

**MINUTES OF THE
BOARD OF COMMISSIONERS OF
HOUSING AUTHORITY OF JACKSON COUNTY**

November 21, 2024

CALL TO ORDER: Lori Magel called to order the meeting of the Board of Commissioners at 12:02 p.m. The meeting was held in person.

ROLL CALL: The following persons were present

Commissioner, Lori Magel
Commissioner, Milan Hanson
Commissioner, Jay Stormberg
Commissioner, Pat Stoddard
Commissioner, Therese MacGregor
Commissioner, Teresa Gaglio

ABSENT: Commissioner, Rosemary Hernlein

VISITORS PRESENT:

EMPLOYEES PRESENT: Jason Elzy, Executive Director
Brian Conover, Director of Finance
Ryan Haynes, Director of Development
Jennifer Jennings, HCV Program Director
Cara Carter, Director of Real Estate Operations
Eric Janoski, Family Self-Sufficiency and Homeownership Coordinator
Cindy Tepas, HR Manager
Zuheyr Rizo, Office Manager

APPROVAL OF MINUTES OF PREVIOUS MEETINGS:
The minutes of September 19, 2024, were approved as presented.

HEARING OF VISITORS/ITEMS NOT ON THE AGENDA: None

NEW BUSINESS:

Approval of Resolution 2024-17; Adopting HCV Admin Plan & FSS Action Plan. Jay Stormberg motioned for approval. Therese MacGregor seconded the motion. Lori Magel, Milan Hanson, and Pat Stoddard voted in favor. Teresa Gaglio abstained. Resolution passed.

FINANCIALS:

Brian provided a verbal overview of the September financials.

BILLS AND COMMUNICATION: Jason provided an overview of the CDBG-DR program and stated that he will wait for the contract to proceed, noting it is highly restricted. OHCS released the draft Substantial Action Plan Amendment (SAPA) for the CDBG-DR Action Plan, which was open for public comment from October 9 to November 8, 2024. Key changes include transitioning the Homeownership Opportunities Program (HOP) to the Affordable Housing Development (AHD) program and expanding

eligible uses to include rental and multifamily housing. Jackson County's AHD allocation increased from \$45.6M to \$61.6M through reallocated funds.

DEPARTMENT REPORTS: None

SECRETARY'S REPORT: No additional updates beyond those provided under Bills and Communications.

UNFINISHED BUSINESS: None

Adjourned to Executive Session 12:21 p.m.

The regular meeting was adjourned at 12:51 p.m.

DATED: 12-19-2024



Rosemary Hernlein, Board Chairperson

ATTEST: 

Jason Elzy, Secretary