



## **Minutes of the Board of Commissioners Meeting September 15, 2015**

### **MEETING CONVENED**

A regular meeting of the Board of Commissioners for MaineHousing convened on September 15, 2015 at the offices of MaineHousing, 353 Water Street, Augusta, Maine.

Chairman Peter Anastos called the meeting to order at 9:00 a.m. with Director Gallagher, Commissioners Lincoln Merrill, John Marsh, Adam Bradstreet, Sheryl Gregory, Donna Talarico, Kevin P. Joseph, and Deputy Treasurer, Kristi Carlow in attendance for Terry Hayes present.

### **PUBLIC ATTENDANCE**

Guests and staff present for all or part of the meeting include: Linda Uhl, Chief Counsel; Peter Merrill, Deputy Director; Margaret Bean, Deputy Director; Cindy Namer, Director of Homeless Initiatives; Megan Spencer, Homeless Information Resource Coordinator; Paula Paladino, Manager of Homeless Initiatives; Linda Grotton, Internal Audit Manager; Tom Cary, Treasurer; Darren Brown, Director of Finance; Laurie Murray, Assistant Director of Finance; Lauren Bustard, Director of Housing Choice Voucher Department; Dan Brennan, Director of Energy and Housing Services; Deb Turcotte, Public Information Manager; and Jody Rollins, Office Administrator and note taker.

### **ADOPT AGENDA**

*Commissioner Gregory made a motion seconded by Deputy Treasurer Kristi Carlow to adopt the agenda. The vote carried 7 – 0.*

### **COMMUNICATIONS AND CONFLICTS**

Commissioner Marsh disclosed that Bath Savings Bank is working on a couple of projects, and he was uncertain whether or not MaineHousing had a connection with them -- one with Brunswick Housing Corporation and Topsham Housing Authority, Bartlett Circle in Yarmouth, and a 10-unit special needs project with Bath Housing.

### **MINUTES OF THE AUGUST 4, 2015 MEETING**

*Commissioner Gregory made a motion seconded by Deputy Treasurer Carlow to accept the minutes as corrected. The vote carried 7 – 0.*

### **DIRECTOR UPDATES**

Director Gallagher had the following updates:

- Attended an open house at a new family dwelling developed by Avesta Housing located at 409 Cumberland Avenue in Portland.
- Reviewing and interviewing 5 applicants for the Director of Development position this week.
- Attended the QAP partner kick-off meeting in early September.
- Sponsoring staff CPR and first aid training by the Augusta Fire Department EMTs, and a driver safety course.
- Attended a risk sharing program meeting at the Boston office of HUD with the New England Housing Finance Agencies.
- Attending the Federal Home Loan Bank of Boston Advisory meeting and the NCSHA Annual Fall conference in Nashville.

## **VOTE TO REPEAL THE HOMELESS PROGRAMS RULE AND REPLACE WITH THE HOME SOLUTIONS RULE**

Chief Counsel Linda Uhl informed the Commissioners that we are asking them to repeal the existing Homeless Programs Rule and Replace it with the new Home Solutions Rule. The hearing was conducted at the August 4<sup>th</sup> meeting at which time Cindy Namer reviewed the proposed changes. Comments and responses were summarized and distributed. One minor language change was made replacing “inherently religious activities” to “explicitly religious activities” to conform to new guidance from the U.S. Department of Housing and Urban Development.

*Commissioner Gregory made a motion seconded by Commissioner Merrill to repeal the existing Homeless Programs Rule, Chapter 19 of MaineHousing’s rules, and replace it with the proposed new Homeless Solutions Rule. The motion carried*

*7 – 0.*

## **HOUSING CHOICE VOUCHER (HCV) ANNUAL PLAN AND REVISED FAMILY SELF-SUFFICIENCY ACTION PLAN PUBLIC HEARING**

Chief Counsel Linda Uhl opened the public hearing and welcomed attendees. She introduced the Commissioners, Director of the Housing Choice Voucher Department Lauren Bustard, and Deputy Director Margaret Bean. Lauren Bustard reviewed the stakeholder process and reported receiving no public comments. She requested that the Commissioners adopt the proposed revised Action Plan at the close of the public hearing. Since there were no members of the public at the hearing to provide comment, the hearing was closed.

*Commissioner Marsh made a motion seconded by Commissioner Joseph to adopt the Housing Choice Voucher (HCV) Annual Plan and Revised Family Self-sufficiency Action Plan as proposed. The motion carried 7 – 0.*

## **DEPARTMENT REPORTS**

Commissioners raised questions on a couple of the department reports. MaineHousing staff provided additional information.

## **OTHER**

Tom Cary briefed the Board regarding a stand-alone bond resolution he is working on that will come to the Board in another month for consideration and approval. This will serve as a resource conduit for a 501C3 housing development project in Portland. There is a TEFRA at the Governor’s office awaiting signature. Commissioner Marsh disclosed that Bath Savings was involved in the project.

There was brief discussion regarding the following items:

- NCSHA membership and benefits
- Affordability Housing Work Group Meetings
- Luncheon meetings with Director Gallagher and Commissioners
- Vouchers for Veterans and lack of housing
- Updated calendar of meetings to Board
- Chair Anastos may not be available to attend the November meeting

## **ADJOURN**

*Commissioner Joseph made a motion to adjourn the meeting. Chair Anastos adjourned the meeting at 11:25 a.m.*

Respectfully submitted,

Donna Talarico, Secretary



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