



Housing Authority of Okanogan County

431 5th Ave West • Omak, WA 98841 • (509) 422-3721 • fax (509) 422-1713

“Assisting residents of Okanogan County to acquire and retain affordable housing while strengthening our communities by removing barriers, empowering dignity and building trust”

REGULAR MEETING OF THE BOARD OF COMMISSIONERS MINUTES Wednesday, April 20, 2022

Present: Becki Andrist (Board Chair), Dr. Brendan Smith, Nancy Nash (Executive Director), Kelly Scalf, Harry Best, Anthony Gomez, Lois Hale (scribe)

Absent: Laura Hernandez

Call to Order: Meeting called to order by Becki Andrist at 5:15 pm.

Approval of Agenda: MOTION to approve the consent agenda and minutes from the prior meeting was made by Kelly Scalf, seconded by Harry Best; motion carried.

FINANCIAL REPORTS:

Board Finance Committee Report: January and February were reviewed by Becki Andrist. There were no findings.

MOTION to approve January and February financial reports was made by Harry Best, second by Kelly Scalf; motion carried.

Special Notes: Reports were sent to board members via email. Laura Hernandez has been reappointed to the board for another term. Dr. Smith has also been appointed to fill Yvonne Bussler-White's unexpired term. Change in today's meeting date has been published to the public.

Financial Reports – Nancy Nash pointed out that TBRA AR reimbursement should be seen next month. 2022 P&L for February shows positive income; does not include carry over from last year.

Nancy focused on Country Homestead and Sagebrush Acres. Housing Authority of Okanogan County (HA) took over management of these properties in 2018. These two homes do not appear in the HA website because they are designated for mentally disabled people. Properties are not charged management fees but do pay maintenance costs. HA is not required to put money into the reserves for these properties. State of WA has a contract with Ambitions, which provides 24-hour care for residents. They do all screening for suitability of new tenants.

Dr. Smith asked about property taxes. HA properties are tax exempt. Dr. Smith asked about acquisition and interest rates. Nancy responded that acquisitions are funded by the Housing Trust Fund at 0% interest.

Kelly asked about Elmwood and Peachtree which both have y-t-d shortfalls. Nancy explained that USDA Rural Development payments have not been received.

NEW BUSINESS:

Section 8 Wait List: MOTION to approve opening Section 8 Wait List from July 5 to September 2, 2022 was made by Harry Best, seconded by Kelly Scalf; motion carried. Discussion: Nancy



EQUAL HOUSING
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said that there are currently about 80 people on the list. This is a federal program and is open across the country. Applicants must reside in Okanogan County for at least one year before moving elsewhere.

Resolution 2022-03: HUD has agreed to accept a waiver to the end of December, 2022, increasing payment standard to 120% fair market rent for this period of time. Nancy stated this would only apply to new leases in 2022 or leases recertificated in 2022.

MOTION to approve Resolution 2022-03 was made by Harry Best, seconded by Kelly Scalf; motion carried. The Administrative Plan will be revised accordingly.

Resolution 2022-04: update Personnel Policy regarding definition of "full time" employee, FMLA, and rate of accrued time off.

MOTION to approve updates to the Personnel Policy as stated in Resolution 2022-04 was made by Kelly Scalf, seconded by Harry Best; motion carried. Discussion: Board suggested Personnel Policy No. 8.11 Dispute Resolution should be further reviewed.

Review funding processes: Each source of funding sets up their own income parameters. HA needs to be in compliance with Housing Trust Fund rents (published every year) with the goal of making each property viable and self-sustaining. Iron Straw is currently so low that HA will never catch up unless action is taken now (rents were frozen due to COVID). HA is recommending giving Iron Straw tenants 60-day notice of rent increase starting July 1st.

MOTION to increase rent for Iron Straw starting July 1, 2022 was made by Harry Best, seconded by Kelly Scalf; motion carried.

Adjournment: MOTION to adjourn at 6:36 pm was made by Kelly, seconded by Harry Best; motion carried.

Next Meeting: May 25, 2022

Laura Hernandez B.
Board Member signature

Date: 5/26/2022



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