

**SHELBY METROPOLITAN HOUSING AUTHORITY**  
**706 N. Wagner Avenue, Sidney, OH 45365**  
**BOARD OF COMMISSIONERS MEETING**

**August 16, 2021**

**1. Roll Call.**

Chairman James Frye called the meeting to order. Present upon roll call were Chairman Frye, Frank Mariano and Dmitri Williams. Amy Klingler and Vice-Chair Jan Geuy were absent. **Chairman Frye asked for a motion to excuse them. Dmitri Williams made the motion followed by Frank Mariano. All ayes. Motion carried.** Quorum was noted. Director Judy Wells, Assistant Director Laura Werner and Finance Director Nancy Spence were also present. The regular scheduled meeting was called to order at 12:10 p.m.

**Chairman Frye asked for executive session to discuss personnel. Frank Mariano made the motion followed by Dmitri Williams. All aye. Motion carried. Board entered executive session at 12:11 p.m. Chairman Frye asked to return to regular session. Dmitri Williams made the motion followed by Frank Mariano. All aye. Motion carried. Board returned to regular session at 12:19 p.m.**

**2. Approval of July Board Meeting Minutes.**

Chairman Frye asked for questions. None heard. **Frank Mariano made a motion. Dmitri Williams seconded. Vote was unanimous. Motion carried.**

**3. Approval of July Financial Report.**

Chairman Frye asked for concerns. **Dmitri Williams made a motion. Frank Mariano seconded. All ayes heard. Motion carried.**

**4. August Director's Report.**

Director Wells reported 124 Section 8 applications on file, three vouchers issued, 220 families receiving Section 8 assistance, two VASH vouchers issued, nine VASH families receiving assistance, no VASH move-out, one VASH move-in, 65 Public Housing applications on file, 167 public housing families receiving assistance, 88% public housing tenants' rents paid, two evictions served, four move-outs and four families moved in. Judy stated applicants are removed from the waiting lists if they cannot be found. She said local agencies continue to help with rent if funds are available.

**5. Section 8 Housing Choice Voucher Spreadsheet.**

Director Wells reported average HAP is \$325.

**6. Old Business.**

**Complex/Maintenance Update:** Director Wells stated new cabinets, flooring and bathroom remodel will deplete 2019 capita fund grant. She said Hughes Specialty has provided crews for the remodels, rehabs, janitorial needs and lawn care.

**Inspection Group:** Director Wells said in lieu of subcontracting The Inspection Group that a new hired employee may be trained instead.

**Affirmatively Furthering Fair Housing Plan:** Director Wells stated she is working on this plan.

**Physical Needs Assessment:** Director Wells said she will consult other housing authority directors for advice on how they are complying with this.

**7. New Business.**

**Evictions:** Director Wells reported an eviction was served and court date occurred. The tenant sought legal aid representation and also caked a preacher friend for support. She also reached out to SMHA Board member Frank Mariano. All parties met. Tenant claims domestic violence is involved and would like an extension to stay at residence, Tenant filed a grievance against SMHA and a hearing is scheduled. Director Wells said she will report the outcome at next month's meeting.

**Other new business:** There was no other new business presented.

**8. Adjournment.**

**Chairman Frye asked for a motion to adjourn. Frank Mariano obliged. Dmitri Williams seconded. All ayes. Motion carried.** Meeting adjourned at 12:44 p.m.

Submitted by Financial Director Nancy Spence