

## KENT COUNTY HOUSING COMMISSION

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# Kent County Housing Commission Board Meeting

Thursday, May 16, 2024 at 8:30 am

## MINUTES

**Present:** Joshua Lunger, Brittany Beckman, James Peacock

**Absent:** Courtney Christensen, Louis Berra

**Staff:** Gustavo Perez, Stephen Stratton, Jen Kozlowski, Ashley Huey, Kimberlee Reinking, Rachel Pillar, Emily Stroka

### 1. Call to Order and Roll Call for Quorum

- a. Commissioner Lunger called the meeting to order at 8:30 a.m.

### 2. Approval of March 28, 2024 Meeting Minutes:

Motion by: Commissioner Peacock

Supported by: Commissioner Beckman

Motion passed

### 3. Approval of Today's Agenda:

Motion by: Commissioner Peacock

Supported by: Commissioner Beckman

Motion passed

### 4. Public Comment: None

### 5. Communications: None

### 6. Action Items

Resolution to Accept Additional VASH Funding

Motion by: Commissioner Beckman

Supported by: Commissioner Peacock

Ayes: Commissioner Lunger, Commissioner Beckman, Commissioner Peacock

Nays: None

Motion passed

### 7. Report of the President: Commissioner Lunger is excited for some of the work he is doing with Gustavo and other stakeholders on homelessness prevention. More details to come in the next few months.

**8. Report of the Director:**

Gustavo noted that at the last meeting they discussed the interest from GRHC and MSHDA to transfer the housing commission vouchers. He confirmed with HUD that they will ultimately decide which organization the vouchers go to. Follow up meetings are being scheduled understand the process. Gustavo will update Commissioners on the timeline of a transition once he has further information. Between County Admin and Legal they determined that the Kent County Housing Commission would have to vote on a transition and then that would go to the County Board of Commissioners. In staffing news, Jen Kozlowski has accepted the position of Lead Hazard Control Supervisor. The team is working on transitioning Jen's caseload between Emily and Queyonna to maintain programming and operations. Jen will still be available to help during the transition since she is staying within the department. Gustavo and the Commissioners took time to discuss the lead program and the work that is being done and needs to be done in the community. Gustavo shared that he has been making media appearances to promote Community Action Month and KCCA's programming areas. We had a fantastic department team building retreat yesterday. The facilitator did a phenomenal job of understanding how to get the team to interact with one another and build comradery. This is something the team has been asking for and we will continue to offer more trainings.

**9. Financial Report:**

Stephen reviewed the financial report with the Commissioners and gave details on the various line items. He noted that there is not a sustained amount to add staff. We have a very good lease up rate, but rents are higher, so we are paying more. Other housing commissions are not fully leasing up because of the high rents. This helps voucher holders compete in the rental market, but it means we can't help as many people. If we fully lease up it will cause us to go into the negative.

**10. Old Business:** Commissioner Lunger said they will hold off on this until we figure out what is going on with the vouchers and the future of the housing commission.

**11. New Business:** We have a new board member, Brittany Beckman. Commissioner Beckman introduced herself and shared her work experience and community involvement.

**12. Adjournment:**

Meeting adjourned at 9:02 a.m.

**Next scheduled Kent County Housing Commission Board meeting  
July 18, 2024 at 8:30 am**