

MINUTES
OSKALOOSA MUNICIPAL HOUSING AGENCY
December 5, 2011
CITY HALL CONFERENCE ROOM

The Oskaloosa Municipal Housing Agency held its regular monthly meeting in the City Hall conference room on December 5, 2011. Board members present were, Michael Collins, Sandra Rowe and Jenifer Rice. Also present was staff member Carolyn Rice, City Manager, Michael Schrock, Robin Pfalzgraf and Alice Van Wyk from Mahaska Homelessness Coalition, and CRI taped the meeting. Michael Collins called the meeting to order at 12:38 PM.

It was moved by Jenifer Rice and seconded by Sandra Rowe to approve the minutes of the November 1, 2011 meeting. The motion was unanimously approved.

The claims list was reviewed. It was moved by Sandra Rowe and seconded by Jenifer Rice to approve the claims list. The motion carried unanimously. The November operating statement was reviewed. It was moved by Sandra Rowe and seconded by Jenifer Rice to approve the operating statement. The motion carried unanimously.

The report on the Voucher program was given. It was noted there were 211 out of 230 units, eligible for payment in December. It was also noted there are 28 vouchers issued.

A list of the 2012 meeting dates was presented to all board members along with a copy of the Iowa League of Cities, Open Meetings/Open Government booklet.

Robin Pfalzgraf and Alice Van Wyk expressed their concern regarding the possibility of the housing agency being administered outside of Oskaloosa.

With no other business, the meeting was adjourned at 12:50 PM.

Carolyn Rice

MINUTES
JOINT WORK SESSION OF THE
OSKALOOSA CITY COUNCIL
AND
THE OSKALOOSA MUNICIPAL HOUSING AUTHORITY
WEDNESDAY, NOVEMBER 9, 2011
CITY HALL COUNCIL CHAMBERS
220 SOUTH MARKET STREET
12:00 P.M.

Present: Mayor Krutzfeldt, Council Members Blomgren, Jimenez, Moore, Smith, Ver Steeg, Walling and Yates. Oskaloosa Municipal Housing Agency Board Members Patterson, Rice, Collins (arrived during meeting) and Brown. Absent: Rowe. Staff in attendance: Amy Miller, Carolyn Haselhuhn, Laura Russell, and Michael Schrock. Others: Troy Peden, Area XV Regional Housing Authority Executive Director; and a representative from Oskey News.

1. Call to Order – Mayor Krutzfeldt called the meeting to order at 12:00 p.m.
2. Presentation by Troy Peden, Executive Director, Area XV Multi-County Housing Agency
Troy provided the city council and housing board with a brief introduction of himself and the program that he runs in Agency, Iowa. Troy stated the future funding for HUD programs is in question and it is not surprising that Oskaloosa is considering a management contract as an option. Troy noted the clients of the current program would experience a change in how they interact with staff if Area XV received the contract. Most of the business conducted by Area XV for this program is handled through the mail, internet and phone. Troy stated a transition period could be established for current clients and over a few weeks/months Area XV staff could be in Oskaloosa instead of Agency until people became familiar with the change in locations. Vouchers would stay local under a management agreement.
3. Discussion of the concept of regionalizing the management of the Oskaloosa Section 8 HUD program
The city council noted their desire to explore every option that is on the table except any that take the vouchers out of the local Oskaloosa community. The city currently contracts with the housing board to provide services and there is a clause that allows the city to terminate that relationship with 90 day notice. The intent is not to enact that provision, but to work with the housing board and come up with an acceptable alternative to what is currently taking place. Three non-profit organizations (Love Inc., Crisis Intervention and the Mahaska County Homeless Coalition) wrote letters stating their dissatisfaction with the concept of Area XV managing the Section 8 Voucher program for the housing board.

The council requested the housing board discuss the current situation with the contract between the board and the city and come back with recommendations. The housing board stated they would need time to discuss the matter and would do so during the next regularly scheduled meeting on December 5, 2011.

4. Adjourn – Mayor Krutzfeldt adjourned the meeting at 1:15 p.m.

MINUTES
OSKALOOSA MUNICIPAL HOUSING AGENCY
November 1, 2011
CITY HALL CONFERENCE ROOM

The Oskaloosa Municipal Housing Agency held its regular monthly meeting in the City Hall conference room on November 1, 2011. Board members present were, Michael Collins, Don Patterson, and Steve Brown. Also present was staff member Carolyn Rice and City Manager, Michael Schrock. Don Patterson called the meeting to order at 12:33 PM.

It was moved by Michael Collins and seconded by Steve Brown to approve the minutes of the September 30, 2011 meeting. The motion was unanimously approved.

The claims list was reviewed. It was moved by Steve Brown and seconded by Michael Collins to approve the claims list. The motion carried unanimously. The September operating statement was reviewed. It was moved by Michael Collins and seconded by Steve Brown to approve the operating statement. The motion carried unanimously.

The report on the Voucher program was given. It was noted there were 201 out of 230 units, eligible for payment in November. It was also noted there are 22 vouchers issued.

The report on the 2012 Fair Market Rents and recommended adjustment for the FY '12 Payment Standards was given. The City Manager recommends that the Section 8 Voucher Program payment standards be raised to 110% of the FMR's effective November 1, 2011. It was moved by Michael Collins and seconded by Steve Brown to raise the payment standards to 110% of the 2012 FMR's effective November 1, 2011.

There was a brief discussion of the tentative 2012 meeting dates.

With no other business, the meeting was adjourned at 12:47 PM.

Carolyn Rice

MINUTES
OSKALOOSA MUNICIPAL HOUSING AGENCY
September 30, 2011
CITY HALL CONFERENCE ROOM

The Oskaloosa Municipal Housing Agency held its regular monthly meeting in the City Hall conference room on September 30, 2011. Board members present were, Michael Collins, Don Patterson, and Jenifer Rice. Also present was staff member Carolyn Rice and Amy Miller. Don Patterson called the meeting to order at 12:20 PM.

It was moved by Michael Collins and seconded by Jenifer Rice to approve the minutes of the September 2, 2011 meeting. The motion was unanimously approved.

The claims list was reviewed. It was moved by Jenifer Rice and seconded by Michael Collins to approve the claims list. The motion carried unanimously. The September operating statement was reviewed. It was moved by Michael Collins and seconded by Jenifer Rice to approve the operating statement. The motion carried unanimously.

The report on the Voucher program was given. It was noted there were 198 out of 230 units, eligible for payment in October. It was also noted there are 17 vouchers issued.

With no other business, the meeting was adjourned at 12:37 PM.

Carolyn Rice

MINUTES
OSKALOOSA MUNICIPAL HOUSING AGENCY
September 2, 2011
CITY HALL CONFERENCE ROOM

The Oskaloosa Municipal Housing Agency held its regular monthly meeting in the City Hall conference room on September 2, 2011. Board members present were, Michael Collins, Sandra Rowe, Steve Brown, and Jenifer Rice. Also present was staff member Carolyn Rice. Michael Collins called the meeting to order at 12:15 PM.

It was moved by Steve Brown and seconded by Sandra Rowe to approve the minutes of the August 2, 2011 meeting. The motion was unanimously approved.

The claims list was reviewed. It was moved by Jenifer Rice and seconded by Sandra Rowe to approve the claims list. The motion carried unanimously. The August operating statement was reviewed. It was moved by Jenifer Rice and seconded by Sandy Rowe to approve the operating statement. The motion carried unanimously.

The report on the Voucher program was given. It was noted there were 200 out of 230 units, eligible for payment in August. It was also noted there are 23 vouchers issued.

The OMHA contract for accounting services with Loucks & Schwartz for services beginning October 1, 2011 through September 30 2013 was reviewed. It was moved by Steve Brown to approve the contract pending authorization signature by Michael Schrock. Seconded by Jenifer Rice. The motion carried unanimously.

With no other business, the meeting was adjourned at 12:35 PM.

Carolyn Rice

MINUTES
OSKALOOSA MUNICIPAL HOUSING AGENCY
AUGUST 2, 2011
CITY HALL CONFERENCE ROOM

The Oskaloosa Municipal Housing Agency held its regular monthly meeting in the City Hall conference room on August 2, 2011. Board members present were, Don Patterson, Michael Collins, Sandra Rowe, Steve Brown, and Jenifer Rice. Also present were staff members Amy Miller, city clerk and Carolyn Rice. Don Patterson called the meeting to order at 12:30 PM.

It was moved by Michael Collins and seconded by Jenifer Rice to approve the minutes of the June 30, 2011 meeting. The motion was unanimously approved.

The claims list was reviewed. It was moved by Steve Brown and seconded by Michael Collins to approve the claims list. The motion carried unanimously. The July operating statement was reviewed. It was moved by Jenifer Rice and seconded by Sandy Rowe to approve the operating statement. The motion carried unanimously.

The report on the Voucher program was given. It was noted there were 195 out of 230 units, eligible for payment in August. It was also noted there are 25 vouchers issued.

With no other business, the meeting was adjourned at 12:38 PM.

Carolyn Rice

MINUTES
OSKALOOSA MUNICIPAL HOUSING AGENCY
JUNE 30, 2011
CITY HALL CONFERENCE ROOM

The Oskaloosa Municipal Housing Agency held its regular monthly meeting in the City Hall conference room on June 30, 2011. Board members present were, Don Patterson, Michael Collins, Sandra Rowe, Steve Brown, and Jenifer Rice. Also present were staff members Laura Russell, Carolyn Rice, and Chris Schippers. Don Patterson called the meeting to order at 12:30 PM.

It was moved by Steve Brown and seconded by Jenifer Rice to approve the minutes of the June 30, 2011, OMHA meeting. The motion was unanimously approved.

The claims list was reviewed. It was moved by Sandra Rowe and seconded by Jenifer Rice to approve the claims list with Steve Brown abstaining. The motion carried unanimously. The June operating statement was reviewed. It was moved by Steve Brown and seconded by Michael Collins to approve the operating statement. The motion carried unanimously.

The report on the Voucher program was given. It was noted there were 192 out of the 230 units, eligible for payment in July. It was also noted that there were an additional 19 Vouchers issued.

Don Patterson opened the public hearing and asked for comments on the Oskaloosa Municipal Housing Agency's goals, objectives and policies. Hearing no comments from the public, the hearing was closed. It was moved by Jenifer Rice and seconded by Steve Brown to approve the Civil Rights Annual Certification. The motion carried unanimously.

With no other business, the meeting was adjourned at 1:00 PM.

Laura Russell

MINUTES
OSKALOOSA MUNICIPAL HOUSING AGENCY
JUNE 3, 2011
CITY HALL CONFERENCE ROOM

The Oskaloosa Municipal Housing Agency held its regular monthly meeting in the City Hall conference room on June 3, 2011. Board members present were, Don Patterson, Steve Brown, and Jenifer Rice. Also present were staff members Laura Russell, Carolyn Rice, and Chris Schippers. Don Patterson called the meeting to order at 12:30 PM.

It was moved by Steve Brown and seconded by Jenifer Rice to approve the minutes of the June 3, 2011, OMHA meeting. The motion was unanimously approved.

The claims list was reviewed. It was moved by Jenifer Rice and seconded by Steve Brown to approve the claims list. The motion carried unanimously. The June operating statement was reviewed. It was moved by Jenifer Rice and seconded by Steve Brown to approve the operating statement. The motion carried unanimously.

The report on the Voucher program was given. It was noted there were 188 out of the 230 units, eligible for payment in June. It was also noted that there were an additional 19 Vouchers issued.

It was moved by Steve Brown and seconded by Jenifer Rice to approve payment to Niewedde & Wiens in the amount of \$2,475 for the FYE '10 audit and \$400 for the REAC submission.

With no other business, the meeting was adjourned at 1:00 PM.

Chris Schippers, Secretary

MINUTES
OSKALOOSA MUNICIPAL HOUSING AGENCY
MAY 3, 2011
CITY HALL CONFERENCE ROOM

The Oskaloosa Municipal Housing Agency held its regular monthly meeting in the City Hall conference room on May 3, 2011. Board members present were, Don Patterson, Steve Brown, and Jenifer Rice. Also present were staff members Laura Russell, Carolyn Rice, and Chris Schippers. Don Patterson called the meeting to order at 12:35 PM.

It was moved by Steve Brown and seconded by Jenifer Rice to approve the minutes of the April 5, 2011, OMHA meeting. The motion was unanimously approved.

The claims list was reviewed. It was moved by Jenifer Rice and seconded by Steve Brown to approve the claims list. The motion carried unanimously. The May operating statement was reviewed. It was moved by Jenifer Rice and seconded by Steve Brown to approve the operating statement. The motion carried unanimously.

The report on the Voucher program was given. It was noted there were 193 out of the 230 units, eligible for payment in May. It was also noted that there were an additional 15 Vouchers issued and placed on hold due to funding issues.

It was moved by Steve Brown and seconded by Jenifer Rice to schedule a public hearing for June 30, 2011, on the OMHA Annual Plan. The motion carried unanimously.

With no other business, the meeting was adjourned at 1:00 PM.

Chris Schippers, Secretary

MINUTES
OSKALOOSA MUNICIPAL HOUSING AGENCY
APRIL 5, 2011
CITY HALL CONFERENCE ROOM

The Oskaloosa Municipal Housing Agency held its regular monthly meeting in the City Hall conference room on April 5, 2011. Board members present were, Don Patterson, Mike Collins, Sandy Rowe, Steve Brown, and Jenifer Rice. Also present were staff members Laura Russell, Carolyn Rice, and Chris Schippers. Don Patterson called the meeting to order at 12:30 PM.

It was moved by Mike Collins and seconded by Steve Brown to approve the minutes of the March 1, 2011, OMHA meeting. The motion was unanimously approved.

The claims list was reviewed. It was moved by Sandy Rowe and seconded by Jenifer Rice to approve the claims list. The motion carried unanimously. The March operating statement was reviewed. It was moved by Steve Brown and seconded by Jenifer Rice to approve the operating statement. The motion carried unanimously.

The report on the Voucher program was given. It was noted there were 204 out of the 230 units, eligible for payment in April. It was also noted that there were an additional 15 Vouchers issued and placed on hold due to funding issues.

The OMHA Policy and Procedures/Internal Controls, Ethics Policy, and Anti-Fraud Policy were reviewed. It was moved by Jenifer Rice and seconded by Mike Collins to approve the OMHA Policy and Procedures/Internal Controls, Ethics Policy, and Anti-Fraud Policy as presented. The motion carried unanimously.

Discussion was held on the draft audit report.

With no other business, the meeting was adjourned at 1:00 PM.

Chris Schippers, Secretary

MINUTES
OSKALOOSA MUNICIPAL HOUSING AGENCY
MARCH 1, 2011
CITY HALL CONFERENCE ROOM

The Oskaloosa Municipal Housing Agency held its regular monthly meeting in the City Hall conference room on March 1, 2011. Board members present were, Don Patterson, Mike Collins, Sandy Rowe, Steve Brown, and Jenifer Rice. Also present were staff members Laura Russell, Carolyn Rice, and Chris Schippers. Don Patterson called the meeting to order at 12:30 PM.

It was moved by Steve Brown and seconded by Michael Collins to approve the minutes of the February 1, 2011, OMHA meeting. The motion was unanimously approved.

The claims list was reviewed. It was moved by Sandy Rowe and seconded by Jenifer Rice to approve the claims list. The motion carried unanimously. The February operating statement was reviewed. It was moved by Michael Collins and seconded by Sandy Rowe to approve the operating statement. The motion carried unanimously.

The report on the Voucher program was given. It was noted there were 208 out of the 230 units, eligible for payment in March. There were an additional 12 Vouchers issued.

With no other business, the meeting was adjourned at 12:35 PM.

Chris Schippers, Secretary

MINUTES
OSKALOOSA MUNICIPAL HOUSING AGENCY
FEBRUARY 1, 2011
CITY HALL CONFERENCE ROOM

The Oskaloosa Municipal Housing Agency held its regular monthly meeting in the City Hall conference room on February 1, 2011. Board members present were, Don Patterson, Mike Collins, Sandy Rowe, Steve Brown, and Jenifer Rice. Also present were staff members Laura Russell and Chris Schippers. Don Patterson called the meeting to order at 12:30 PM.

It was moved by Steve Brown and seconded by Jenifer Rice to approve the minutes of the January 4, 2011, OMHA meeting. The motion was unanimously approved.

The claims list was reviewed. It was moved by Sandy Rowe and seconded by Jenifer Rice to approve the claims list. The motion carried unanimously. The January operating statement was reviewed. It was moved by Mike Collins and seconded by Sandy Rowe to approve the operating statement. The motion carried unanimously.

The report on the Voucher program was given. It was noted there were 216 out of the 230 units, eligible for payment in February. There were an additional 8 Vouchers issued.

The revised utility allowances were discussed. It was moved by Jenifer Rice and seconded by Steve Brown to approve the revised utility allowances as presented to be effective February 1, 2011. The motion carried unanimously.

Don Patterson opened the public hearing and asked for comments on Resolution No. 01.02.11 "Adopting the Revisions to the OMHA Section 8 Housing Choice Voucher Administrative Plan". Hearing no comments from the public, the hearing was closed. Don asked for approval of Resolution No. 01.02.11 "Adopting the Revisions to the OMHA Section 8 Housing Choice Voucher Administrative Plan" as introduced. Steve Brown moved for its approval, Jenifer Rice seconded the motion and the roll call was as follows:

AYES: Patterson, Collins, Rowe, Brown, Rice

NAYES: None.

Whereupon said resolution was adopted to be effective immediately.

With no other business, the meeting was adjourned at 1:20 PM.

Chris Schippers, Secretary

MINUTES
OSKALOOSA MUNICIPAL HOUSING AGENCY
JANUARY 4, 2011
CITY HALL CONFERENCE ROOM

The Oskaloosa Municipal Housing Agency held its regular monthly meeting in the City Hall conference room on January 4, 2011. Board members present were, Mike Collins, Sandy Rowe, Steve Brown, and Jenifer Rice. Also present were staff members Laura Russell, Carolyn Rice, and Chris Schippers. Mike Collins called the meeting to order at 12:30 PM.

It was moved by Steve Brown and seconded by Jenifer Rice to approve the minutes of the December 1, 2010, OMHA meeting. The motion was unanimously approved.

The claims list was reviewed. It was moved by Sandy Rowe and seconded by Steve Brown to approve the claims list. The motion carried unanimously. The December operating statement was reviewed. It was moved by Jenifer Rice and seconded by Sandy Rowe to approve the operating statement. The motion carried unanimously.

The report on the Voucher program was given. It was noted there were 220 out of the 230 units, eligible for payment in January. There were an additional 7 Vouchers issued.

Discussion was held regarding proposed changes to a portion of Section XIII and the Appendices of the administrative plan. It was moved by Sandy Rowe and seconded by Jenifer Rice to approve the revisions to a portion of Section XIII and the Appendices of administrative plan.

It was moved by Jennifer Rice and seconded by Steve Brown to schedule a public hearing for 12:30 PM on February 1, 2011, to allow for public comment on the proposed revisions to the OMHA Housing Choice Voucher Administrative Plan.

The OMHA FY '10 Annual Report to the City of Oskaloosa was reviewed.

With no other business, the meeting was adjourned at 1:00 PM.

Chris Schippers, Secretary

MINUTES
OSKALOOSA MUNICIPAL HOUSING AGENCY
DECEMBER 1, 2010
CITY HALL CONFERENCE ROOM

The Oskaloosa Municipal Housing Agency held its regular monthly meeting in the City Hall conference room on December 1, 2010. Board members present were, Don Patterson, Mike Collins, Steve Brown and Jenifer Rice. Also present were staff members Laura Russell, Carolyn Rice and Chris Schippers. Don Patterson called the meeting to order at 12:30 PM.

It was moved by Mike Collins and seconded by Jenifer Rice to approve the minutes of the November 3, 2010, OMHA meeting. The motion was unanimously approved.

The claims list was reviewed. It was moved by Steve Brown and seconded by Jennifer Rice to approve the claims list. The motion carried unanimously. The November operating statement was reviewed. It was moved by Jenifer Rice and seconded by Mike Collins to approve the operating statement. The motion carried unanimously.

The report on the Voucher program was given. It was noted there were 230 out of the 230 units, eligible for payment in December. There were an additional 9 Vouchers issued.

Discussion was held regarding proposed changes to a portion of Section XIII and the Appendices of the administrative plan. It was moved by Mike Collins and seconded by Jenifer Rice to approve the final revisions to a portion of Section XIII and the Appendices of administrative plan subject to HUD approval.

With no other business, the meeting was adjourned at 1:10 PM.

Chris Schippers, Secretary

MINUTES
OSKALOOSA MUNICIPAL HOUSING AGENCY
NOVEMBER 3, 2010
CITY HALL CONFERENCE ROOM

The Oskaloosa Municipal Housing Agency held its regular monthly meeting in the City Hall conference room on November 3, 2010. Board members present were, Mike Collins, Steve Brown and Jenifer Rice. Also present were staff members Carolyn Rice and Chris Schippers. Mike Collins called the meeting to order at 12:30 PM.

It was moved by Steve Brown and seconded by Jenifer Rice to approve the minutes of the October 4, 2010 OMHA meeting. The motion was unanimously approved.

The claims list was reviewed. It was moved by Jenifer Rice and seconded by Steve Brown to approve the claims list. The motion carried unanimously. The October operating statement was reviewed. It was moved by Jenifer Rice and seconded by Steve Brown to approve the operating statement. The motion carried unanimously.

The report on the Voucher program was given. It was noted there were 233 out of the 230 units, eligible for payment in November. There were an additional 20 Vouchers issued.

The SEMAP indicators were reviewed and discussed. It was moved by Steve Brown and seconded by Jenifer Rice to approve Resolution No. 04.11.10 "Authorizing Certification and Submission to HUD of FY 2010 Section Eight Management Assessment Program Scoring Information" with a roll call as follows:

AYES: COLLINS, BROWN, RICE

NAYES: N/A

Whereas said Resolution was adopted.

Discussion was held regarding the proposed FY '11 payment standards. It was moved by Jenifer Rice and seconded by Steve Brown to approve the recommended payment standards to be effective immediately. The motion carried unanimously.

Discussion was held regarding proposed changes to a portion of Section XII of the administrative plan. It was moved by Steve Brown and seconded by Jenifer Rice to approve the final revisions to a portion of Section XII administrative plan in accordance with the HUD representative's recommendations. The motion carried unanimously.

Discussion was held regarding proposed changes to a portion of Section XIII of the administrative plan. It was moved by Jennifer Rice and seconded by Steve Brown to approve proposed changes to a portion Section XIII of the administrative plan subject to HUD approval.

With no other business, the meeting was adjourned at 1:10 PM.

Chris Schippers, Secretary

MINUTES
OSKALOOSA MUNICIPAL HOUSING AGENCY
OCTOBER 4, 2010
CITY HALL CONFERENCE ROOM

The Oskaloosa Municipal Housing Agency held its regular monthly meeting in the City Hall conference room on October 4, 2010. Board members present were, Don Patterson, Mike Collins, Sandy Rowe, Steve Brown and Jenifer Rice. Also present were staff members Laura Russell, Carolyn Rice and Chris Schippers. Don Patterson called the meeting to order at 12:00 PM.

It was moved by Jenifer Rice and seconded by Mike Collins to approve the minutes of the September 1, 2010 OMHA meeting. The motion was unanimously approved.

The claims list was reviewed. It was moved by Sandy Rowe and seconded by Steve Brown to approve the claims list. The motion carried unanimously. The September operating statement was reviewed. It was moved by Jenifer Rice and seconded by Steve Brown to approve the operating statement. The motion carried unanimously.

The report on the Voucher program was given. It was noted there were 232 out of the 230 units, eligible for payment in October. There were an additional 38 Vouchers issued.

Discussion was held regarding proposed changes to a portion of Section XII of the administrative plan. After a lengthy discussion pertaining to housing assistance termination, it was moved by Mike Collins and seconded by Jenifer Rice that denial and termination of assistance is to be based on conviction vs. charges filed. Applicants/participants with a serious or aggravated misdemeanor conviction will be ineligible for three years from the date of the conviction. Applicants/participants with a felony conviction will be ineligible for five years from date of conviction. In addition, a tenant/participant with a serious or aggravated conviction inside the five years of ineligibility period will be ineligible for five years from the date of most recent conviction. A deferred judgment is to be considered a conviction. The motion carried unanimously.

With no other business, the meeting was adjourned at 1:53 PM.

Chris Schippers, Secretary

MINUTES
OSKALOOSA MUNICIPAL HOUSING AGENCY
SEPTEMBER 1, 2010
CITY HALL CONFERENCE ROOM

The Oskaloosa Municipal Housing Agency held its regular monthly meeting in the City Hall conference room on September 1, 2010. Board members present were, Don Patterson, Michael Collins and Jenifer Rice. Also present were staff members Laura Russell, Carolyn Rice and Chris Schippers. Don Patterson called the meeting to order at 12:00 PM.

Don Patterson administered the oath office to Jenifer Rice who was appointed by City Council to fill an unexpired term on the Board.

It was moved by Michael Collins and seconded by Jenifer Rice to approve the minutes of the August 3, 2010 OMHA meeting. The motion was unanimously approved.

The claims list was reviewed. It was moved by Michael Collins and seconded by Jenifer Rice to approve the claims list. Motion carried unanimously. The August operating statement was reviewed. It was moved by Jenifer Rice and seconded by Michael Collins to approve the operating statement. The motion carried unanimously.

The report on the Voucher program was given. It was noted there were 229 out of the 230 units, eligible for payment in September. There were an additional 36 Vouchers issued.

Discussion was held regarding proposed changes to a portion of Section XII of the administrative plan. After lengthy discussion, it was decided to table this item to provide an opportunity for all Board members to respond.

With no other business, the meeting was adjourned at 1:00 PM.

Chris Schippers, Secretary

MINUTES
OSKALOOSA MUNICIPAL HOUSING AGENCY
AUGUST 3, 2010
CITY HALL CONFERENCE ROOM

The Oskaloosa Municipal Housing Agency held its regular monthly meeting in the City Hall conference room on August 3, 2010. Board members present were, Don Patterson, Sandra Rowe, Jackie Black and Steve Brown. Also present was Jenifer Rice and staff members Laura Russell, Carolyn Rice and Chris Schippers. Don Patterson called the meeting to order at 12:30 PM.

It was moved by Sandy Rowe and seconded by Jackie Black to approve the minutes of the June 30, 2010, OMHA meeting. The motion carried unanimously.

The claims list was reviewed. It was moved by Steve Brown and seconded by Sandy Rowe to approve the claims list. Motion carried unanimously. The July operating statement was reviewed. It was moved by Jackie Black and seconded by Steve Brown to approve the operating statement. The motion carried unanimously.

The report on the Voucher program was given. It was noted there were 230 out of the 230 units, eligible for payment in August. There were an additional 31 Vouchers issued.

Jackie Allen-Black submitted her resignation from the OMHA Board effective August 4, 2010. A Resolution of Appreciation was presented to Jackie for her service to the OMHA and the citizens of Oskaloosa.

Discussion was held regarding final revisions to Sections IX, X and XI of the administrative plan. It was moved by Steve Brown and seconded by Sandy Rowe to approve the revisions to Sections IX, X and XI as written.

Discussion was held regarding proposed changes to a portion of Section XII. Don Patterson suggested Laura obtain the City Attorney's assistance on wording. It was moved by Jackie Black and seconded by Sandy Rowe to approve the proposed revisions to a portion of Section XII as written, with input from the City Attorney and HUD.

With no other business, the meeting was adjourned at 1:00 PM.
Chris Schippers, Secretary

MINUTES
OSKALOOSA MUNICIPAL HOUSING AGENCY
JUNE 30, 2010
CITY HALL CONFERENCE ROOM

The Oskaloosa Municipal Housing Agency held its regular monthly meeting in the City Hall conference room on June 30, 2010. Board members present were, Don Patterson, Michael Collins, Sandra Rowe, Jackie Black and Steve Brown. Also present were staff members Laura Russell, Carolyn Rice and Chris Schippers. Don Patterson called the meeting to order at 1:14 PM.

It was moved by Steve Brown and seconded by Michael Collins to approve the minutes of the June 1, 2010, OMHA meeting. The motion carried unanimously.

The claims list was reviewed. It was moved by Sandy Rowe and seconded by Steve Brown to approve the claims list. Motion carried unanimously. The June operating statement was reviewed. Chris pointed out that June 30 is the city's fiscal year end and it was necessary for the city to be reimbursed for June's OMHA wages. To cover that expense, \$5,000 was transferred from the savings account. It was moved by Jackie Black and seconded by Sandy Rowe to approve the operating statement. The motion carried unanimously.

The report on the Voucher program was given. It was noted there were 220 out of the 230 units, eligible for payment in July. There were an additional 30 Vouchers issued.

Discussion was held regarding the proposed changes to Sections IX, X and XI of the administrative plan. It was moved by Michael Collins and seconded by Sandy Rowe to approve the proposed changes to Sections IX, X and XI as written, with HUD approval.

Don Patterson opened the public hearing and asked for comments on the adoption of the PHA 5-Year and Annual Plan for FY 2011. Hearing no comments from the public the hearing was closed. Don asked for approval of Resolution No. 01.06.10 "Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the PHA 5-Year and Annual Plan" and Resolution No. 02.06.10 "Civil Rights Certification/Annual Certification and Board Resolution" as introduced. Michael Collins moved for its approval, Steve Brown seconded the motion and the roll call was vote was as follows:

AYES: Patterson, Collins, Rowe, Black, Brown

NAYES: None.

Whereupon said Resolutions were adopted.

With no other business, the meeting was adjourned at 1:30 PM.
Chris Schippers, Secretary

MINUTES
OSKALOOSA MUNICIPAL HOUSING AGENCY
JUNE 1, 2010
CITY HALL CONFERENCE ROOM

The Oskaloosa Municipal Housing Agency held its regular monthly meeting in the City Hall conference room on June 1, 2010. Board members present were, Don Patterson, Michael Collins, Sandra Rowe, Jackie Black and Steve Brown. Also present were staff members Laura Russell, Carolyn Rice and Chris Schippers. Don Patterson called the meeting to order at 12:45 PM.

It was moved by Michael Collins and seconded by Sandy Rowe to approve the minutes of the May 4, 2010, OMHA meeting. The motion carried unanimously.

The claims list was reviewed. It was moved by Jackie Black and seconded by Sandy Rowe to approve the claims list. Motion carried unanimously with Steve Brown abstaining due to activity on the claims list. The May operating statement was reviewed. Chris stated that two unexpected invoices for wages were received and pointed out that \$2,000 was transferred from the business savings account to the checking account to cover the additional expenses. It was moved by Steve Brown and seconded by Michael Collins to approve the operating statement. The motion carried unanimously.

The report on the Voucher program was given. It was noted there were 217 out of the 230 units, eligible for payment in June. There were an additional 25 Vouchers issued. Chris reported 50 letters were mailed to applicants on the waiting list, of which 31 responded. She followed up on those that failed to respond, two of which indicated interest in participation.

Discussion was held on proposed changes to the OMHA Section 8 Administrative Plan. Laura advised that HUD requires each tenant file contain a copy of the landlord/tenant lease, which can be difficult to obtain. Discussion was held regarding the possibility of the OMHA having a model lease available for use. It was decided to consult the City Attorney for advice on an appropriate lease form.

Discussion was held regarding termination of HAP contracts due to insufficient funding. It was determined that staff would revise the plan to state the first action, after notifying HUD, would be an across the board reduction in the payment standards, followed by termination of contracts receiving the largest HAP amounts in the following order: 1) Single adults with no children (excluding elderly, disabled/handicapped) 2) Couples with no children (excluding elderly, disabled/handicapped) 3) Families with children (excluding elderly, disabled/handicapped) 4) Elderly and/or disabled families. It was also requested the plan state families would be allowed back on the program on a first off - first on basis.

Laura mentioned that the OMHA administrative funds and the HAP funds are currently combined in one account, for accounting purposes she would like to separate them. There was no objection to this request.

With no other business, the meeting was adjourned at 1:45 PM.

Chris Schippers, Secretary

OSKALOOSA MUNICIPAL HOUSING AGENCY

MAY 4, 2010

CITY HALL CONFERENCE ROOM

The Oskaloosa Municipal Housing Agency held its regular monthly meeting in the City Hall conference room on May 4, 2010. Board members present were, Don Patterson, Michael Collins, Sandra Rowe and Steve Brown. Also present was Michael Schrock, City Manager and staff members Carolyn Rice and Chris Schippers. Don Patterson called the meeting to order at 12:30 PM.

It was moved by Sandy Rowe and seconded by Steve Brown to approve the minutes of the April 5, 2010, OMHA meeting. The motion carried unanimously.

The claims list was reviewed. It was moved by Steve Brown and seconded by Mike Collins to approve the claims list. Motion carried unanimously. The April operating statement was reviewed. It was moved by Mike Collins and seconded by Sandy Rowe to approve the operating statement. The motion carried unanimously.

The report on the Voucher program was given. It was noted there were 214 out of the 230 units, eligible for payment in May. There were 223 Vouchers issued. Carolyn informed Board members that staff is working aggressively towards increasing the number of leased tenants; however response from applicants has been poor. Discussion was held regarding ways to improve response. Chris explained that applicants are contacted via the postal system and an e-mail, if provided. Discussion was held regarding various contact methods to improve on the number of responses.

It was moved by Michael Collins and seconded by Steve Brown to establish a public hearing on the OMHA Five-year plan for June 30, 2010. Motion carried unanimously.

The FY '09 audit was reviewed. Discussion was held regarding OMHA's future obligation of compensated absences. Michael Schrock stated this issue will have to be addressed in the near future by the City as well as the OMHA. It was moved by Sandy Rowe and seconded by Steve Brown to approve payment of \$2,875 to Niewedde & Wiens.

Discussion was held regarding the final revisions to Section V, VI, VII and VIII of the administrative plan. Chris pointed out that several portions of Section V which staff had intended to delete have remained in the plan at the suggestion of the HUD representative. It was moved by Michael Collins and seconded by Sandy Rowe to approve final revisions to Sections V, VI, VII and VIII.

Proposed changes to Sections IX and X were discussed. Chris explained the need to develop a plan to terminate HAP contracts should HAP funding be insufficient to continue subsidizing all families in the program. She stated staff recommends the elderly and disabled/handicapped families be excluded from termination. It is staff's desire to affect as few families as possible by terminating families with the largest HAP amount. Don Patterson requested staff contact other housing authorities as to their course of action. Michael Collins voiced concern over fairness. He suggested staff look at a family's total subsidy over a given time period as a determination of highest HAP amount received. It was the consensus of the Board to develop a plan that would affect the fewest number of families. This item was tabled to allow staff to create and present a policy at a future meeting.

Sandy Rowe volunteered to serve as a hearing officer at an upcoming informal hearing.

With no other business, the meeting was adjourned at 1:00 PM.

Chris Schippers, Secretary

MINUTES
OSKALOOSA MUNICIPAL HOUSING AGENCY
APRIL 5, 2010
CITY HALL CONFERENCE ROOM

The Oskaloosa Municipal Housing Agency held its regular monthly meeting in the City Hall conference room on April 5, 2010. Board members present were, Michael Collins, Sandra Rowe, Jackie Black and Steve Brown. Also present were staff members Laura Russell and Chris Schippers. Mike Collins called the meeting to order at 12:30 PM.

It was moved by Sandy Rowe and seconded by Jackie Black to approve the minutes of the March 2, 2010, OMHA meeting. The motion carried unanimously.

The claims list was reviewed. It was moved by Steve Brown and seconded by Sandy Rowe to approve the claims list. Motion carried unanimously. The March operating statement was reviewed. It was moved by Jackie Black and seconded by Steve Brown to approve the operating statement. The motion carried unanimously.

The report on the Voucher program was given. It was noted there were 218 out of the 230 units, eligible for payment in April. There were 226 Vouchers issued.

Discussion was held regarding the proposed revisions to Section VI, VII and VIII of the administrative plan. Mike Collins stated it would be appropriate to assign one bedroom to two children of the same sex and one bedroom to two children of opposite sex under the age of eight. It was moved by Steve Brown and seconded by Sandy Rowe to approve the proposed changes to the Section 8 Administrative Plan as written, subject to HUD approval. The motion carried unanimously.

With no other business, the meeting was adjourned at 1:00 PM.

Chris Schippers, Secretary

MINUTES
OSKALOOSA MUNICIPAL HOUSING AGENCY
MARCH 2, 2010
CITY HALL CONFERENCE ROOM

The Oskaloosa Municipal Housing Agency held its regular monthly meeting in the City Hall conference room on March 2, 2010. Board members present were, Don Patterson, Sandra Rowe, Jackie Black and Steve Brown. Also present were staff members Laura Russell, Carolyn Rice and Chris Schippers. Don Patterson called the meeting to order at 12:30 PM.

It was moved by Sandy Rowe and seconded by Jackie Black to approve the minutes of the February 2, 2010, OMHA meeting. The motion carried unanimously.

The claims list was reviewed. It was moved by Steve Brown and seconded by Sandy Rowe to approve the claims list. Motion carried unanimously. The February operating statement was reviewed. It was moved by Jackie Black and seconded by Sandy Rowe to approve the operating statement. The motion carried unanimously.

The report on the Voucher program was given. It was noted there were 217 out of the 230 units, eligible for payment in March. There were 226 Vouchers issued.

Discussion was held regarding the final revisions to a portion of Section III and all of Section IV of the administrative plan that were reviewed at February's meeting. It was moved by Steve Brown and seconded by Sandy Rowe for final approval of the remainder of Section III and all of Section IV of the Section 8 Administrative Plan. The motion carried unanimously.

Proposed changes to Section V were discussed. It was moved by Jackie Black and seconded by Sandy Rowe to approve the proposed changes to the Section 8 Administrative Plan as written, with HUD approval. The motion carried unanimously.

With no other business, the meeting was adjourned at 1:05 PM.

Chris Schippers, Secretary

MINUTES
OSKALOOSA MUNICIPAL HOUSING AGENCY
FEBRUARY 2, 2010
CITY HALL CONFERENCE ROOM

The Oskaloosa Municipal Housing Agency held its regular monthly meeting in the City Hall conference room on February 2, 2010. Board members present were, Michael Collins, Sandra Rowe, Jackie Black and Steve Brown. Also present were staff members Laura Russell, Carolyn Rice and Chris Schippers. Michael Collins called the meeting to order at 12:30 PM.

It was moved by Steve Brown and seconded by Sandy Rowe to approve the minutes of the January 5, 2010, OMHA meeting. The motion carried unanimously.

The claims list was reviewed. It was moved by Jackie Black and seconded by Steve Brown to approve the claims list. Motion carried unanimously. The January operating statement was reviewed. It was moved by Sandy Rowe and seconded by Jackie Black to approve the operating statement. The motion carried unanimously.

The report on the Voucher program was given. It was noted there were 225 out of the 230 units, eligible for payment in February. There were 239 Vouchers issued.

The revised utility allowances were discussed. It was moved by Jackie Black and seconded by Steve Brown to approve the revised utility allowances as presented to be effective February 3, 2010. The motion carried unanimously.

Discussion was held regarding the final revisions to a portion of Sections II and III the administrative plan that were reviewed at January's meeting. It was moved by Sandy Rowe and seconded by Jackie Black for final approval of the remainder of Section II and part of Section III of the Section 8 Administrative Plan. The motion carried unanimously.

Proposed changes to the remainder of Section III and Section IV were discussed. It was moved by Sandy Rowe and seconded by Steve Brown to approve the proposed changes to the Section 8 Administrative Plan as written, with HUD approval. The motion carried unanimously.

With no other business, the meeting was adjourned at 1:15 PM.

Chris Schippers, Secretary

MINUTES
OSKALOOSA MUNICIPAL HOUSING AGENCY
JANUARY 5, 2010
CITY HALL CONFERENCE ROOM

The Oskaloosa Municipal Housing Agency held its regular monthly meeting in the City Hall conference room on January 5, 2010. Board members present were, Don Patterson, Michael Collins, Sandra Rowe, Jackie Black and Steve Brown. Also present were staff members Laura Russell, Carolyn Rice and Chris Schippers. Don Patterson called the meeting to order at 12:30 PM.

It was moved by Michael Collins and seconded by Jackie Black to approve the minutes of the December 1, 2009, OMHA meeting. Motion carried unanimously.

The claims list was reviewed. It was moved by Michael Collins and seconded by Steve Brown to approve the claims list. Motion carried unanimously. The December operating statement was reviewed. It was moved by Sandy Rowe and seconded by Jackie Black to approve the operating statement. Motion carried unanimously.

The report on the Voucher program was given. It was noted there were 224 out of the 230 units, eligible for payment in January. There were 241 Vouchers issued.

Discussion was held regarding the proposed changes to the administrative plan that were reviewed at December's meeting. It was moved by Michael Collins and seconded by Steve Brown for final approval of the Introduction, Section I and part of Section II of the Section 8 Administrative Plan. Motion carried unanimously.

Proposed changes to the remainder of Section II and part of Section III were discussed. It was moved by Steve Brown and seconded by Sandy Rowe to approve the proposed changes to the Section 8 Administrative Plan as written, with HUD approval. Motion carried unanimously.

With no other business, the meeting was adjourned at 1:00 PM.

Chris Schippers, Secretary

MINUTES
OSKALOOSA MUNICIPAL HOUSING AGENCY
DECEMBER 1, 2009
CITY HALL CONFERENCE ROOM

The Oskaloosa Municipal Housing Agency held its regular monthly meeting in the City Hall conference room on December 1, 2009. Board members present were, Michael Collins, Jackie Black and Steve Brown. Also present were staff members Laura Russell, Carolyn Rice and Chris Schippers. Michael Collins called the meeting to order at 12:30 PM.

It was moved by Jackie Black and seconded by Steve Brown to approve the minutes of the November 3, 2009, OMHA meeting. Motion carried unanimously.

The claims list was reviewed. It was moved by Steve Brown and seconded by Jackie Black to approve the claims list. Motion carried unanimously. The November operating statement was reviewed. It was moved by Jackie Black and seconded by Steve Brown to approve the operating statement. Motion carried unanimously.

The report on the Voucher program was given. It was noted there were 224 out of the 230 units, eligible for payment in December. There were 242 Vouchers issued.

Discussion was held regarding the proposed changes to the Section 8 Administrative Plan. It was moved by Steve Brown and seconded by Jackie Black to approve the proposed changes as written, with HUD approval, to the Section 8 Administrative Plan. Motion carried unanimously.

With no other business, the meeting was adjourned at 1:30 PM.

Chris Schippers, Secretary

MINUTES
OSKALOOSA MUNICIPAL HOUSING AGENCY
NOVEMBER 3, 2009
2nd FLOOR MEETING ROOM

The Oskaloosa Municipal Housing Agency held its regular monthly meeting in the City Hall conference room on November 3, 2009. Board members present were, Don Patterson, Michael Collins and Sandy Rowe. Also present were staff members Laura Russell, Carolyn Rice and Chris Schippers. Don Patterson called the meeting to order at 12:45 PM.

It was moved by and seconded by Michael Collins and seconded by Sandy Rowe to approve the minutes of the October 2, 2009, OMHA meeting. Motion carried unanimously.

The claims list was reviewed. It was moved by Sandy Rowe and seconded by Michael Collins to approve the claims list. Motion carried unanimously. The October operating statement was reviewed. It was moved by Michael Collins and seconded by Sandy Rowe to approve the operating statement. Motion carried unanimously.

The report on the Voucher program was given. It was noted there were 226 out of the 230 units, eligible for payment in November. There were 245 Vouchers issued.

Discussion was held regarding the proposed FY '10 Payment Standards. It was moved by Sandy Rowe and seconded by Michael Collins to approve the FY '10 Payment Standards as presented to be effective immediately. Motion carried unanimously.

Discussion was held regarding the Resident Advisory Board. It was moved by Michael Collins and seconded by Sandy Rowe to appoint Amanda Botteron, Lynne Chapman, Jeri Smith and Dana Lowe to the Resident Advisory Board. Motion carried unanimously.

With no other business, the meeting was adjourned at 1:45 PM.

Chris Schippers, Secretary

MINUTES
OSKALOOSA MUNICIPAL HOUSING AGENCY
OCTOBER 2, 2009
2nd FLOOR MEETING ROOM

The Oskaloosa Municipal Housing Agency held its regular monthly meeting in the City Hall city council chambers on October 2, 2009. Board members present were, Don Patterson, Michael Collins, Jackie Black and Steve Brown. Also present were staff members Laura Russell, Carolyn Rice and Chris Schippers. Don Patterson called the meeting to order at 12:45 PM.

It was moved by Michael Collins and seconded by Steve Brown to approve the minutes of the September 1, 2009, OMHA meeting. Motion carried unanimously.

The claims list was reviewed. It was moved by Steve Brown and seconded by Jackie Black to approve the claims list. Motion carried unanimously. The September operating statement was reviewed. It was moved by Jackie Black and seconded by Michael Collins to approve the operating statement. Motion carried unanimously.

The report on the Voucher program was given. It was noted there were 226 out of the 230 units, eligible for payment in October. There were 250 Vouchers issued.

With no other business, the meeting was adjourned at 12:50 PM.

Chris Schippers, Secretary

MINUTES
OSKALOOSA MUNICIPAL HOUSING AGENCY
SEPTEMBER 1, 2009
2nd FLOOR MEETING ROOM

The Oskaloosa Municipal Housing Agency held its regular monthly meeting in the City Hall conference room on September 1, 2009. Board members present were, Don Patterson, Michael Collins and Jackie Black. Also present were staff members Laura Russell, Carolyn Rice and Chris Schippers. Don Patterson called the meeting to order at 12:45 PM.

It was moved by Jackie Black and seconded by Michael Collins to approve the minutes of the August 4, 2009, OMHA meeting. Motion carried unanimously.

The claims list was reviewed. It was moved by Michael Collins and seconded by Jackie Black to approve the claims list. Motion carried unanimously. The August operating statement was reviewed. It was moved by Jackie Black and seconded by Michael Collins to approve the operating statement. Motion carried unanimously.

The report on the Voucher program was given. It was noted there were 229 out of the 230 units, eligible for payment in September. There were 253 Vouchers issued.

Discussion was held regarding Loucks & Schwartz's 2-year proposal for accounting services beginning October 1, 2009 and expiring September 30, 2011. It was moved by Michael Collins and seconded by Jackie Black to approve the 2-year accounting contract with Loucks & Schwartz as presented. Motion carried unanimously.

With no other business, the meeting was adjourned at 1:10 PM.

Chris Schippers, Secretary

MINUTES
OSKALOOSA MUNICIPAL HOUSING AGENCY
AUGUST 4, 2009
2nd FLOOR MEETING ROOM

The Oskaloosa Municipal Housing Agency held its regular monthly meeting in the City Hall conference room on July 1, 2009. Board members present were, Don Patterson, Sandy Rowe and Jackie Black. Also present were staff members Laura Russell, Carolyn Rice and Chris Schippers. Don Patterson called the meeting to order at 12:30 PM.

It was moved by Sandy Rowe and seconded by Jackie Black to approve the minutes of the July 1, 2009, OMHA meeting. Motion carried unanimously.

The claims list was reviewed. It was moved by Jackie Black and seconded by Sandy Rowe to approve the claims list. Motion carried unanimously. The July operating statement was reviewed. It was moved by Sandy Rowe and seconded by Jackie Black to approve the operating statement. Motion carried unanimously.

The report on the Voucher program was given. It was noted there were 229 out of the 230 units, eligible for payment in August. There were 257 Vouchers issued.

The proposals for audit services were reviewed. It was moved by Jackie Black and seconded by Sandy Rowe to renew the audit contract with Niewedde & Wiens for fiscal years ending 2009, 2010 and 2011. Motion carried unanimously.

With no other business, the meeting was adjourned at 12:49 PM.

Chris Schippers, Secretary

MINUTES
OSKALOOSA MUNICIPAL HOUSING AGENCY
JULY 1, 2009
2nd FLOOR MEETING ROOM

The Oskaloosa Municipal Housing Agency held its regular monthly meeting in the City Hall conference room on July 1, 2009. Board members present were, Don Patterson, Sandy Rowe, Michael Collins, Steve Brown and Jackie Black. Also present was City Manager, Michael Schrock Jr. and staff members Laura Russell, Carolyn Rice and Chris Schippers. Don Patterson called the meeting to order at 12:30 PM.

It was moved by Steve Brown and seconded by Sandy Rowe to approve the minutes of the June 2, 2009, OMHA meeting. Motion carried unanimously.

The claims list was reviewed. It was moved by Michael Collins and seconded by Sandy Rowe to approve the claims list. Motion carried unanimously. The June operating statement was reviewed. It was moved by Sandy Rowe and seconded by Steve Brown to approve the operating statement. Motion carried unanimously.

The report on the Voucher program was given. It was noted there were 235 out of the 230 units, eligible for payment in July. There were 254 Vouchers issued.

Laura explained to the Board that there was an error on HUD's posted due date for the Five Year Plan. It is not due this year but will be due July 2010. She suggested the public hearing be amended to address Resolution No. 01.07.09 "Civil Rights Annual Certification". Don Patterson opened the public hearing and asked for comments on the Civil Rights Annual Certification, hearing no comments from the public the hearing was closed and asked for approval of Resolution No. 01.07.09 "Civil Rights Annual Certification" as presented. Steve Brown moved for its approval, Michael Collins seconded the motion and the roll call vote was as follows:

AYES: Patterson, Collins, Rowe, Black, Brown.

NAYES: N/A

With no other business, the meeting was adjourned at 1:00 PM.

Chris Schippers, Secretary

MINUTES
OSKALOOSA MUNICIPAL HOUSING AGENCY
JUNE 2, 2009
2nd FLOOR MEETING ROOM

The Oskaloosa Municipal Housing Agency held its regular monthly meeting in the City Hall conference room on June 2, 2009. Board members present were, Don Patterson, Sandy Rowe, Michael Collins, Steve Brown and Jackie Black. Staff members present were, Laura Russell, Carolyn Rice and Chris Schippers. Don Patterson called the meeting to order at 12:47 PM.

It was moved by Sandy Rowe and seconded by Jackie Black to approve the minutes of the May 5, 2009, OMHA meeting. Motion carried unanimously.

The claims list was reviewed. It was moved by Michael Collins and seconded by Jackie Black to approve the claims with Steve Brown abstaining due to Butler-Brown Insurance, Inc. having an item on the claims list. Motion carried unanimously. The May operating statement was reviewed. It was moved by Steve Brown and seconded by Sandy Rowe to approve the operating statement. Motion carried unanimously.

The report on the Voucher program was given. It was noted there were 238 out of the 230 units, eligible for payment in June. There were 261 Vouchers issued.

The FY '08 audit was reviewed. It was moved by Michael Collins and seconded by Steve Brown to approve payment of \$2,005 to Niewedde & Wiens. Motion carried unanimously. Sandy Rowe complimented the Interim Director and staff on the audit review.

Discussion was held regarding the S.W.O.T. analysis and department issues/projects report for Laura to present to the new City Manger.

With no other business, the meeting was adjourned at 1:00 PM.

Chris Schippers, Secretary

MINUTES
OSKALOOSA MUNICIPAL HOUSING AGENCY
MAY 5, 2009
2nd FLOOR MEETING ROOM

The Oskaloosa Municipal Housing Agency held its regular monthly meeting in the City Hall conference room on May 5, 2009. Board members present were, Don Patterson, Sandy Rowe and Steve Brown. Staff members present were, Laura Russell, Carolyn Rice and Chris Schippers. Don Patterson called the meeting to order at 12:30 PM.

It was moved by Steve Brown and seconded by Sandy Rowe to approve the minutes of the April 1, 2009, OMHA meeting. Motion carried unanimously.

The claims list was reviewed. It was moved by Sandy Rowe and seconded by Steve Brown to approve the claims. Motion carried unanimously. The April operating statement was reviewed. It was moved by Steve Brown and seconded by Sandy Rowe to approve the operating statement. Motion carried unanimously.

The report on the Voucher program was given. It was noted there were 236 out of the 230 units, eligible for payment in May. There were 275 Vouchers issued.

It was moved by Steve Brown and seconded by Sandy Rowe to schedule a public hearing on the OMHA Five-year plan for July 1, 2009. Motion carried unanimously.

The draft copy of the FY '08 audit was reviewed.

With no other business, the meeting was adjourned at 1:00 PM.

Chris Schippers, Secretary

MINUTES
OSKALOOSA MUNICIPAL HOUSING AGENCY
APRIL 1, 2009
MEETING ROOM

The Oskaloosa Municipal Housing Agency held its regular monthly meeting in the City Hall conference room on April 1, 2009. Board members present were, Don Patterson, Michael Collins, Jackie Black and Steve Brown. Staff members present were, Laura Russell, Carolyn Rice and Chris Schippers. Don Patterson called the meeting to order at 12:30 PM.

It was moved by Steve Brown and seconded by Michael Collins to approve the minutes of the March 3, 2009, OMHA meeting. Motion carried unanimously.

The claims list was reviewed. It was moved by Jackie Black and seconded by Steve Brown to approve the claims. Motion carried unanimously. The March operating statement was reviewed. It was moved by Michael Collins and seconded by Jackie Black to approve the operating statement. Motion carried unanimously.

The report on the Voucher program was given. It was noted there were 232 out of the 230 units, eligible for payment in April. There were 266 Vouchers issued.

With no other business, the meeting was adjourned at 1:00 PM.

Chris Schippers, Secretary

MINUTES
OSKALOOSA MUNICIPAL HOUSING AGENCY
MARCH 3, 2009
MEETING ROOM

The Oskaloosa Municipal Housing Agency held its regular monthly meeting in the City Hall conference room on March 3, 2009. Board members present were, Don Patterson, Michael Collins, Jackie Black and Steve Brown. Staff members present were, Laura Russell, Carolyn Rice and Chris Schippers. Don Patterson called the meeting to order at 12:30 PM.

It was moved by Michael Collins and seconded by Jackie Black to approve the minutes of the February 3, 2009, OMHA meeting. Motion carried unanimously.

The claims list was reviewed. It was moved by Steve Brown and seconded by Jackie Black to approve the claims. Motion carried unanimously. The February operating statement was reviewed. It was moved by Jackie Black and seconded by Steve Brown to approve the operating statement. Motion carried unanimously.

The report on the Voucher program was given. It was noted there were 225 out of the 230 units, eligible for payment in March. There were 254 Vouchers issued.

Discussion was held regarding the proposed agreement for collection services with Credit Bureau Services of Iowa, Inc. It was moved by Michael Collins and seconded by Steve Brown that the OMHA enter into the collection agreement with Credit Bureau Services of Iowa, Inc. Motion carried unanimously.

With no other business, the meeting was adjourned at 1:00 PM.

Chris Schippers, Secretary

MINUTES
OSKALOOSA MUNICIPAL HOUSING AGENCY
FEBRUARY 3, 2009
MEETING ROOM

The Oskaloosa Municipal Housing Agency held its regular monthly meeting in the City Hall conference room on February 3, 2009. Board members present were, Don Patterson, Michael Collins, Sandy Rowe, Jackie Black and Steve Brown. Staff members present were, Laura Russell, Carolyn Rice and Chris Schippers. Don Patterson called the meeting to order at 12:30 PM.

It was moved by Jackie Black and seconded by Steve Brown to approve the minutes of the January 2, 2009, OMHA meeting. Motion carried unanimously.

The claims list was reviewed. It was moved by Sandy Rowe and seconded by Michael Collins to approve the claims. Motion carried unanimously. The January operating statement was reviewed. It was moved by Jackie Black and seconded by Steve Brown to approve the operating statement. Motion carried unanimously.

The report on the Voucher program was given. It was noted there were 224 out of the 230 units, eligible for payment in February. There were 251 Vouchers issued.

The revised utility allowance was discussed. It was moved by Michael Collins and seconded by Jackie Black to approve the revised utility allowance as presented. Motion carried unanimously.

With no other business, the meeting was adjourned at 1:00 PM.

Chris Schippers, Secretary

MINUTES
OSKALOOSA MUNICIPAL HOUSING AGENCY
JANUARY 2, 2009
MEETING ROOM

The Oskaloosa Municipal Housing Agency held its regular monthly meeting in the City Hall conference room on January 2, 2009. Board members present were, Don Patterson, Jackie Black and Steve Brown. Staff members present were, Laura Russell, Carolyn Rice and Chris Schippers. Don Patterson called the meeting to order at 12:30 PM.

It was moved by Steve Brown and seconded by Jackie Black to approve the minutes of the December 2, 2008, OMHA meeting. Motion carried unanimously.

The Voucher claims list was reviewed. It was moved by Jackie Black and seconded by Steve Brown to approve the claims. Motion carried unanimously. The December operating statement was reviewed. It was moved by Jackie Black and seconded by Steve Brown to approve the operating statement. Motion carried unanimously.

The report on the Voucher program was given. It was noted there were 213 out of the 230 units, eligible for payment in January. There were 230 Vouchers issued.

With no other business, the meeting was adjourned at 1:00 PM.

Chris Schippers, Secretary

MINUTES
OSKALOOSA MUNICIPAL HOUSING AGENCY
DECEMBER 2, 2008
MEETING ROOM

The Oskaloosa Municipal Housing Agency held its regular monthly meeting in the City Hall conference room on December 2, 2008. Board members present were, Don Patterson, Michael Collins and Steve Brown. Staff members present were, Laura Russell, Carolyn Rice and Chris Schippers. Don Patterson called the meeting to order at 12:30 PM.

It was moved by Steve Brown and seconded by Mike Collins to approve the minutes of the November 4, 2008, OMHA meeting. Motion carried unanimously.

The Voucher claims list was reviewed. It was moved by Mike Collins and seconded by Steve Brown to approve the claims. Motion carried unanimously. The November operating statement was reviewed. It was moved by Mike Collins and seconded by Steve Brown to approve the operating statement. Motion carried unanimously.

The report on the Voucher program was given. It was noted there were 213 out of the 230 units, eligible for payment in December. There were 220 Vouchers issued.

The OMHA's participation in the State Income Offset Program was discussed. It was moved by Steve Brown and seconded by Mike Collins to approve participation in the State Offset Program. Motion carried unanimously.

With no other business, the meeting was adjourned at 1:00 PM.

Chris Schippers, Secretary

MINUTES
OSKALOOSA MUNICIPAL HOUSING AGENCY
NOVEMBER 4, 2008
MEETING ROOM

The Oskaloosa Municipal Housing Agency held its regular monthly meeting in the City Hall conference room on November 4, 2008. Board members present were, Don Patterson, Sandy Rowe, Steve Brown and Jackie Black. Also present was Albia Housing Director Marty Ryan. Staff members present were, Laura Russell, Carolyn Rice and Chris Schippers. Don Patterson called the meeting to order at 12:50 PM.

It was moved by Sandy Rowe and seconded by Jackie Black to approve the minutes of the October 1, 2008, OMHA meeting. Motion carried unanimously.

The Voucher claims list was reviewed. It was moved by Jackie Black and seconded by Steve Brown to approve the claims. Motion carried unanimously. The October operating statement was reviewed. It was moved by Sandy Rowe and seconded by Steve Brown to approve the operating statement. Motion carried unanimously.

The report on the Voucher program was given. It was noted there were 217 out of the 230 units, eligible for payment in November. There were 224 Vouchers issued.

The proposed increases in the payment standards were reviewed. It was moved by Steve Brown and seconded by Jackie Black to approve the payment standards as recommended.

The SEMAP indicators were reviewed and discussed. It was moved by Sandy Rowe and seconded by Jackie Black to approve "Resolution No. 04.11.08 Authorizing Certification and Submission to HUD of FY 2008 SEMAP Scoring Information" with a roll call as follows:
AYES: PATTERSON, ROWE, BLACK, BROWN
NAYES: N/A

Whereas said Resolution was adopted.

With no other business, the meeting was adjourned at 1:20 PM.

Chris Schippers, Secretary

MINUTES
OSKALOOSA MUNICIPAL HOUSING AGENCY
OCTOBER 1, 2008
MEETING ROOM

The Oskaloosa Municipal Housing Agency held its regular monthly meeting in the City Hall conference room on October 1, 2008. Board members present were, Don Patterson, Sandy Rowe, Steve Brown, Michael Collins and Jackie Black. Staff members present were, Laura Russell, Carolyn Rice and Chris Schippers. Don Patterson called the meeting to order at 12:30 PM.

It was moved by Steve Brown and seconded by Sandy Rowe to approve the minutes of the September 2, 2008, OMHA meeting. Motion carried unanimously.

The Voucher and TBRA claims lists were reviewed. It was moved by Jackie Black and seconded by Michael Collins to approve the claims. Motion carried unanimously. The September operating statement was reviewed. It was moved by Steve Brown and seconded by Sandy Rowe to approve the operating statement. Motion carried unanimously.

The report on the Voucher program was given. It was noted there were 225 out of the 230 units, eligible for payment in October. There were 230 Vouchers issued.

The report on the TBRA Program was given. There are 25 Coupons authorized, 3 Coupons were issued and 3 payments made in October.

With no other business, the meeting was adjourned at 1:00 PM.

Chris Schippers, Secretary

MINUTES
OSKALOOSA MUNICIPAL HOUSING AGENCY
SEPTEMBER 2, 2008
MEETING ROOM

The Oskaloosa Municipal Housing Agency held its regular monthly meeting in the City Hall conference room on September 2, 2008. Board members present were, Don Patterson, Sandy Rowe and Steve Brown. Staff members present were, Laura Russell, Carolyn Rice and Chris Schippers. Don Patterson called the meeting to order at 12:30 PM.

It was moved by Sandy Rowe and seconded by Steve Brown to approve the minutes of the August 5, 2008, OMHA meeting. Motion carried unanimously.

The Voucher, and TBRA claims lists were reviewed. It was moved by Steve Brown and seconded by Sandy Rowe to approve the claims. Motion carried unanimously. The August operating statement was reviewed. It was moved by Sandy Rowe and seconded by Steve Brown to approve the operating statement. Motion carried unanimously.

The report on the Voucher program was given. It was noted there were 236 out of the 230 units, eligible for payment in September. There were 246 Vouchers issued.

The report on the TBRA Program was given. There are 25 Coupons authorized, 13 Coupons were issued and 10 payments made in September.

With no other business, the meeting was adjourned at 12:45 PM.

Chris Schippers, Secretary

MINUTES
OSKALOOSA MUNICIPAL HOUSING AGENCY
AUGUST 5, 2008
MEETING ROOM

The Oskaloosa Municipal Housing Agency held its regular monthly meeting in the City Hall conference room on August 5, 2008. Board members present were, Don Patterson, Sandy Rowe, Michael Collins and Jackie Black. Staff members present were, Laura Russell, Carolyn Rice and Chris Schippers. Don Patterson called the meeting to order at 12:30 PM.

It was moved by Sandy Rowe and seconded by Jackie Black to approve the minutes of the July 1, 2008, OMHA meeting. Motion carried unanimously.

The July operating statement was reviewed. It was moved by Michael Collins and seconded by Sandy Rowe to approve the operating statement. Motion carried unanimously. The Voucher, and TBRA claims lists were reviewed. It was moved by Jackie Black and seconded by Michael Collins to approve the claims. Motion carried unanimously.

The report on the Voucher program was given. It was noted there were 243 out of the 230 units, eligible for payment in August. There were 260 Vouchers issued.

The report on the TBRA Program was given. There are 25 Coupons authorized, 9 Coupons were issued and 6 payments made in August.

With no other business, the meeting was adjourned at 12:45 PM.

Chris Schippers, Secretary

MINUTES
OSKALOOSA MUNICIPAL HOUSING AGENCY
JULY 1, 2008
MEETING ROOM

The Oskaloosa Municipal Housing Agency held its regular monthly meeting in the City Hall conference room on July 1, 2008. Board members present were, Don Patterson, Sandy Rowe and Steve Brown. Staff members present were, Lam-a Russell, Carolyn Rice and Chris Schippers. Don Patterson called the meeting to order at 12:35 PM.

It was moved by Steve Brown and seconded by Sandy Rowe to approve the minutes of the June 3, 2008, OMHA meeting. Motion carried unanimously.

The June operating statement was reviewed. It was moved by Sandy Rowe and seconded by Steve Brown to approve the operating statement. Motion carried unanimously. The Voucher, and TBRA claims lists were reviewed. It was moved by Sandy Rowe and seconded by Don Patterson to approve the claims. Steve Brown abstained due to a conflict of interest with the payment to Independent Insurance Agents. Motion carried unanimously.

The report on the Voucher program was given. **It** was noted there were 242 out of the 230 units, eligible for payment in July. There were 264 Vouchers issued_

The report on the TBRA Program was given. There are 25 Coupons authorized, 16 Coupons were issued and 13 payments made in July.

Don Patterson opened the public hearing and asked for comments on the adoption of the Annual PHA Strategies for FY 2008. Hearing no comments from the public the hearing was closed and asked for approval of Resolution No. 03.08.08 "PHA Certification of Compliance with the PHA Plans and Related Regulation Board Resolution to Accompany the PHA Plan" as introduced. Sandy Rowe moved for its approval, Steve Brown seconded the motion and the roll call was vote was as follows:

AYES: Patterson, Rowe, Brown

NAYES: None.

With no other business, the meeting was adjourned at 12:40 PM.

Chris Schippers, Secretary