

BOARD OF COMMISSIONERS REGULAR CALLED MEETING

Via Teams/Teleconference
Call in number: (605) 475-4000 Access Code: 968910#

September 23, 2021

9:00 a.m.

MINUTES

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

A Regular Meeting of the Board of Commissioners of the Navajo Housing Authority was held on Thursday, September 23, 2021. The meeting was called to order by Board of Commissioner Chairperson David N. Sloan at 9:11 a.m., Via Microsoft Teams.

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

David N. Sloan, Vice Chairperson, Licensed Professional Architect Representative – Via Teams

Kerrie L. Begaye, Secretary/Treasurer, Tenant/Homebuyer Representative – Via Teams

Tammy Yazzie, Member, Tenant/Homebuyer Representative – Via Teams

All three members are present, there is a quorum.

Staff on Microsoft Teams: Dwayne Waseta, ICEO; Heather Duncan, ICFO; Terrilynn Cook, CAO; Ernest Franklin, Jr., ICOO; LaVerne A. Johnson, Legal Manager; Luis Ochoa, General Counsel Quarles & Brady; Nellie Gilmore, Grants Manager; Calandra Etsitty, Compliance Manager; Kenneth Cooper, HR Director; Arne Willetto, Maintenance Division Director, Mary Vandever, Interim Housing Mgmt Division Director; Olin Arviso, Facilities & Fleet Mgmt Div. Director; Christian Bigwater, Public Relations Coordinator; Olivia Tsosie, Administrative Specialist; Doreen L. Yazzie, Exec. Administrator

Invocation: Doreen L. Yazzie, Executive Administrator

Announcement of new BOC member Ms. Tammy Yazzie

Introduction by Ms. Tammy Yazzie, BOC member; Kerrie L. Begaye, BOC Secretary/Treasurer; David N. Sloan, BOC Chairperson

II. RECOGNIZE GUESTS AND VISITING OFFICIALS

None

III. REVIEW AND ADOPT AGENDA

Chairperson David N. Sloan read the agenda into the Record

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MOTION: Commissioner Tammy E. Yazzie motioned to review the agenda, seconded by Commissioner Kerrie L. Begaye. **MOTION CARRIED** with 3 in Favor, 0 Opposed, 0 Abstentions.

MOTION: Commissioner Kerrie L. Begaye motioned to adopt the agenda, seconded by Commissioner Tammy Yazzie. **MOTION CARRIED** with 3 in Favor, 0 Opposed, 0 Abstentions.

IV. REVIEW AND ADOPT MINUTES

1. Minutes of the BOC Regular Meeting – July 16, 2021
Via Microsoft Teams

MOTION: Commissioner Kerrie L. Begaye motioned to review the minutes of the July 16, 2021 BOC Regular Meeting, seconded by Commissioner Tammy E. Yazzie. **MOTION CARRIED** with 3 in Favor, 0 Opposed, 0 Abstentions.

DS. It seems to be in order for me, it's as I recall the meeting on that day.

KB. I reviewed the minutes there are no corrections.

MOTION: Commissioner Kerrie L. Begaye motioned to adopt the minutes of the July 16, 2021 BOC Regular Meeting, seconded by Commissioner Tammy E. Yazzie. **MOTION CARRIED** with 3 in Favor, 0 Opposed, 0 Abstentions.

V. NHA REPORTS

MOTION: Commissioner Kerrie Begaye motioned to review the reports, seconded by Commissioner Tammy Yazzie. **MOTION CARRIED** with 3 in Favor, 0 Opposed, 0 Abstentions.

1. Executive Report – Dwayne Waseta, ICEO

DW. Before you is the August Report: I Participated in Bi-weekly and monthly calls with HUD regarding Program Activities, Monitoring Review and the Audit Review. We work with Albuquerque, Phoenix and the Washington HUD Office. LOCCs draws is \$14M with a balance at the end of August of \$30.6M with the 3x language, as of this week our balance has dropped down to \$25M. As part of the LOCCs we prepared a written response to the August 20, 2021 Notice of Undisbursed IHBG Funds for the 2021 Program Year, that letter was sent to the SWONAP Office and the staff and we received a reply back from Robert Holden from SWONAP that the documentation was submitted to Heidi Frechette at the HUD Headquarters Office in Washington, DC for review and comments from them. 2022 IHP Model Activity – Parking Lot Paving, they wanted a more detailed information, we provided the information to HUD.

DS. I have a question on the 2022 IHP, you said that HUD will respond to a letter that NHA sent to them regarding the Undisbursed Funds Notice, with that response will HUD identify what they are going to approve for that year, given what their notice was about the Undisbursed Funds, or would that come later?

DW. To answer, we are unsure, the way the letter reads is that the 2021 as we move forward, will not be held... it went through two different legal reviews in terms of interpretation, this letter is back to Headquarters asking them, is this what we read in terms of the letter that was issued to us back in September of 2020. The documentation in there reads that the 2021 fund cycle the monies that we received will not be held against NHA, that's why we are determining why we're getting the letter of the 3x language, we are asking for clarification on that document, so we can have a grounds of determining why HUD was sending us a letter regarding the August 20, 2021 of the