

MINUTES OF A REGULAR MEETING OF THE  
COMMISSIONERS OF THE

CITY OF ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY

The Commissioners of the City of Roanoke Redevelopment and Housing Authority met for a regular session on Monday, November 25, 2019, in the offices of the City of Roanoke Redevelopment and Housing Authority, 2624 Salem Turnpike, NW, in the City of Roanoke, Virginia.

**I. CALL TO ORDER – ROLL CALL**

Chair Anguiano called the meeting to order at 3:00 p.m. and declared that a quorum was present.

PRESENT: Commissioners Anguiano, Garner, Kepley, Smith, Walker, Witten

ABSENT: Commissioner Burruss

OFFICER PRESENT: Mr. David Bustamante, Secretary-Treasurer

ALSO PRESENT: Betsy Crow, VP of Human Resources and Administration; Frederick Gusler, Director of Redevelopment and Revitalization; Mark Loftis, Legal Counsel; Michelle Jackson, Senior Executive Assistant; Suzzette McCoy, Compliance & Quality Assurance Coordinator; Evangeline Richie, VP of Housing; Joel Shank, VP of Operations; Djuna Osborne, Roanoke City Council Liaison,

Chair Anguiano welcomed everyone to today's meeting.

**II. REPORTS**

1. Financial Report

Chair Anguiano asked if there were any financial reports. There were none.

Mr. Bustamante responded that Ms. Austin was on paid time off (PTO) and he would try to answer any questions on her behalf. Chair Anguiano inquired about the Revenue Expense Statement for Landsdowne, it looks like the variance in our operating subsidy is pretty significant. Is there anything in particular attached to that. Mr. Bustamante responded that he would need to speak with Ms. Austin about this issue. Mr. Bustamante responded that we would include a response to this question as part of the financial narrative for the December Board meeting.

## 2. Executive Director's Report

Chair Anguiano asked for the Executive Director's Report.

Mr. Bustamante stated that in addition to his written report, he had provided the Board a copy of the board meeting schedule for 2020 and requested that if there were any date conflicts to please let him know. All date changes will be brought back to the board in the form of a resolution for the December board meeting. Commissioner Garner responded that he would like to see December's meeting moved from December 28, 2020 to December 21, 2020 due to it being Christmas week. Vice Chair Smith agreed with moving the date to December 21, 2020 and said that is a busy time for the other things that we are doing for the other communities. Commissioner Garner also pointed out that in May, he would prefer changing the date from May 26, to May 18. Commissioner Walker responded that May would not be good for her and that she may not be able to attend the February 24, 2020 meeting. Mr. Bustamante indicated that the elevator situation at Morningside Manor had been mitigated for now. The elevator company that was initially under a PM and repair contract indicated that the elevators could not be repaired, as a result the existing contract was terminated. A different

contractor visited Morningside and indicated that they could repair the large elevator and they did in about 2 days. In addition, this same company has indicated a possibility that they could repair the smaller elevator as well. RRHA has contracted them to perform PM and repairs on both elevators. We are very fortunate that this has happened. It has removed the thought of having to displace 84 elderly residents during the holiday season. Commissioner Garner asked if we were expediting what we are going to do as far as getting the request for a proposal. Mr. Shank answered that the project is out and has been advertised. The bids are due back the second or third week in December. We actually had the pre bid meeting already. He believes the bids are due back next week or the week after. Commissioner Kepley asked if there was any interest at the pre-bid meeting, Mr. Shank answered we had one general contractor and one elevator contractor. Chair Anguiano asked if everything had been fine so far with the large elevator as it has been a week. Mr. Richie commented yes, so far. Commissioner Garner commented that we have to move on to get this situation corrected permanently as this could have been disastrous. Mr. Bustamante responded that this is just a band aid until we can get the new elevators in place. This bought us time to properly procure the new elevators and not displace elderly residents. Commissioner Garner asked about the number of residents that had to be relocated initially to the Extended Stay. Mr. Bustamante responded that we had 14 residents. Ms. Richie responded that they moved back to their units at Morningside this past Friday. Mr. Bustamante went on to say that we applied for 5 Veteran Affairs Supporting Housing (VASH) vouchers and that we were informed by The Department of Housing and Urban Development (HUD) that we would be getting those additional

(VASH) vouchers. RRHA also applied for additional Mainstream vouchers, and recently received a HUD notification that we would obtain 30 new Mainstream vouchers; we will see that subsidy at the beginning of January 2020 and we will begin to issue those vouchers. Chair Anguano asked if we had a waitlist for Mainstream vouchers. Mr. Bustamante responded that we have a very healthy waitlist and RRHA maintains this list open in case a provider has someone to refer. Mr. Bustamante then stated that during the November 18, 2019 closed session with the City Council, it was voted that RRHA would enter into negotiations with the City for the library, RRHA received a draft lease for 18 months, RRHA turned that lease over to Mr. Loftis for review. Within those eighteen months, it will give us time to do our due diligence. In that same meeting, the City Council meeting on November 18, 2019, Ms. Richie and Ms. Hall presented to the City Council regarding RRHA Resident Services Program. They brought in both Treyvon and Harley to present as well and it went very well. He stated that he feels that the City Council was very impressed with what we are doing in addition to our core function which is to provide housing and home ownership opportunities to the citizens of Roanoke. We look forward to doing that again in the future with different success stories as we move on with our different self-sufficiency programs. He then went on to talk about our Public Housing Assessment System (PHAS) score for 2018. He stated that we have not received a PHAS score for 2018 because we never received a Real Estate Assessment Center (REAC) inspection for 2018. We were never called and we were never scheduled for a REAC inspection. He informed the board that as soon as he hears from HUD he would let the board know. Mr. Garner asked what the PHAS score stood for. Mr. Bustamante responded that it is the Public Housing Assessment

System and it includes the properties REAC inspections, the financial, the management and the capital fund programs. Commissioner Garner commented that we had previously discussed REAC within the last three or four months, did we not submit anything. Mr. Bustamante responded that finance also submits to REAC the financial information. Chair Anguiano asked if this creates any liabilities or headaches for us that they haven't done the inspections. Mr. Bustamante responded that it creates more of an inconvenience since RRHA did not receive any PHAS scores for 2018. Chair Anguiano wanted to confirm that it is not going to affect any of our funding or liability for any other types of projects. Mr. Bustamante responded that as it stands right now, it is affecting a percentage increase in our capital fund program since increases were based on PHA high performer statuses in 2018. Mr. Bustamante then went on to say that we had our employee appreciation breakfast at Melrose Towers, it was a great event and he would like to thank the Resident Council at Melrose Towers for cooking the food. The employees were very happy. It was a great event and something that we are going to continue to build on. Board Chair Anguiano was there and it was pretty full from 8:00 – 10:00 a.m. and we are looking forward to doing this again sometime soon. Mr. Bustamante gave a reminder about the holiday party on December 13, 2019 at 1:00 p.m. at the Holiday Inn. He looks forward to having as many board members there as possible. Mr. Bustamante commented that he is looking at the National Association of Housing and Redevelopment Officials (NAHRO) legislative conference which is usually something that we all attend. They have not posted the dates yet for this year. As soon as they post those dates, he will provide them to the board to see how many would like to attend this year. It's usually in late March. Commissioner Garner asked if he knew

where the conference would be taking place. Mr. Bustamante responded that he does not know the location as of yet. Chair Anguiano, asked if there were any questions of Mr. Bustamante. There were none.

3. Staff Reports

Chair Anguiano asked if there were any staff reports. There were none.

4. Committee Reports

Chair Anguiano asked if there were any Committee reports.

Commissioner Garner said responded that the personnel committee met and they went over one item dealing with the Performance Appraisal Policy and they will be bringing it to the board in the form of a resolution.

5. Commissioner Comments

Chair Anguiano asked if there were any Commissioner comments. There were none.

6. City Council Liaison Comments or Discussion

Chair Anguiano asked if there were any City Council Liaison Comments. Ms. Osbourne wanted to share that she and members of City Council visited San Antonio, Texas last week to attend the National League of Cities conference where municipal leaders from across the United States convene in one location to talk about best practices, and a variety of topics and the main thing was housing. She attended a number of workshops on housing and a lot of them focused on density and how zoning in cities can help lower density and she looks forward to bringing information to the city and seeing what we can do to improve housing. The National League of Cities has an agenda that they set every year that they lobby at the federal level, affordable

housing was one of their top three as well as addressing gun violence and infrastructure and they added a fourth, promoting skilled workforce. Commissioner Garner asked about a proposal that he saw, he believes it was in NAHRO regarding the 70 billion dollar back log infusion of capital fund, is that something that City Council has discussed. Chair Garner feels this is something that local governments should really be behind and pushing for. Chair Anguiano commented that we are appreciative of the opportunity with the library, particularly given the EnVision center award that we just received. He thinks it will be a nice synergy. Ms. Osbourne expressed that she is impressed by all of the work of the residents and the speakers. She thanked Ms. Richie for presenting to council. Ms. Richie thanked Ms. Osbourne for the opportunity.

7. Residents or other community members to address the Board

Chair Anguiano asked if there were any comments or questions. There were none.

### **CONSENT AGENDA**

C-1 Minutes of the Regular Meeting of the Board of Commissioners held Monday, October 28, 2019.

C-2 Monthly Operations Report for the month of October 2019.

RECOMMENDED ACTION: File as submitted

Commissioner Garner introduced a motion to approve the Consent Agenda. The motion was seconded by Commissioner Witten and upon roll call the following vote was recorded:

AYES: Commissioners Anguiano, Garner, Kepley, Smith, Walker, Witten

NAYS: None

Chair Anguiano thereupon declared said motion carried as introduced.

### III. **REGULAR AGENDA**

#### 1. **Resolution No. 4024**

Ms. Richie introduced Resolution No. 4024, requesting authority to submit the Section 8 Management Assessment Program (SEMAP) Certification to (HUD). The Roanoke Redevelopment and Housing Authority (RRHA) administer 2,077 units of Section 8 housing and is mandated to submit to HUD a SEMAP Certification concerning its performance in key Section 8 Program areas. The end of the fiscal year was September 30, 2019 and we are required to submit our SEMAP assessment no later than November 29, 2019. Chair Anguiano asked if there were any questions on this item. Mr. Bustamante commented that we are a high performer in Section 8 again for this year. Commissioner Garner asked about item 13 dealing with lease-ups, he remembers at one time we had problems, with lease-ups because the way the funding was distributed, the way the budget cycle works, we were so late getting the funding that we didn't know what the exact amount of distribution was. Are we required before the end of the fiscal year to be at a certain percentage? Is that not a problem any longer? He sees the SEMAP score in 2018 we had a score of 100% but back in 2015 in particular we had a problem. Mr. Bustamante answered that the lease up indicator is what we call the utilization indicator so it's measured on two aspects. The number of vouchers that you have available, you need to have either 95% of them leased up to receive 15 points or above 98% of them leased up to receive 20 points. The second

component of that is your budget authority. If you've expended 95% of your budget authority by the fiscal year end, December 31, of that year, then you get 15 points if you have expended over 98% you get the full 20 points. While were not leasing up all 2,077 vouchers, we did expend above 98% of our budget authority. That gives us the full 20 points of utilization. Commissioner Garner then asked about on page 3 of 3 item F, we have it checked off as yes, have we made exceptional payments to find housing outside of the poverty concentrated area. He remembers that it caused a problem at one time when we went to build new units we got sort of shot down on a project because of the concentration of poverty, we were not deconcentrating enough. Mr. Bustamante answered that HUD has allowed us to increase our payment standards to above 100%. Anything above 100% percent we would have to get HUD approval. They issued a notice allowing PHA to go above the 100% when the applicant is elderly or disabled and moving to a an area that has lower poverty levels. Commissioner Garner thanked Mr. Bustamante.

Vice Chair Smith introduced Resolution No. 4024 and moved its adoption as introduced:

**RESOLUTION OF THE CITY OF ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY AUTHORIZING SUBMISSION OF SECTION 8 MANAGEMENT ASSESSMENT PROGRAM CERTIFICATION TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**

WHEREAS, the City of Roanoke Redevelopment and Housing Authority (RRHA) currently administers two thousand seventy-seven (2,077) units of Section 8 Housing; and

WHEREAS, pursuant to 24 Code of Federal Regulations (CFR), Part 985, RRHA is mandated to submit to the U.S. Department of Housing and Urban Development (HUD) a Section 8 Management Assessment Program (SEMAP) Certification

concerning its performance in key Section 8 Program areas; and

WHEREAS, the purpose of the Certification is to allow HUD to objectively identify and measure RRHA's compliance with the Section 8 Program requirement, which measure is accomplished through the rating of performance indicators; and

WHEREAS, RRHA is required to submit this SEMAP Certification within sixty (60) days after the end of the fiscal year on September 30, 2019, resulting in a submission deadline of November 29, 2019; and

WHEREAS, the Section 8 staff complies with RRHA's written policies and procedures for the SEMAP performance indicators in the administration of the Section 8 Program. The staff conducts monitoring reviews of the following indicators and certifies to the Board of Commissioners that the information included on the SEMAP certification form is accurate and complete:

1. Selection from the Waiting List
2. Reasonable Rent
3. Determination of Adjusted Income
4. Utility Allowance Schedules
5. Housing Quality Standard (Quality Control Inspection)
6. Housing Quality Standard Enforcement
7. Expanding Housing Opportunities
8. Fair Market Rent Limit and Payment Standard
9. Annual Re-examinations
10. Correct Tenant Rent Calculations
11. Pre-contract Housing Quality Standards Inspections
12. Annual Housing Quality Standard Inspections
13. Lease-up
14. Family self-sufficiency (N/A)

NOW, THEREFORE, BE IT RESOLVED by the Commissioners of the City of Roanoke Redevelopment and Housing Authority that the Executive Director is authorized to submit the Section 8 Management Assessment Program (SEMAP) Certification containing information listed on the attached form to the U.S. Department of Housing and Urban Development.

EXPLANATION: RRHA's SEMAP scores for the past 5 years are as follows:

<u>Fiscal Year</u>	<u>SEMAP Score</u>
2014	100%
2015	85%*
2016	100%
2017	100%

2018

100%

\* Score was adjusted downward by HUD due to voucher utilization rate.

The motion was seconded by Commissioner Kepley and upon roll call the following vote was recorded.

AYES: Commissioners Anguiano, Kepley, Garner, Smith, Walker, Witten

NAYS: None

Chair Anguiano thereupon declared said motion carried and Resolution No. 4024 adopted as introduced.

2. Resolution No. 4025

Ms. Richie introduced Resolution 4025, requesting approval of a revised Administrative Plan for the Section 8 Housing Choice Voucher program to include the newly released revisions published by Nan McKay Associates, Inc. along with the following revisions. Based on the recent developments that occurred at Morningside Manor and the threat that could have required the relocation of many families we request that we add the following information to our Administrative Plan that is currently outlined in our Admissions and Continued Occupancy Policy (ACOP). Families who have been involuntarily displaced due to a disaster such as a fire, flood, earthquake, government action such as code enforcement, public improvement, action by a housing owner that is beyond an applicant's ability to control such as a conversion of a unit to a non-residential use of an owner range of property for personal use. By adding this particular item into our Administrative Plan, it would have assisted any of those families that could have potentially been displaced by the recent government actions with the elevators at Morningside Manor, further we have updated our Administrative Plan regarding project based

vouchers. The project based voucher program is a component of a housing choice voucher program and some of the regulatory requirements of the HCV program also apply to project based vouchers. PHA's would use its tenant based voucher funding to allocate project based units to a particular project. A project is defined as either a single building, multiple contiguous buildings or multiple building on contiguous parcels of land. Because there is a cap on the number of units that may receive project based voucher assistance in a specific project, we have stricken the line that indicated there was no cap. Moreover, when reviewing the site selection, the goal is to one, deconcentrate poverty and two, to expand housing and economic opportunities. Areas selected are areas where the poverty rate is greater than 20% and have shown a decline in poverty within the past five years. We have identified properties within census tract 25 that meets these requirements. Stepping Stone Town Homes and Park Street Square, our basis for selecting these properties is to create solid long term performance that will allow these units to continue to remain as an affordable option in an area of the city that has issues with substandard housing. It will also expand the continual improvement of these properties into the future. Both of these developments are considered low income housing tax credits and are nearing the end of their affordability period. RRHA will continue to evaluate the potential conversion of Morningside Manor which currently has 105 public housing units to project based vouchers per the Housing Opportunity Through Modernization Act (HOTMA) of 2016 initiating the project with a noncompetitive selection process. In shadowing a noncompetitive selection process the RRHA will contract with a third

party entity to determine rent reasonableness, conduct Housing Quality Standards (HQS) inspections and other administrative requirements.

Commissioner Garner asked about the project based vouchers versus tenant based vouchers that comes under section 17-2.B where it talks about units selected non competitively is that what we are talking about, were we not looking at Landsdowne as an area. Mr. Bustamante responded not initially because Landsdowne as it stands right now is one of the developments that brings us the most capital fund and the most income. We started with those developments first that are struggling financially and one of those developments is definitely Morningside. It talks about certain property for public housing in which RRHA's ownership interests are controlled. Commissioner Garner asked if they had two processes, is that what you are saying as far as Morningside Manor. Mr. Bustamante responded for any of our public housing developments we are able to proceed with project based vouchering those developments without competitive bids. The only way that we can do that is that if we get an independent entity. They will set the rents they will provide the HUD inspections they are the liaison between us and HUD. Commissioner Garner then asked about pages 16-9 – 16-12 on the second page. Mr. Bustamante responded that Roanoke is not a participant of small fair market rents. Commissioner Garner had one other question on the eligibility requirements in section 16 even though it was referenced it has not changed. Ms. Richie answered correct. Chair Anguiano asked if there were any other questions. There were none.

Commissioner Garner introduced Resolution 4025 and moved its adoption

as introduced:

RESOLUTION OF THE CITY OF ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY APPROVING A REVISED ADMINISTRATIVE PLAN FOR THE SECTION 8 HOUSING CHOICE VOUCHER PROGRAM

WHEREAS, the City of Roanoke Redevelopment and Housing Authority's (RRHA) Board of Commissioners and staff are committed to providing safe and affordable housing to eligible individuals and families, including persons with disabilities; and

WHEREAS, the United States Department and Housing and Urban Development (HUD) has authorized Public Housing Agencies (PHA) to administer a Housing Choice Voucher (HCV) program, through the use of the PHA's Administrative Plan; and

WHEREAS, the Administrative Plan must state the PHA's policies on matters for which the PHA has discretion to establish local policies; and

WHEREAS, a PHA is required to revise its Administrative Plan as necessary to remain in compliance with the Department of Housing and Urban Development (HUD) regulations as set forth in 24 CFR 5, 8, 35, 92, 882, 887, 888, 903, 908, 982, 983, 984 and 985; and

WHEREAS, the current Administrative Plan for the RRHA Section 8 HCV Program was approved by the RRHA Board of Commissioners by Resolution No. 3977 on September 24, 2018; and

WHEREAS, Nan McKay and Associates, Inc., the company to which RRHA subscribes for model policies to comply with changes in HUD regulations and policy, has released additional revisions to certain chapters of the model policies to subscribers; and

WHEREAS, RRHA staff have reviewed the Administrative Plan and incorporated revisions received from Nan McKay and Associates, Inc., and revisions determined necessary by RRHA staff.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the City of Roanoke Redevelopment and Housing Authority that:

1. The Revised Administrative Plan for the RRHA Section 8 Housing Choice Voucher Program, in substantially the form circulated to the Board, is approved.
2. The Executive Director be and hereby is authorized and directed to make minor procedural changes as necessary between annual updates.

The motion was seconded by Commissioner Witten and upon roll call the following vote was recorded:

AYES: Commissioners Anguiano, Garner, Kepley, Walker, Witten

NAYS: None

Chair Anguiano thereupon declared said motion carried and Resolution No. 4025 adopted as introduced.

3. Resolution No. 4026

Ms. Richie presented Resolution 4026, requesting approval of a Revised Admissions and Continued Occupancy Policy (ACOP) for the Public Housing Program which structures the latest updates and revisions by released by Nan McKay Associates, Inc. Chair Anguiano asked if there were significant changes as it looked like there were some samples. Ms. Richie responded yes, a lot of it was changing e-mails and replacing wording. There were no significant changes. Chair Anguiano stated that he was looking at the over the income limits, how often does that come up for us as an issue. Mr. Bustamante responded that we have a couple of families but we have no more than 3 or 4 families at this time that would meet the over the income limit and they are aware because we have been dealing with this for the last couple of years. They would have had their initial recertification and at that time we would have told them if you are over income for the next recertification then there would be certain consequences that would come about. What happens is that if they lose their job in between the time of their next recertification or their income drops then they are no longer considered being over income. But if they stay the same then we need to apply

the changes that are within the ACOP. Chair Anguiano asked if there were any other questions. There were none.

Commissioner Garner introduced Resolution 4026 and moved its adoption as introduced:

**RESOLUTION OF THE CITY OF ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY APPROVING A REVISED ADMISSIONS AND CONTINUED OCCUPANCY POLICY FOR THE PUBLIC HOUSING PROGRAM**

WHEREAS, the City of Roanoke Redevelopment and Housing Authority's (RRHA) Board of Commissioners and staff are committed to providing safe and affordable housing to eligible individuals and families, including persons with disabilities; and

WHEREAS, the United States Department and Housing and Urban Development has authorized Public Housing Agencies (PHA) to administer a Public Housing Program, through the use of its Admissions and Continued Occupancy Policy (ACOP); and

WHEREAS, the ACOP must state the PHA's policies on matters for which the PHA has discretion to establish local policies; and

WHEREAS, a PHA is required to revise its ACOP as necessary to remain in compliance with the Department of Housing and Urban Development (HUD) regulations as set forth in 24 CFR 5, 8, 902, 903, 945, 960, 965 and 966; and

WHEREAS, the current ACOP of the RRHA, was approved by the RRHA Board of Commissioners by Resolution No. 3993 on February 25, 2019; and

WHEREAS, Nan McKay and Associates, Inc., the company to which RRHA subscribes for model policies to comply with changes in HUD regulations and policy, has released additional revisions to certain chapters of the model policies to subscribers; and

WHEREAS, RRHA staff have reviewed the ACOP and incorporated revisions received from Nan McKay and Associates, Inc., and revisions determined necessary by RRHA staff.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the City of Roanoke Redevelopment and Housing Authority that:

3. The Revised Admissions and Continued Occupancy Policy for Public Housing Program, in substantially the form circulated to the Board, is approved.
4. The Executive Director be and hereby is authorized and directed to make minor procedural changes as necessary between annual updates.

The motion was seconded by Commissioner Kepley and upon roll the following vote was recorded:

AYES: Commissioners Anguiano, Garner, Kepley, Walker, Witten

NAYS: None

Chair Anguiano thereupon declared said motion carried and Resolution No. 4026 adopted as introduced.

4. Executive Session

Chair Anguiano moved that the Commissioners enter into Executive Session for the purpose of consultation with legal counsel retained by RRHA regarding specific legal matters requiring the provision of legal advice by such counsel and discussion of specific personnel matters of RRHA in accordance with Virginia Code Section 2.2-3711 (A)(1), and (8).

The motion was seconded by Commissioner Garner and upon roll call the following vote was recorded:

AYES: Commissioners Anguiano, Burruss, Garner, Kepley, Walker

NAYS: None

The Board of Commissioners entered into Executive Session at 3:41 p.m.

Certification

Commissioner Garner introduced a motion stating that the members of the Board of Commissioners hereby certify to the best of their knowledge that only public business matters lawfully exempted from open meeting requirements and only such

public business matters as were identified in the motion by which the closed meeting was convened were heard, discussed or considered by the Board in the immediately preceding Executive Session.

The motion was seconded by Commissioner Kepley and upon roll call the following vote was recorded:

AYES: Commissioners Anguiano, Garner, Kepley, Walker, Witten

NAYS: None

The Board reconvened into open session at 4:21 p.m.

#### IV. **ADJOURNMENT**

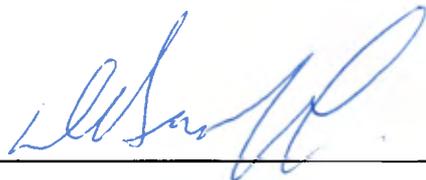
There being no further business to come before the Board, Commissioner Garner moved that the meeting be adjourned.

The motion was seconded by Commissioner Witten and upon roll call the following vote was recorded:

AYES: Commissioners Anguiano, Garner, Kepley, Walker, Witten

NAYS: None

Chair Anguiano declared the meeting adjourned at 4:21 p.m.



David Bustamante, Secretary-Treasurer



Andrew Anguiano, Chair

