

Orange County Housing Authority Board

Minutes

May 20, 2015, 6:00 PM

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

Members Present: Evelyn Johann; Daniel Bullock; Jean Bolduc, Chair; Mark Marcoplos; Tammy Jacobs and Diane Beecham

Members Absent: None

Staff Present: Audrey Spencer-Horsley, Secretary and Director, HHRC

Welcome/Introduction

The meeting was called to order by Jean Bolduc, Chair and she welcomed members.

Approval of Minutes

Mark Marcoplos motioned that the meeting Minutes from March 18, 2015 be approved and was seconded by Tammy Jacobs. The March 18, 2015 Minutes were approved unanimously.

There were no Minutes for April 15, 2015, in lieu of the regular meeting an Orientation for new and other interested members was conducted by Audrey Spencer-Horsley. (All members were present except Jean Bolduc was out sick.) Audrey Spencer-Horsley also mentioned that April was Volunteer Appreciation Month. She had distributed custom lunch bags with the County logo to HA members as a token of appreciation for their service from the Board of Orange County Commissioners.

Election of Officers

Jean Bolduc opened the meeting for nominations for Chair and Vice-Chair. She explained briefly the duties of each officer including the Chair conducting the Board's meetings, responding to BOCC and community requests and occasionally being available during the day. The Vice-Chair would fill in upon the absence of the Chair.

Diane Beecham nominated Jean Bolduc for Chair. There being no other nominations, the nominations were closed and the members voted and approved Jean Bolduc for Chair unanimously. Jean Bolduc nominated Diane Beecham as Vice-Chair. There were no other nominations and the members voted unanimously for Diane Beecham as Vice-Chair.

Section 8 Housing Assistance Payments Budget Review

Audrey Spencer-Horsley provided the number of Housing Assistance Payments for March and April 2015 from the Elite System preliminary report; 522 for both March and April. Payments were for March, \$ 268,726 and for April, \$269,534. (This information may be slightly adjusted for submission in the VMS HUD system.) There was brief discussion about the Department and HUD's concern of the numbers being down and steps and strategies to increase them. This included discussion about the need for and outreach to landlords. Audrey Spencer-Horsley also reported that the Department was working on purging the waiting list. Also discussed with HUD was absorbing Port Ins where deemed appropriate.

Jean Bolduc also mentioned the impact of increasing the payment standard to 110% to address increasing rents in the market area.

Department Updates

HCV Resident Member - Audrey Spencer-Horsley advised that the initial Program participants identified to potentially serve on the Board did not respond back to invitations to join the Board. Staff has identified another person who indicated willingness to serve. Audrey said she would invite the person to the next meeting and provide them an application for appointment to the Board. Mark Marcoplos stated that he had also been provided a potential Program participant to serve on the Board and he would forward the name to Audrey.

SEMAP - Audrey Spencer-Horsley discussed briefly the County's SEMAP Score and the goal for the required Five Year Plan to achieve High Performer status. The County is currently at the Standard level. Jean noted that the County reached a rating of 85 in 2009, though not high performer.

Audrey also mentioned the inspections required for the Section 8 Housing Choice Voucher (HCV) Program which consists of regular inspections prior to lease up, quality control inspections within three (3) months of lease-up and annually at tenant re-certifications factor into the SEMAP score. She said that the Department has only two (2) inspectors that support the HCV Program as well as the County's Urgent Repair Program, Rehabilitation Program, Minimum Housing Standards and others including the Department of Social Services Rapid Re-housing Program as well as nonprofit HOME assisted tenant based rental assistance. She said she is looking at ways to maximize the Programs and possibly increase capacity for housing inspections. Jean Bolduc suggested that asking for County assistance should not be ruled out and possibly contracting for services. She reminded the members that the County stepped in during the Sequestration about three years ago and picked up positions for the HCV program that would have been lost hampering the HCV Program.

Five Year Plan and Annual Plans - Audrey Spencer-Horsley indicated that she has made a request for an extension from HUD for submission of the Five Year Plan and Annual Plans as they had not been submitted in April as required. She mentioned that the Five Year Consolidated Plan and Annual Action Plan had been submitted by May 15th as due. Some information from that Plan will be used for the HCV Five Year Plan. She also reminded the Board that there is a 45 day comment period required for the HCV Plans. Audrey recommended and the Board concurred that goals for the Five Year Plan would include:

- Achieving SEMAP High Performer Rating
- Initiating a pilot and developing a Family Self Sufficiency Program
- Providing support for a strong Resident Advisory Board
- Aggressive campaign to substantially increase the number of HCV landlords including exploring and implementing landlord incentives and increasing housing opportunities
- Increase the number of HCV Homeowners to 25 or more
- Enhancing Education of Tenants on finding and maintaining units

New Deputy County Manager – Audrey Spencer-Horsley mentioned that a new Deputy County Manager had been hired for the County, Travis Myren. He will start work June 22nd.

Orange County Budget FY 15-16 – Audrey Spencer-Horsley advised the Board of the upcoming Public Hearing dates by the BOCC on the County's Budget for 2015 – 2016, May 21st and 28th. After discussion about the importance of keeping the affordable housing needs and issues out front, Jean Bolduc with consensus of the members agreed to reach out to the Chair of the Affordable Housing Advisory Board and nonprofit groups in elevating this issue and the importance before the BOCC at the Hearings as well as during other opportunities. The Board discussed key points including rental housing

needs already identified and that the capacity of providers currently exist to address the range of affordable housing needs. The Board also discussed not giving up on affordable housing being included in the bond referendum.

Other Business

Ms. Spencer-Horsley was also asked to follow-up on the request for the County Attorney's review of the By-laws.

The meeting was adjourned.

Respectfully submitted:

Audrey Spencer-Horsley, Secretary