

ORANGE COUNTY HOUSING AUTHORITY BOARD

Minutes

November, 18, 2015

Southern Human Services Center

Conference Room D

2501 Homestead Rd

Chapel Hill, NC 27514

Members Present: Jean Bolduc, Gina James, Diane Beecham, Tammy Jacobs, Evelyn Johann

Excused Absence: Mark Marcoplos (Excused), Daniel Bullock (Excused)

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

Welcome/Introduction

The meeting was called to order at 6:15 p.m. by Jean Bolduc, Chair.

Approval of Minutes

The minutes from the October 14, 2015 meeting were approved unanimously on a motion by Diane Beecham and seconded by Evelyn Johann.

Update/Waiting List Opening

Audrey Spencer-Horsley updated the Board on the Waiting List opening. She stated that it went well, thanks to all the staff. The applications were taken at both the Hillsborough and Chapel Hill locations one day at a time and that worked well. Also, allowing applications to be mailed in helped. There were 800 applications, 547 walked thru and 253 were mailed. There were 34 applications that didn't make it in time, 15 post marked after 11/2, 14 with no post mark and 4 received through interdepartmental mail. Overall, the department was pleased with the outcome.

Audrey Spencer-Horsley reminded the Board that they had voted to use the names already on the wait list first. There were 1,252 names before the purge and after the purge there were only 200. These applicants will still have to be eligible and interested in being on the program. Once that list has been exhausted we can proceed with the new applications.

Update/Affordable Housing Plan

Audrey Spencer-Horsley shared with the Board the results of the meeting with the Commissioners concerning the Affordable Housing Plan. There is one million dollars for land banking for mobile homes. The Commissioners are concerned about the mobile homes that are in prime locations that could cause some people to be displaced. Most of the mobile homes are substandard and are in need of repairs. There are some mobile home parks that have vacant spots and their concern is why they are not being utilized.

The county is looking at land they own, including the Green Tract. There is possibly 100 acres identified that can be used to build duplexes or triplexes on the property. Some data collection has already been done through the consolidated plan. Audrey Spencer-Horsley plans to talk with the community and get feedback. The Commissioners need this information by February.

Tammy Jacobs wanted to know how Audrey plans to contact renters and homeowners. Audrey Spencer-Horsley stated that there are plans to use the consultant that the county has used previously.

HUD Update

Audrey Spencer-Horsley asked HUD for an amendment for Club Nova and they stated that there was no contract to amend. The Board discussed the possibility of drawing up an affidavit, but Audrey expressed that they are looking for some type of letter signed by CASA where CASA acquired the property. Audrey Spencer-Horsley said that vouchers will have to be issued for each unit while this issue is being resolved.

Financial Report

Audrey Spencer-Horsley reviewed the VMS report with the Board. There are 544 units leased and 20 vouchers on the street between September and October. She explained that we get paid by the number of units. Diane Beecham wanted to know about the unrestricted assets. Audrey Spencer-Horsley will bring the Administrative report to the next meeting. Jean Bolduc inquired about the county's contribution. Audrey explained that we spend throughout the year and settle up at the end of the year. Audrey will get clarification from the Budget Analyst.

Other Business

The Analysis of Impediments was discussed and Audrey Spencer-Horsley stated that this is a required document and would be presented to the Commissioners in December. She also discussed having the inspectors for the Housing Choice Voucher Program do a presentation for the OCHA Board next meeting. The inspectors went to the HUD field office for certification

training and shared some changes that need to be added to the plan. Audrey will have staff keep a running list of questions and recommended changes for the Administrative Plan.

The annual calendar was discussed and Audrey Spencer-Horsley stated that the AHAB suggested using headlines, housing facts, quotes etc. She asked the Board if they have preferences as to what they want on the calendar. Jean Bolduc suggested maybe something promotional about landlords getting involved or images of people who the program has helped.

Jean Bolduc spoke about having a housing conference. She conferred with another board member and it was agreed to discuss this at the next meeting.

Audrey Spencer-Horsley informed the Board that the Annual Report to the Commissioners is due.

There being no further business, the motion to adjourn was unanimous and the meeting was adjourned at 7:37 p.m.

Respectfully submitted:

Angela Rockett, Administrative Assistant
Audrey Spencer-Horsley, Director
Housing, Human Rights and Community Development
OCHA Board Secretary