



Meeting Notice
Orange County Housing Authority Board
Wednesday, June 18, 2014 - 6:00 p.m.

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

Agenda

- I. Welcome/Introductions
- II. Approval of Minutes – May 29, 2014
- III. Section 8 Housing Assistance Payments (HAP) Budget Review
- Period ending May 31, 2014
- IV. Board Work Plan - Continued
- V. Department Report
 - a. James will Speak at Rotary Club about Section 8 on Thursday, June 19th at 7:00 a.m.
 - b. Anti-Section 8 Video
 - c. GSC Update
 - d. HA Policy, Vacancies & Applications
- VI. Other Business
 - a. Steering?
- VII. Adjourn

Orange County Housing Authority Board

May 29, 2014

Members Present: Diane Beecham, Jean Bolduc, JonZella Bailey-Pridham, Tammy Jacobs and James Davis

Members Absent: None

Welcome/Introduction

The meeting was called to order by the Chair Jean Bolduc at 6:05 pm.

Approval of Minutes

Diane Beecham made a motion to approve the minutes from March 26, 2014, Tammy Jacobs seconded the motion which passed unanimously. The minutes from April 16, 2014 were reviewed and amended. Tammy made a motion to approve the April 16, 2014 minutes as amended, Diane seconded the motion which passed unanimously.

Section 8 Housing Assistance Payments Budget Review

James Davis reviewed the revenues and expenses for the Section 8 Housing Choice Voucher Program as of March 14, 2014. The fund balance reflected \$191, 609 as of February 28, 2014. James stated that he will provide a fund balance update at the June 18, 2014 meeting. James further noted that the number of outstanding vouchers remained at 18 and that this number has increased since the date of the report.

Board Work Plan Continued

Commissioners reviewed the Board Work Plan and discussed how to accomplish each goal. Jean recommended that the Work Plan should include the goal of establishing quarterly informational sessions for tenants. During the sessions, the Commission will advise tenants on their right to file complaints against landlords who abuse the Section 8 program or operate contrary to other laws governing landlords.

Department Report

James Davis reported that Brittney Walden has been removed from the HA. James also reported that he will be working with the County's Public Affairs office to create a video that highlights the essence and importance of the HCV Program. James will review the HA bylaws to determine the number of voting Commissioners.

Other Business

JonZella Bailey-Pridham described incidences where HCV tenants have been taken advantage of by landlords. Jean recommended that there be a PSA about the HCV Program and Fair Housing. Jean further announced that she obtained a PowerPoint presentation from the Durham Housing Authority and suggested that the HA tailor the presentation for Orange County and that the County's website be updated to include a link to this presentation and other relevant information. JonZella stated that she has spoken with a program landlord about why other landlords are not in the program. She was informed that landlords are concerned about such issues as the timeliness of property inspections.

There being no additional business, the meeting was adjourned at 7:26 p.m. on a motion by JonZella and seconded by Tammy.

Respectfully submitted: James E. Davis, Jr., Secretary

Orange County Section 8 Housing Choice Voucher Program
 HUD Disbursement/Local Expenses

Month	HAP Disbursement - HUD	Actual HAP Expenses	Difference	AF Disbursement	Actual AF Expenses	Difference	Under lease	Vouchers Outstanding
Jul-13	\$ 314,221	\$ 295,548	\$ 18,673	\$ 21,614	\$ 19,405	\$ 2,209	574	8
Aug-13	\$ 314,221	\$ 293,208	\$ 21,013	\$ 21,614	\$ 45,753	\$ (24,139)	570	10
Sep-13	\$ 314,221	\$ 297,399	\$ 16,822	\$ 21,614	\$ 31,351	\$ (9,737)	575	8
Oct-13	\$ 127,991	\$ 301,285	\$ (173,294)	\$ 20,093	\$ 34,132	\$ (14,039)	585	6
Nov-13	\$ 310,938	\$ 300,942	\$ 9,996	\$ 27,065	\$ 32,297	\$ (5,232)	573	10
Dec-13	\$ 310,938	\$ 288,618	\$ 22,320	\$ 27,065	\$ 34,059	\$ (6,994)	566	15
Jan-14	\$ 302,908	\$ 291,068	\$ 11,840	\$ 27,074	\$ 49,638	\$ (22,564)	561	14
Feb-14	\$ 73,429	\$ 291,756	\$ (218,327)	\$ 27,074	\$ 37,273	\$ (10,199)	568	18
Mar-14	\$ 302,908	\$ 288,397	\$ 14,511	\$ 29,429	\$ 31,694	\$ (2,265)	562	18
Apr-14	\$ 114,391	\$ 281,230	\$ (166,839)	\$ 29,429	\$ 47,874	\$ (18,445)	540	18
May-14	\$ 303,839	\$ 276,677	\$ 27,162	\$ 29,429	\$ 47,874	\$ (18,445)	526	24
Jun-14	\$ 303,839			\$ 31,807				
Totals								
					Total Fund Balance	\$ 271,778		
						\$ 71,543	as of Feb. 28, 2014	March unavailable
						\$ 200,235	Unrestricted	
							Restricted	