

**St. Charles County
Commission on Housing Assistance**

**MINUTES
Tuesday, April 13, 2021, 8:00am
Meeting conducted virtually by Microsoft Teams**

Attending Commission Members:

Jennifer George, Chairperson; Chief Kurt Frisz, Mike Hurlbert, Demetrius Cianci - Chapman, and Dorothy Cedano

Others Attending:

Robert Myers and Karen Hutchins, St. Charles County; Dianna Clair, NECAC; and Amber Staples, NECAC

Meeting Call to Order

Meeting was called to order by Jennifer George at 8:03 a.m.

Approval of October 1, 2020 Meeting Minutes

Minutes tabled to be approved at next meeting.

Public Comments

The floor was open for public comment. There was no public comment.

COMMISSION ACTION ITEMS

No Action Items to Consider

COMMISSION DISCUSSION ITEMS

Overview of additional voucher support from CARES ACT

Dianna Clair, Rental Assistance Program Director for NECAC, informed the commission that NECAC received monies from two rounds of CARES ACT funding for a total of \$179,806: first round; \$80,268 and second round; \$99,538. Dianna reported that \$12,590 has been expended for software upgrades, furniture (\$2,100) PPE equipment (\$476), operating and administrative expenses to include rent.

Anticipated Funds from Recovery Act

The St. Charles County Housing Assistance Program (SCCHAP) will not be receiving funds from the Recovery Act. Missouri Housing Development Corporation (MHDC) will be the administrative agency receiving Recovery Act funds for the State of Missouri.

HUD Chair Audit

Dianna Clair received an exit call from HUD Chair Audit. HUD Form 9886 listed the following findings such as:

- 1) Child support miscalculations
- 2) Some utility allowance schedules did not match
- 3) Discrepancies with incorrect bedroom size based on family composition

At the time of the meeting, NECAC, had not yet received the final report in writing. As a result of the audit, NECAC has hired an additional person for Quality Assurance and Control.

Renewal Funding for Housing Choice Voucher Program

Affordable housing is stagnant in St. Charles County. Tenants are not moving. As tax credit obligations expire, the current supply of affordable units are converted to market rate units. There are no new affordable housing units replacing those that are lost.

Robert Myers, Planning and Zoning Director, suggested that St. Charles County could invest in researching affordable housing opportunities.

The waiting list for St. Charles County is closed at this time. The Lincoln County waiting list will reopen May 1, 2021. In Lincoln County, the elderly disabled and live-work preferences have been removed from the voucher qualification process.

Currently, St. Charles County has received 79 Mainstream Vouchers and 5 Foster Youth Vouchers. One foster Youth voucher was ported leaving 4 vouchers for St. Charles County. However, NECAC has just received 6 new foster youth vouchers, leaving a total of 10 vouchers available for St. Charles County residents.

HAP Renewal funding for St. Charles County has increased to \$4,408,294. This increase will allow for additional people to rent affordable housing. NECAC will contact 40 people on the St. Charles County waiting list. Normally out of the 40 called, only 70% will actually schedule an intake interview; of the 70%, only 50% will actually sign a lease agreement.

MEETING ADJOURNMENT

The next meeting will be held in person rather than virtually.

Motion to adjourn was made by Mike Hurlbert and motion seconded by Kurt Frisz. Motion passed and the meeting was adjourned.