



Hooghan—Center of Family Growth, Strength and Beauty
NAVAJO HOUSING AUTHORITY

**BOARD OF COMMISSIONERS
SPECIAL CALLED MEETING**

**Navajo Housing Authority Central Office
Turquoise Conference Room
Window Rock, AZ**

**October 03, 2019
4:00 p.m.**

AGENDA

I. CALL TO ORDER; ROLL CALL, INVOCATION; ANNOUNCEMENTS.

ROLL CALL: (*P – Present, L – Late, A – Absent, T – Teleconference*)

Kris O. Beecher, Chairman, Tenant/Homebuyer Representative (*Teleconference*)

Derrith Watchman-Moore, Vice Chairwoman, Business Mgmt. Professional Rep.

(*Teleconference*)

Kerrie L. Begaye, Secretary, Tenant/Homebuyer Representative (*Teleconference*)

Frankie C. Lee, Treasurer, Licensed Professional Engineer Representative

(*Teleconference*)

Invocation: Dwayne Waseta, ICEO

Announcement: we have our new Staff Attorney, Robert Silva is in attendance, we will do a formal meet and greet at the next meeting.

Tomorrow I have a meeting with the NN President at 7:00 am regarding Shiprock Women Shelter, I will provide a highlight after the meeting.

October 17, 2019 meeting with U.S. DOJ, they want a partnership, to roll out a background check, they are going to be here in the office, if you are in the area you are welcome to sit in on the discussion.

II. RECOGNIZE GUESTS AND VISITING OFFICIALS

III. REVIEW AND ADOPT AGENDA

Review and adoption of the Meeting Agenda was skipped.

Review Agenda

(M): ____ (S): ____ AYES: ____ NAYES: ____ ABSTENTIONS: ____

Adopt Agenda

(M): ____ (S): ____ AYES: ____ NAYES: ____ ABSTENTIONS: ____

IV. REVIEW AND ADOPT MINUTES - NONE

KBeecher. Moving onto Item number 4, there are no minutes to review.

V. NHA REPORTS - NONE

VI. REVIEW & APPROVE RESOLUTIONS

1. **NHA-4935-2019:** Approving the Fiscal Year 2020 Operating & Capital Budget of the Navajo Housing Authority in the Total Amount of Thirty-Five Million, One Hundred Fifty-Three Thousand, Seven Hundred Sixty-Seven Dollars (35,153,767), the Use of Non-Program Income for Certain Non-Allowable Activities in the Total Amount of Two Million, Two Hundred Thirty-Nine Thousand, Eight Hundred Forty-Five Dollars (2,239,845), and the Use of Other Sources of Funding in the Total Amount of Four Million, Seven Hundred Thirty-Nine Thousand, Five Hundred Twenty-Six Dollars (4,739,526). **(Handout)**

Review Resolution NHA-4935-2019:

MOTION: Commissioner Derrith Watchman-Moore motioned to review Resolution NHA-4935-2019, seconded by Commissioner Kerrie L. Begaye. **MOTION CARRIED** with 4 in Favor, 0 Opposed, 0 Abstentions.

Mr. Nopah. What you have before you is, Resolution NHA-4935-2019, there are two exhibits to the resolution Exhibit "A" is the budget itself and Exhibit "B" is the resolution that was approved in June 22, 2019. The June 22, resolution establishes the budget ceiling. There is an executive summary of the operating budget, there are budget summary tables.

Watchman-Moore. I'm looking at the overall summary and the occupied personnel column of 306 and 93 vacant, so how did the buyout affect the concern that the board had regarding too many FTE's and not enough output in terms of the homes being built and so forth? I'm curious about the output of analysis, it seems like our personnel feelings would be much lower because of the buyout and we might have vacant positions that are less and the entry level of salary is what we would be paying and not the average.

Dwaseta. The vacant positions of the buyout, because we have not made changes to the organization to abolish the positions, some positions we have set on hold are still sitting there and with the final determination of the actual analysis of the organization in terms of the need, there are some areas there that we hiring some people to replace some of the positions that are in need, there's a total of 93 positions NHA wide that are vacant, there will be some individual positions, just the key positions, like the managers and supervisors, but the lower tier positions we're putting on hold on them until we can get the actual evaluation of the operational of the programs in the field.

Dwatchman-Moore. Do you know how many of the 93 are key?

Dwaseta. Within the Finance department we have 3 major positions that need to filled, within the HMO's a couple of the key housing services, but the one's that deal with fiscal specialist and stuff in the field, we're looking at combining of those positions with activity we had Ms. Duncan do an analysis and she was requesting some of those positions be combined verse filling in the fiscal technicians.

Dwatchman. My second question, I know at the last meeting madam CFO had concerns about the FTE count and the need to decrease that number because our funding is decreasing. Can we hear from her and get her thoughts on what that decrease would be and the amount?

MINUTES of the Board of Commissioners Special Called Meeting

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Clong. Good afternoon Mr. Chair, Vice Chair and commissioners and staff, my concern from the last board meeting was in reference to the total number of employees from what we have currently, the concern was the total number of allocation that we receive on an annual basis from HUD, and we do see a decrease from last year to current year going into 2020. And the concern with the number of units we have across NHA at the 15 housing management offices, meaning the total number of paid off units we have, just for the month of September we have 19 more units that were paid off. So, considering all the pay offs that we have and the analysis that was done in prior months we were looking at 53 for the 1937, because we do receive subsidy for the 1937.

KBeecher. We will need another Resolution to coincide with Resolution NHA-4935-2019 which will include the goals and priorities of NHA, we will also need to add in the resolution the boarded-up units to bring them into occupancy and the required FTE analyst with the reduction. The FTE analysis needs to be provided to the Board.

MOTION: Commissioner Derrith Watchman-Moore motioned to adopt Resolution NHA-4935-2019, seconded by Commissioner Kerrie L. Begaye. **MOTION CARRIED** with 4 in Favor, 0 Opposed, 0 Abstentions.

2. **NHA-4936-2019:** Approving the Use of Non-Program Income in the Total Amount of Six Thousand Dollars (\$6,000.00) to Cover the Lodging Overage Above the Federal Government Services Administration for an Approved NHA Housing Training Session for NHA Staff, September 18-20, 2019.

MOTION: Commissioner Derrith Watchman-Moore motioned to review Resolution NHA-4936.2019, seconded by Commissioner Kerrie L. Begaye. **MOTION CARRIED** with 4 in Favor, 0 Opposed, 0 Abstentions.

MOTION: Commissioner Frankie Lee motioned to Adopt Resolution NHA-4936-2019, seconded by Commissioner Derrith Watchman-Moore. **MOTION CARRIED** with 4 in Favor, 0 Opposed, 0 Abstentions.

VII. EXECUTIVE SESSION (For the Good of the Order) – NO Executive Session

VIII. OTHER BUSINESS

1. BOC Regular Called Meeting – October 26, 2019 @ 9:00 am
DCSD Conf. Room #116, Fort Defiance, AZ

IX. BENEDICTION – Ms. Cathy Long, CFO

X. ADJOURNMENT

MOTION: Commissioner Frankie Lee motioned to adjourn the Special Called Meeting at 5:27 pm, seconded by Commissioner Derrith Watchman-Moore. **MOTION CARRIED** with 4 in Favor, 0 Opposed, 0 Abstentions.

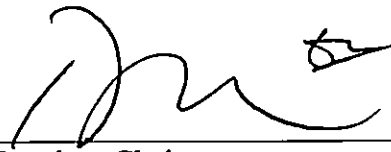
CERTIFICATION

Commissioner Kris O. Beecher moved that the foregoing minutes of the October 03, 2019 Special Called Meeting be adopted and this was seconded by Commissioner Frankie C. Lee.

Same was passed by the following:

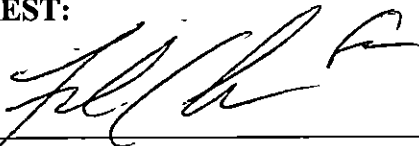
AYES: 3 NAYES: 0 ABSTENTIONS: 0

The Secretary, thereupon, declared said motion carried and said minutes of the Special Called Meeting held on **October 03, 2019**, was adopted this **19th** day of **December** 2019.



Kris Beecher, Chairperson
NHA BOARD OF COMMISSIONERS

ATTEST:



Kerrie L. Begaye, Secretary
NHA BOARD OF COMMISSIONERS