

HUEDC
BOARD OF DIRECTORS
ATTENDANCE RECORD

DATE: April 16, 2024

TIME: 6:30 p.m.

PLACE: 500 West Main Street, Mitchell, IN

MEMBERS PRESENT

Sharon Mitchell
Pam Holzbog
Bill Mitchell
Mary Alice Brown
Martha Fields
Greg Taylor
Nancy Miller
Charlotte Speer
Suzanne Brown
Herman Campbell*
Gerald Montgomery
Rosie Wininger
Vicky Bauernfiend
Stacey Bowling
Bob Jones
Dave Dedrick
Reita Nicholson
Richard Beaty
Ava Kinney
Craig Jones
Seth Purlee
Max Bedwell
Lana Sullivan

MEMBERS ABSENT

Clara House	A
Angela Crecelius	E
Sara Luallen	A
Angela Turpin	E
Janie Johnson	E
Janet Harrison	E
Richard Dixon	A
Karan Jones	E

* Alternate
A Absent
E Excused Absence

STAFF PRESENT: David Miller, Amy Hopper and Angelia Owens

GUEST PRESENT:

HOOSIER UPLANDS ECONOMIC DEVELOPMENT CORPORATION
BOARD MINUTES

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DATE: April 16, 2024

- I. CALL TO ORDER: The meeting was called to order by Martha Fields, Chairperson.
Opening Prayer
- II. ROLL CALL/ESTABLISH QUORUM: Roll call was done by Angelia Owens. There were (23) members in attendance. A quorum was present.
- III. APPROVAL OF PREVIOUS MINUTES: No corrections or questions.
- Dave Dedrick made the motion to approve March minutes. Nancy Miller seconded the motion. MOTION CARRIED
- IV. FINANCIAL REPORT – February Report
- Gerald Montgomery made the motion to approve the February Financial Reports as mailed. Sharon Mitchell seconded the motion. MOTION CARRIED
- V. OLD BUSINESS: N/A
- VI. COMMITTEE REPORTS: A copy of the Committee List for 2024 was given to each Board Member.
- VII. EXECUTIVE DIRECTORS REPORT: David Miller

REQUIRING BOARD ACTION

1. Out of State Travel: Housing Conference to Washington, DC (June 23rd – 27th)

Need Board approval to allow Natalie Powell, Director of Housing and Community Development, to travel out of state to Washington, DC on June 23rd – 27th, 2024 to attend the Council for Affordable Rural Housing Annual Conference.

The Affordable Housing Association of Indiana will cover all expenses.

Following discussion, Craig Jones made the motion to approve the out of state travel for Natalie Powell, Director of Housing and Community Development, to travel to Washington, DC on June 23rd – 27th, 2024 to attend the Council for Affordable Rural Housing Annual Conference. Lana Sullivan seconded the motion.
MOTION CARRIED

2. Aspen Meadows Apartments Rehab - Resolution

The CEO needs the Board to approve the resolution for the rehabilitation of Aspen Meadows Apartments in Salem.

Following discussion, Sharon Mitchell made the motion to approve the resolution for the rehabilitation of Aspen Meadows Apartments in Salem. Charlotte Speer seconded the motion. MOTION CARRIED

INFORMATION ONLY:

1. Amy Hopper, Director of Housing and Family Services, educated the Board on the Housing Choice Voucher Program (Section 8 Housing Assistance) and the HUD Housing Counseling Program.

The Housing Choice Voucher Program is a HUD Program and we contract with the Indiana Housing and Community Development Authority. This program assists households with paying a portion of their rent and sometimes utilities. The assistance amount is based on the household income, deductions, number of members, county lived in, utility allowances, and payment standards. Hoosier Uplands disburses payments to landlords directly and reimbursements for utility assistance to eligible tenants.

We serve Lawrence, Orange, Martin, Daviess, Greene, Dubois, Pike, and Washington counties. The current total active families on our program is 413 and we have 435 allotted vouchers. We have one of the highest voucher utilization rates in the state. Our housing assistance payment average per month for 2024 is \$157,267 and our utility assistance average per month is \$5,786.

Our waiting list has been open since August of 2022. Applications are completed on an online portal by going to our Hoosier Uplands website where the link will be found. Once the application is complete applicants are ranked on the waiting list by preference points and date/time of application. Applicants can be on the waiting list for years. We pull around 25 new names per month but it is difficult to get participants to provide all the needed documents in order to keep them on the program. We can pull new names until we reach our allotted number of active participants then we can only pull names to replace those that go off the program. Currently we have 15,510 on the waiting list (many are duplicate applications where they have applied for each county). The waiting list county breakdown is:

Daviess – 1,263
Dubois – 1,913
Greene – 1,843
Lawrence – 2,605
Martin – 1,789
Orange – 1,962
Pike – 2,049
Washington – 2,086

Tenants for the Housing Choice Voucher Program can live in single family homes, apartments, duplexes, or mobile homes but they must pass inspection in order to receive the rent assistance. Once on the program we do unit inspections every other year after the initial is completed. We are not allowed to do inspections at the properties that are

owned by Hoosier Uplands so that is contracted out with Lincoln Hills Development Corporation. Lincoln Hills and South Central Community Action contract with us to do their properties that they own inspections.

We also do a HUD Housing Counseling Program. This grant is usually \$25,000 - \$30,000 per year and this helps us to offer rental, homeless, mortgage default, outreach, post purchase, and budget counseling. This grant also allows us to purchase materials that we can give to budget counseling clients. In 2023, 76 families participated in this program.

Bill Mitchell: How does criminal records affect eligibility for rental assistance?

Amy Hopper: Lifetime sex offenders are not eligible for the program. Anyone over 3 years since being incarcerated eligibility will be determined on a case by case basis. Tenants will be terminated from program if convicted of a crime. An arrest does not count.

2. The CEO informed the Board about the upcoming changes to the Medicaid Waiver Program that will take effect on July 1st. The state is contracting the Aged & Disabled program out to Humana, United Health Care, and Anthem instead of the Area Agencies on Aging. This will affect 600 plus clients that we serve who are 60 and over. This will result in us having to reduce our Aging Staff by 8 to 9 employees.

Lana Sullivan: How will this affect the 8 or 9 employees?

David Miller: We will see if we have any job openings in other programs within the Agency. If not, they will be laid off.

3. IRS Form 990 Non Profit Training materials was given to each Board Member to review.

PROVIDED MATERIALS

- Program Director's Board Reports
- News Articles
- Letters

VIII. ADJOURN

Richard Beaty made the motion to adjourn the meeting. Bill Mitchell seconded the motion. MOTION CARRIED

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Reita Nicholson, Secretary