

ORANGE COUNTY HOUSING AUTHORITY BOARD

January 18, 2017, 6:00 PM

Southern Human Services Center, Conference Room D

2501 Homestead Road, Chapel Hill, NC 27514

Minutes

Members Present: Jean Bolduc, Chair; Evelyn Johann, Diane Beecham, Tammy Jacobs

Excused Absence: Daniel Bullock

Staff Present: Audrey Spencer-Horsley, Director/Secretary, and Angela Rockett, Administrative Assistant

Welcome/Introduction

Jean Bolduc, Chair; called the meeting to order at 6:10 p.m.

Approval of Minutes

The minutes were tabled due to lack of quorum.

Department Report/County Report

Audrey Spencer-Horsley shared that they are currently working on the RFP's for county owned land. Two parcels are in the Orange County Housing Authority name. There is a consultant that is doing a review of the sites to see if they are developable. The larger tracts; Green Tract, Southern Human Services and Solid Waste were taken off the table. There are only 15 or 18 acres out of 103 acres for affordable housing. The OCHA board expressed their disappointment with the decision not to develop the larger sites. Jean Bolduc stated that affordable housing should be near free bus services where you can get to the university, grocery stores, jobs and hospitals. She feels that the larger sites should not be removed. Diane Beecham asked why the Southern Human Services and the Aging site were sufficient enough for offices, but not sufficient for senior housing. Tammy Jacobs felt that this is the best area for affordable housing. The resolution will state the sites that will be included for the RFP and potentially for affordable housing.

Tammy made a motion to inquire formally about the process and why properties have been eliminated, seconded by Diane Beecham. Ms. Bolduc will inquire and copy everyone. Ms. Beecham stated that the AHAB board should do the same.

Audrey Spencer-Horsley stated that on the January 24, 2017 they will provide a timeline and recommendation on the process for RFP on county owned land, OCHA land and the bond. The bond will be done in two parts.

Ms. Spencer-Horsley updated the board on homeownership. There is one homeowner ready to go and six or seven in queue. They are looking for units that they can afford. Ms. Spencer-Horsley stated that one of the non-profits that we are partnering with is looking at one or two of the parcels that the county has to provide homeowner opportunities for the voucher holders.

Diane Beecham made a motion that the parcels of lands that the OCHA board has control over be considered by the county as part of the strategic plan and the RFP for affordable housing, seconded by Evelyn Johann and approved unanimously.

Financial Report

Ms. Spencer-Horsley reviewed the financial report. At the end of December there were 565 vouchers. There are 15 vouchers on the street. There are 8 people ready for new vouchers. Ms. Spencer-Horsley explained that HAP original is what it is at the first of the month and HAP current is what it is at the time the report is pulled. She also shared that information has not been entered for key components of the system. She stated that it may not be cost effective to have our software vender do this so staff will possibly do this on a Saturday because it is too much to do during work hours.

Administrative Plan Update

Ms. Alicia Jones was absent and could not review the Administrative Plan. Ms. Spencer-Horsley asked if there were any questions on the plan. The next section will be on the Housing Quality Standards. The inspectors had made some recommendations on changes they would like to recommend. The preferences are the same and there were a few updates to definitions.

Jean Bolduc wanted clarification on the use of illegal drugs and maintaining vouchers. Ms. Spencer-Horsley stated that you have to be convicted in order to be evicted. Ms. Bolduc also questioned Consideration of Circumstance on page 43, number 39. Ms. Spencer-Horsley stated that she will check to make sure that the information is based on facts from HUD. Ms. Bolduc would like to change the wording from "likely hood" to "prospect" and use the term exclusively to make the statements clearer.

The HQS items will be discussed at the February meeting and the hearing will be in March. Ms. Spencer-Horsley discussed that one of the challenges for the inspectors is repeat inspections that are cancelled and have to be reschedule. Staff will be looking at strategies to reduce how many times they have to go back. She discussed that we are looking at contractual services to help the inspectors with their work load.

Other Business

Audrey Spencer-Horsley discussed new applications and shared applications with the board. Ms. Bolduc suggested Paul Reynolds for HCV voucher holder and the board also suggested Jason O'Quinn and Phil Venable for consideration.

Election of Officers

Tammy Jacobs made the motion for Jean Bolduc for President, seconded by Evelyn Johann and approved unanimously. Jean Bolduc made the motion for Diane Beecham for Vice President; seconded by Evelyn Johann and approved unanimously.

There being no further business the meeting adjourned at 8:17 p.m.

Respectfully Submitted:

Angela Rockett, Administrative Assistant

Audrey Spencer-Horsley, Director Housing, Human Rights and Community Development Department