

ORANGE COUNTY HOUSING AUTHORITY BOARD

Minutes

September 16, 2015, 6:00 PM

Southern Human Services Center

Conference Room D

2501 Homestead Road

Chapel Hill, NC 27514

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

Members Absent: Daniel Bullock

Others Present: Ashton Merck, Graduate Student

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 6:19 PM by Jean Bolduc, Chair. Jean Bolduc welcomed Ashton Merck, graduate student who was in attendance to observe the meeting and is researching poverty and fair housing in Orange County.

Approval of Minutes

The minutes from the August 31, 2015 meeting were approved unanimously on a motion by Mark Marcoplos and seconded by Tammy Jacobs.

HCV Resident Member Appointment

Gina James who is a prospective resident member for the OCHA Board was not able to attend this meeting, but expressed that she is still interested in serving on the Board. Her application has been received and will be presented to the Commissioners at the October 6, 2015 meeting.

Orange County Board of Commission Meetings – Affordable Housing Funding

Jean Bolduc opened the discussion about Affordable Housing and the recent BOCC meeting where it received comments from the public. There was consensus that the issue and need for affordable housing and funding through a prospective Bond was well represented at the BOCC's meeting. Jean Bolduc wanted to know if we should get with other advisory boards to make a presentation to the BOCC. Tammy Jacobs recommended that be done. Mark suggested that

the presentation should be when Audrey Spencer-Horsley gives her report. Diane Beechem feels that there is a patchwork of providers because the County is not providing funding.

Jean Bolduc stated that there seems to be no Housing Consortium, no plan that states who does what. Diane Beechem stated that identifying need is easy, but it is difficult to identify where Affordable Housing should be and for whom. Jean Bolduc stated that there needs to be a policy decision. Mark Marcoplos said it would be great to present information to the Commissioners and describe to them a different way of looking at affordable housing.

Tammy Jacobs stated that she feels it is the OCHA Board's charge to collect information and present it to the Commissioners. Jean Bolduc agreed and said that she supports putting good options out to Commissioners about affordable housing.

Audrey Spencer-Horsley stated that she was generally proud of the turnout and the remarks at the meeting. She noted that different representatives from organizations' boards and other community members came out and spoke of the need for and support of affordable housing as part of the proposed 2016 Bond. She said everybody was on message and presented different dimensions of the issue and it generally worked well together. She also credited the OCHA Board for their initial participation at the prior Commissioner's meeting following the preliminary vote on how Bond funding would just be for school capital needs.

Audrey Summarized the remarks of the BOCC at the end of their meeting and communicated that Commissioner Rich requested that the County Manager look at an option of affordable housing included in the Bond and what could then be placed in the CIP instead. She also mentioned that Commissioner Jacobs asked that a plan be coordinated with the community and be brought back by the fall with recommendations on how money would be expended.

Audrey said in thinking about the amount to request for affordable housing consideration should be given to the fact that the Bond is for several years and should not be a small number given the need and lack of other significant resources. Audrey stated that should the Board approve affordable housing as part of the Bond Referendum, the message still needs to continue out in the community because approval is still required by the voters. The goal is for affordable housing to be recognized as a highly important basic need; and that schools and affordable housing can work and be funded together and not against each other.

Audrey Spencer-Horsley stated that October 6, 2015 will be the next opportunity to go before the BOCC and is a good opportunity to thank them for allowing more time to hear from the community. Jean Bolduc concurred and noting that the Commissioners don't hear thank you enough and that we should let them know that the OCHA Board are willing to research and help in any way.

HCV Program and Budget Review

Audrey Spencer-Horsley talked about the payments and budget review. She said that reconciliations and adjustments are being made from 2014 to present between the Elite System (HCV software) the agency uses and MUNIS, the County's financial management system. She said a report would be provided at the next regular meeting of the Board.

HUD Update

Audrey Spencer-Horsley shared that the OCHA has twenty-four project based units (assistance stays with the unit). The HAP Agreement for those units has expired (October 2014). HUD is coming to talk to her on September 28, 2015 about that issue and to discuss going into other jurisdictions to provide more options for HCV clients to find affordable housing and increase lease up. She stated that she has been reporting to HUD on how we are progressing on lease ups.

Jean Bolduc wanted to know which complex and Audrey stated it is Club Nova now owned by CASA. There was another owner before CASA who stepped in to save these units that provide affordable housing for persons with disabilities. Jean wanted clarity that the complex was out of compliance and that HUD has been making payments. She asked if the money has to be repaid. Diane Beechem wanted to know if an amendment could be done. Audrey Spencer-Horsley stated that those questions are being discussed with HUD and she would update the OCHA Board following the meeting with HUD.

Housing Choice Voucher Program Administrative Plan

Audrey Spencer-Horsley shared that her staff is in the process of purging the Waiting List. There were approximately 250 responses requesting to remain on the list out of 1252 names. The remainder of the list was either returned or no response due generally to incorrect addresses and that it has been over five years since the list was updated. She said the Waiting List will need to be opened and staff was considering doing this in October.

Audrey Spencer-Horsley also discussed preferences under the OCHA's Administrative Plan for the HCV Program. Residency requirements were discussed. She stated that there is not a definition in the current Plan, and it does not state that the person/household has to remain a resident of the County to receive a voucher and we want to be clear and consistent. There was discussion on how long someone would have to be a resident to qualify as preference and the board agreed to one year. Audrey stated that there were some other updates needed to the Plan including HUD changes.

Jean Bolduc wanted to know if the Waiting List needs to open before we amend the Admin Plan. Audrey said that she just wanted to be sure the Board knew the preferences before the list was advertised and opened. She requested that the Board meet again at the end of

September, September 30th tentatively to discuss further opening the Waiting List and dates.
The members agreed to another meeting in September and to be polled in confirming the date.

There being no further business the meeting was adjourned at 7:45 p.m.

Respectfully submitted:

Angela Rockett, Administrative Assistant
Audrey Spencer-Horsley, Director