

ORANGE COUNTY HOUSING AUTHORITY BOARD

Minutes

March 16, 2016, 6:00 PM

Southern Human Services Center, Conference Room D
2501 Homestead Road, Chapel Hill, NC 27514

Members Present: Jean Bolduc, Chair; Diane Beecham, Vice Chair; Gina James, Mark Marcoplos and Daniel Bullock

Members Absent: Tammy Jacobs, Evelyn Johann

Staff Present: Audrey Spencer-Horsley, Director, Housing, Human Rights and Community Development and Angela Rockett, Administrative Assistant

Welcome/Introduction

The meeting was called to order at 6:11 pm by Jean Bolduc, Chair

Approval of Minutes

Mark Marcoplos motioned that the meeting Minutes of the December 16, 2015 and the January 20, 2016 meetings be approved and was seconded by Diane Beecham with corrections. The minutes for December 16, 2015 and January 20, 2016 were approved unanimously.

Jean Bolduc suggested adding to the Agenda the election of 2016 officers. Jean opened the floor for nominations. Diane Beecham nominated Jean Bolduc for Chair, seconded by Gina James and Mark Marcoplos. Jean Bolduc nominated Diane Beecham for Vice-Chair, seconded by Mark Marcoplos. The election of officers was approved unanimously.

Departmental/County Report

Audrey Spencer-Horsley informed the OCHA Board that a Resident Advisory Group for the Housing Choice Voucher Program will meet in April, 2016. The Department will be looking for volunteers to serve on this Advisory Group. The County Manager has previously stated that assistance with transportation will be provided if needed.

The Housing Choice Voucher Home Buyer's Class was held in Hillsborough on February 22, 2016. Over forty people attended. The Department is working with the Centre for Homeownership and the next meeting will be held in Chapel Hill, April 28, 2016. There will be a series of classes and plans to have a graduation ceremony. The question was asked if realtors are connected to this program and Audrey Spencer-Horsley stated that there are plans to work with realtors and other financial institutions.

Amendments for Administrative Plan

Audrey Spencer-Horsley advised that HUD is working on new Housing Quality Standards. They will be based on standards that they use for the public housing moderate rehabilitation (Capital Fund). They

have issued a preliminary list of the standards and the Orange County Housing Department inspectors are reviewing them for possible changes, impact and comments to HUD. Audrey Spencer-Horsley briefly discussed that one of the challenges in working with landlords is the lead based paint requirements. Audrey Spencer-Horsley stated that she will follow up with the OCHA Board on any of the inspectors' recommendations to HUD.

Acquisitions of Property

The County is moving forward to increasing affordable housing. They are looking into acquisition of property and looking to the OCHA Board to have a role on behalf of the Orange County Board (BOCC) of Commissioners. One of the recommendations in the Strategic Plan is that the BOCC enter into a memorandum of understanding with the OCHA for that purpose. Audrey Spencer-Horsley explained that it is acquisition of new property that is being proposed. She stated this could include current County owned land, as well as other parcels in the future. She said there would likely be solicitation for selection of a property management company.

Financial Report

Audrey Spencer-Horsley will provide an updated financial report. She is working with the Department of Finance and HUD to adjust number that are close, but need to match the audit. Funds are estimated quarterly instead of receiving all the funds at one time. She said the number of leased units is up. There are 556 units leased and 100 names on the old list. There are plans to pull from the new pool soon. She noted that voucher holders are still having trouble finding places.

Affordable Housing Strategies

Audrey Spencer-Horsley stated that the BOCC has a draft of the Proposed Affordable Housing Strategic Plan and the link has been posted for the public. She briefly reviewed components of the Plan that involve the OCHA among the five year goals including property acquisitions, self-sufficiency and incentives for landlords. Audrey Spencer-Horsley also advised that she has asked the county's IT Department for assistance with a portal for the HCV tenants and a portal for the landlords.

Other Business

Jean Bolduc would like for the staff to attend a conference. She would also like to explore the option for one or two board members to attend a conference. Finally, she would like to see money allocated for an incentive plan for landlords.

There being no further business the meeting was adjourned at 7:22 p.m.

Respectfully submitted:

Angela Rockett, Administrative Assistant

Audrey Spencer-Horsley, Director