

ORANGE COUNTY HOUSING AUTHORITY BOARD

Minutes

January 20, 2016, 6:00 PM

Southern Human Services Center

Conference Room D

2501 Homestead Road

Chapel Hill, NC 27514

Members Present: Diane Beecham, Vice Chair, Gina James, Mark Marcoplos

Members Absent: Daniel Bullock, Tammy Jacobs, Jean Bolduc, Evelyn Johann (All excused)

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

Welcome/Introduction

The meeting was called to order at 6:17 pm by Diane Beecham, Vice Chair.

Approval of Minutes

The approval of the minutes was tabled.

Departmental/County Report

Audrey Spencer-Horsley reminded the board of the upcoming meeting on February 9, 2016 at Southern Human Services building at 7 p.m.

Audrey Spencer-Horsley also updated the board on Club Nova. HAP contracts were issued by January 1, 2016 and all 24 units had to be recertified and inspected. Everyone remained in place, only 2 tenants looking to move.

The Five Year Plan was done in August. Audrey Spencer-Horsley will bring draft to the March meeting so that we can work on Annual Plan update.

In August, 2015, there was a meeting to organize a Resident Advisory Board. There are plans to have the first meeting in March. The home ownership HCV program will be working with The Centre for Homeownership & Economic Development Corporation to see if we can place more people in home ownership under the HCV program.

Financial Report

The financial report was unavailable due to problems with the software system. Audrey Spencer-Horsley presented and explained the yearend report. The lease up rate for November was 551,

December, 556 and port-ins stayed the same at 21. HAP payments was \$295,705, this was \$5,000 less than November. There are 24 people with vouchers trying to find a place.

Audrey Spencer-Horsley communicated with owner of the properties in Fairview. There are about 11 or 12 voucher holders that are being displaced. They were given another 30 day extension.

Other Business

The Affordable Housing Strategies under the HCV program for the next five years are to include items that were already approved and submitted to HUD. The new item to discuss will be the family self-sufficiency and what year to initiate that in. Audrey Spencer-Horsley thinks maybe this can happen in 2017. She mentioned that we could do preliminary research and framework for what we want the program to look like. She also mentioned that another thing to work on this year is an incentive program for landlords and home ownership. It was requested the possibility of instituting home maintenance as part of the orientation process when people get their voucher.

Ms. Spencer-Horsley was asked why the OCHA don't have any units. She explained that she doesn't think it has come up and that the OCHA was instituted to oversee the HCV program. She wants the board to think about strategies going forward. Mark Marcoplos spoke about small homes being discussed at the commissioners meeting. Audrey Spencer-Horsley mentioned that modular units were also being looked at. The board also discussed existing mobile home parks and that some of them are underutilized.

Attendance/Excused Absences

Audrey Spencer-Horsley mentioned that Jean Bolduc was excused from tonight's meeting and the board agreed to excuse Daniel Bullock for his absences for his class.

There being no further business the meeting was adjourned at 7:04 p.m.

Respectfully submitted:

Angela Rockett, Administrative Assistant

Audrey Spencer-Horsley, Director