

**DMPM
Board Meeting
Minutes for May 7, 2024**

PLACE: Administrative Building-Victory Room

TIME: 12:08 PM

ATTENDEES: Jeff Cooley, Jerry Griese, Jennifer Leveque, and Janeal Kohler.

READING AND APPROVAL OF MEETING MINUTES: Commissioner Cooley motioned to approve the minutes from the February 6, 2024, board meeting. Commissioner Kohler seconded. All in favor. No discussion. Motion passed.

STAFF REPORT: Commissioner Kohler presented the operating statements for March 2024 which was the final month in the fiscal year. Revenues were less than budgeted due to vacancy loss which has been improved along with RD subsidy that was delinquent getting approved from RD. Staff is expecting funds retro back to July 1, 2023 to assist two of the RD properties with their cash flow and revenues.

Blueridge Rehab: The work is complete, and the staff are working on leasing the units.

Orchard Knoll Rehab: The work is complete, and the staff are working on leasing the units.

Orchard VA: The VA Administration has expressed concern over Orchard Knoll not meeting the Veteran threshold requirement. The staff is not receiving the quantity of referrals we used to receive from the VA Case Managers. This could be because of additional veteran housing built since Orchard opened. Staff will be working on ways to improve the veteran count.

HADCO will be participating in neighborhood barbecues/garage sales at the Vine Street Apartments, in partnership with Safe Families and NeighborWorks Umpqua, on June 7th at Vine Street.

Staff are currently working with our Resident Advisory Board on required HUD changes called HOTMA. Some of the required changes will affect the multi-family properties. The proposed policy changes will go out for public comment between July 1st and August 15th followed by a public comment open session at the HADCO August board meeting scheduled for August 22, 2024.

PUBLIC COMMENTS: None.

REPORT OF THE COMMISSIONERS: None.

UNFINISHED BUSINESS: None.

NEW BUSINESS:

Resolution #55- Appointment of DMPM Commissioner. Jennifer Leveque and renewal of Commissioner Poland and Griese. Commissioner Kohler motioned to approve Resolution #55, Commissioner Cooley seconded. All in favor. No discussion. Motion passed.

Resolution #56- Approval of Infestation Addendum- Commissioner Kohler explained the need for a better pest control agreement with the tenants to make sure it is clear who is responsible when there

is infestation. Discussion had. Commissioner Cooley motioned to approve Resolution #56, Commissioner Kohler seconded. All in favor. Motion passed.

MEETING ADJOURNED AT: 12:35 PM