

Resident Advisory Board Meeting Minutes

Section 8 11/12/2020 6:00 pm.

In attendance: Jessica Runshaw (S8M), Christine Lagana (PM), Diana Barnhart (participant), Charmaine Edwards (participant), Minnie Dickerson (participant), Ale Dickerson (participant), Teresa Shellhase (participant), Mary Margaret Bittle (participant)

Jessica Runshaw presented 2021 Admin Plan Changes:

Chapter 3

Page 3 Addition

- In addition, guests who remain in the unit beyond the allowable time limit will be considered to be unauthorized occupants, and their presence constitutes violation of the Housing Assistance Payment (HAP) contract. Participants must provide proof in the form of a signed copy of a current lease, rent receipts with landlord contact information, or a utility bill in the name of the guest to show the guest is not residing in the unit.

Chapter 4

4.I.D Changes

- Changed amount of days to process application to 30 days to process (was 20 business days)

4.III.C Addition

- Added on Mainstream Preference- documentation of homelessness or at risk must be provided.

Chapter 10

10.I.A Addition

- The termination of the lease must be at no fault of the participant as this may constitute a breach of the Section 8 Housing Assistance Payment (HAP) contract.

Chapter 11

11-II-C. Required Reporting deletion/additions

- Removed "If a family has reported zero income the FCHA will conduct an interim reexamination every 3 months as long as the family continues to report they have no income.
- **Added-** If the family reports zero income, the family will complete a zero-income questionnaire to certify zero income into the household.
- **Added-** All required changes must be provided in writing to the office no later than the 25th of the month to complete the interim reexamination.

Chapter 13

13.I.D Addition

- Updated to include domestic partner as someone who cannot be a landlord to a participant.

Chapter 16

16.III.C Changes

- Under Informal Hearing officer changed “The FCHA has designated the following to serve as hearing officers: **Contracted Hearing Office, Executive Director, and Property Managers.**”

Questions from residents:

- Ms. Edwards currently lives in Sunset. She questioned why her rent continues to go up each even though she is on a fixed income. Ms. Runshaw explained the factors in determining rent calculations, Section 8 and tenant portions. Sunset is a tax credit property; therefore, they have contract rent increases annually. Ms. Runshaw did advise tenant that she does have the option to move. Mailed copy of Section 8 landlords to participant.
- Mr. Dickerson does not have a court ordered custody agreement in place. He does regularly see and visit with his children in his home. He would like to add them to his lease, but landlord states that he is unable to add them to the lease for first year of residency. What can he do? Ms. Runshaw explained the custody requirement of 40% in order to add to lease which equals 146 days per year. As long as he has it in writing from the mother and notarized, they can be added after his year is up. She also explained that the 1-year requirement is a landlord policy and that he should call the landlord’s corporate office with any questions or concerns regarding their policies and procedures.
- Ms. Shellhase has concerns regarding the treatment she is receiving from her landlord. Ms. Runshaw addressed her concerns and reminded her that she always has the option to move elsewhere. Ms. Shellhase stated that she did not want to move. Ms. Runshaw explained that Section 8 cannot get involved in landlord/tenant issues and that she should seek out legal counsel or office of aging for assistance.
- No one else had any other questions.

Closed meeting at 7:00 pm.