfield, Illinois. This meeting was also held in person as well as via Zoom (telecommunication) and was called to order at 12:07 p.m.

Commissioners Present: Chairman Timothy Schweizer
 Commissioner Dan Long
 Commissioner Luckist Turner

Staff Present:

Dr. Jackie L Newman	Executive Director
Melissa Huffstedtler	Deputy Director
Stacy Huebsch	Finance Manager
Wendy Mendenhall	Director of HR
Dr. Rebecca Tuxhorn	Director of HCV
Sarah Wallman	Director of FSS
Kylie Jackson	Asset Manager
Troy Boyer	Director of Mod/Dev
Latina Faulkner	HCV Manager
Evonite Smith	Executive Assistant

CHAIRMAN'S REMARKS

Chairman called the meeting to order at 12:07 p.m. thanked everyone for their attendance.

RESOLUTIONS AND BOARD ACTION

RESOLUTION #3550 – AMENDING THE ADMISSIONS & CONTINUED OCCUPANCY PLAN

MOTION TO APPROVE: Commissioner Long

SECOND: Commissioner Turner

DISCUSSION:

Melissa stated that US Dept of Housing and Urban Development passed a law called HOTMA. In 2016, the Housing Opportunity through Modernization Act had ramifications for Public Housing and Section 8 families who are over income. There are sections added, that states the guideline requirements. After 24 consecutive months of being over income, the lease will be terminated with the Springfield Housing Authority. Tenant will have six months to vacate and find something they can lease.

Sam Borbor, SHA's Attorney reviewed and made comments on the proposed policy.

Chairman asked about the need to get this done now.

Melissa stated June 14th is the deadline and reiterated; the only change under this revision is for over-income families. If the tenant's income remains high for twelve consecutive months, we will send a notice informing them that the SHA will terminate their lease due to this extended period of high income. However, if the tenant's income falls back within the appropriate bracket during this time, their "clock" for the income limit will reset. This

is a HUD requirement. SHA had to elect how we were going to proceed. If a family is doing well enough to be over income and not need public housing assistance anymore, then the SHA is fulfilling its mission.

Chairman asked how many families will be impacted by this decision. Melissa stated not many families will be impacted. Chairman asked if any notice of policy changes noted to the residents. Melissa responded that notices were provided on the website, building, and at public meetings; but no comments have been received regarding changes to the policy. Information will also be given in our newsletter on the current changes. Additionally, moving forward proposed changes will be made. As we move through the Move to Work (MTW) status we will be electing some HUD policy changes.

Commissioner Long asked staff the status of rental increases within the HCV program. Staff responded rental increase are being addressed.

VOTES IN FAVOR: ALL
VOTES AGAINST: NONE

RESIDENT COUNCIL REPORTS

PUBLIC COMMENTS

BOARD COMMENTS

ADJOURNMENT

MOTION TO ADJOURN: Commissioner Long
SECOND: Commissioner Turner

VOTES IN FAVOR: ALL
VOTES AGAINST: NONE


Minutes Respectfully Submitted By:
Evonite Smith, Executive Assistant

Approved by:



SHA Board Chairman

June 26, 2023
Date



SHA Board Secretary

June 26, 2023
Date