

# ORANGE COUNTY HOUSING AUTHORITY BOARD

## Minutes

April 20, 2016, 6:00 PM

Southern Human Services Center, Conference Room D

2501 Homestead Road, Chapel Hill, NC 27514

**Members Present:** Evelyn Johann, Gina James, Mark Marcoplos, Tammy Jacobs

**Members Absent:** Daniel Bullock, Diane Beecham, Vice-Chair and Jean Bolduc, Chair (All excused)

**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 6:17 pm by Audrey Spencer-Horsley, Director, Housing, Human Rights and Community Development

### Approval of Minutes

Mark Marcoplos made the motion to approve the minutes for March 16, 2016, seconded by Evelyn Johann and the Minutes were unanimously approved.

### Departmental/County Report

Audrey Spencer-Horsley shared with the OCHA Board that the HUD issue regarding project based units had been resolved and the information and steps requested had been satisfactorily completed.

The new Housing Programs Manager will start on May 23, 2016. She is from San Francisco, CA and will bring a lot of first-hand experience with the Housing Choice Voucher Program to Orange County.

Ms. Spencer-Horsley stated that there will be an education committee appointed by the Orange County Board of Commissioners (BOCC) that will help inform the public about the purpose and planned use of the Bond funds. She stated that the Affordable Housing Advisory Board selected Diane Beecham to be the representative for that committee. She said the BOCC asked her to do more community outreach and gather community input on the proposed *Affordable Housing Strategic Plan (AHSP)*.

Ms. Spencer-Horsley stated that the one of the recommendations of the AHSP is use of the OCHA for acquired affordable housing. The BOCC would enter into a memorandum of understanding with the OCHA to oversee property acquisitions with the assistance of a property management company. If this happens a property management company would be selected to maintain the units. Ms. Spencer-Horsley stated that they are anticipating that the BOCC will adopt the AHSP before it recesses in June for their summer break. If the AHSP and recommended funding in the FY 12017 county budget is approved, in coordination with the OCHA, the county would begin immediate solicitation for property management companies. Mark Marcoplos asked what would be the timeline and Ms. Spencer-Horsley

stated that a work session on the AHSP is scheduled for May 10, 2016 and that they are working towards and hopeful that the AHSP and recommended funding in the budget would be adopted by the end of June. She stated that the BOCC indicated that the Affordable Housing Advisory Board (AHAB) would be the steering committee for the AHSP and recommendations will come from them to the BOCC. The goal is to create 500 new units over the next five years out of a total of 1000 assisted units. The county has stated that affordable housing is a top priority and have resources are being put into affordable housing.

Tammy Jacobs wanted clarification about county owned property. Audrey Spencer-Horsley explained that a county staff team looked at all county owned property and determined that there were twelve sites that may be suitable for affordable housing development. There was criteria established that included access to existing or proposed transportation, utilities, etc. The large tracts are in Southern Orange County and the Green Tract jointly owned by the County with two other towns, Chapel Hill and Carrboro. She stated that other uses will be looked at for the larger properties; uses that can be co-located on the properties, not just affordable housing.

### **Financial Report**

Audrey reviewed the HCV February and March reports. HAP payments paid were for two home ownership units, 15 ports and other vouchers leased, 538 and the total was 555 vouchers. There were 45 new vouchers issued and 19 port-ins. The voucher information for the month of March was the same. There were 14 port-outs. Since the purging of the waiting list and the new waiting list, the vouchers leased numbers are slowly going up. Voucher holders are still having a difficult time finding units and willing landlords to participate in the HCV program.

### **Other Business**

Ms. Spencer-Horsley reminded the OCHA Board of a meeting last August, 2015 in Hillsborough and a recent one in Chapel Hill, April 13<sup>th</sup> to form a Resident Advisory Board. She reported there were several HCV participants that attended the meeting that was hosted by Community Empowerment Fund. There were two HCV participants that volunteered to serve on the Resident Advisory Board. She said there were good discussions about issues in some of the apartment complexes. Also, there were concerns about the lack of places that take vouchers. The tenants were very interested in home ownership. Tammy Jacobs suggested that someone from Fair Housing speak at the proposed Affordable Housing conference to help educate the tenants of their rights. Tammy also would like for one of the OCHA members to attend the Resident Advisory Board meetings. Audrey Spencer-Horsley explained how Centre for Homeownership is working with the HCV program to help increase home ownership and self-sufficiency.

Ms. Spencer-Horsley mentioned that the AHAB Affordable Housing Tour and members of the BOCC expressed interest in participating and she thought the OCHA might be interested as well. She said September was suggested for the Tour given the BOCC's busy schedule with the budget, Bond plans and work on the AHSP right now. In Jean Bolduc's absence, discussion was tabled for the proposed Affordable Housing Conference tentatively discussed to be in early October, 2016.

Audrey Spencer-Horsley presented on behalf of the BOCC volunteer appreciation gifts to the OCHA members.

There being no further business, the meeting adjourned at 7:15 p.m.

Respectfully submitted:

Angela Rockett, Administrative Assistant

Audrey Spencer-Horsley, Director  
Housing, Human Rights and Community Development Department