

## **BOARD OF COMMISSIONERS REGULAR CALLED MEETING**

**Via Microsoft Teams/Teleconference**

**October 28, 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, October 28, 2021. The meeting was called to order by Board of Commissioner Chairperson David N. Sloan at 9:12 am., Via Microsoft Teams

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

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

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

Tammy E. Yazzie, Member, Tenant/Homebuyer Representative – Via Microsoft Teams

All 3 members were present, which constitute a quorum, all 3 members were present through the entire meeting.

Staff on Microsoft Teams: Dwayne Waseta, ICEO; Heather Duncan, ICFO; 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; Sharon Begay, Risk Manager; Arne Willetto, Maintenance Division Director; Mary Vandever, Interim Housing Mgmt Division Director; Olin Arviso, Facilities & Fleet Mgmt Div. Director; Earl Tulley, Veterans Liaison; Christian Bigwater, Public Relations Coordinator; Olivia Tsosie, Administrative Specialist; Doreen L. Yazzie, Executive Administrator.

Invocation: Kerrie L. Begaye, BOC Secretary/Treasurer

#### **II. RECOGNIZE GUESTS AND VISITING OFFICIALS**

Rickie Nez, RDC Chairperson, 24th Navajo Nation Council attending by Via Teleconference, there was technical difficulties.

Rodney Tahe, RDC Legislative Advisor

#### **III. REVIEW AND ADOPT AGENDA**

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

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Commissioner David N. Sloan read the agenda into the record.

**MOTION:** Commissioner Tammy Yazzie motioned to adopt 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 amend the agenda to add Resolution NHA-5070-2021, seconded by Commissioner David N. Sloan. **MOTION CARRIED** with 3 in Favor, 0 Opposed, 0 Abstentions.

### IV. REVIEW AND ADOPT MINUTES

1. Minutes of the BOC Regular Meeting – September 23, 2021  
Via Microsoft Teams

**MOTION:** Commissioner Tammy Yazzie motioned to review the minutes of the Board of Commissioners Regular Meeting on September 23, 2021, seconded by David N. Sloan. **MOTION CARRIED** with 3 in Favor, 0 Opposed, 0 Abstentions.

We will review the minutes.

**MOTION:** Commissioner Kerrie Begaye motioned to adopt the minutes of the Board of Commissioners Regular Meeting on September 23, 2021, seconded by Commissioner David N. Sloan. **MOTION CARRIED** with 3 in Favor, 0 Opposed, 0 Abstentions.

### V. NHA REPORTS

**MOTION:** Commissioner David N. Sloan 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

Mr. Waseta provided the overview of his report. This is the lowest that we ever drew which is \$56.3M, The NHA did not meet the 3x allocation requirement, we were over the 3x language by \$22.5M, this is a challenge that NHA will face for FY 2022. On September 25, 2021 we sent a letter to HUD regarding the undisbursed funds, as of this month we have not received a response. The FY 2022 IHP has been accepted by HUD we have not received the allocation notice, when we get the notice there is probably going to a reduction of the \$22.3M that going to be a significant impact on the need portion. The 2019 FMR we still have not received a response from HUD. The Annual HUD Review; NHA is under review for 3 grant years, 2019, 2020 and 2021, the annual review started on August 2, 2021 and as of this month, we had a discussion with HUD on Tuesday and we were verbally told that HUD is going to end the review in the month of November and send a DRAFT review of the report, they would like to conduct an exit conference and we told them to provide us some dates so that we can schedule the exit conference with the board and the management team.

2. Operations Report – Ernest Franklin, Jr., ICOO

EF. Mr. Franklin provided an overview of his report under TAB 3.

Any comments or questions from Commissioner Begaye or Commissioner Yazzie?

TY. Thank you for putting the graphs in your report Mr. Franklin, especially the total vacant dwelling units for 2019 to 2021, it gives you a good perception of the vacancies and something can be made available for leadership if they inquire about why some of these units are not being filled, there's data to support that, it's a huge improvement, like the work orders and visually what is provided before us and analyze, what's going on in Fort Defiance, Chinle and Ojo verses all the other sites, does it have to do with the structure of the units. A graph really tells a lot, so I