

Orange County Housing Authority Board

September 17, 2014

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

Members Absent: None

Staff Present: James Davis

Welcome/Introduction

The meeting was called to order by the Chair Jean Bolduc at 6:10 pm.

Approval of Minutes

Diane Beecham made a motion to approve the minutes from May 29, 2014. JonZella Bailey-Pridham seconded the motion which passed unanimously. There was no meeting in June or August, 2014 due to there being no quorum. There was no meeting in July due to the scheduled summer break

Section 8 Housing Assistance Payments Budget Review

James Davis reviewed the revenues and expenses for the Section 8 Housing Choice Voucher Program as of June 30, 2014 to cover the entire FY2013-2014. The fund balance reflected \$291,587, including \$71,543 of unrestricted funds and \$220,044 of restricted funds. According to the report, the HAP expenses for the fiscal year exceeded the HUD HAP disbursements by \$393,167. This reflects HUD's effort to reduce the County's reserves by decreasing its disbursements throughout the year. Of note, the October 2013 disbursement was \$127,991, the February 2014 disbursement was \$73,429 and the April 2014 disbursement was \$114,391. These disbursements were significantly lower than the other 9 months of disbursements.

Board Work Plan Continued

Commissioners revisited the Board Work Plan with regard to the recommendation to establish quarterly informational sessions for tenants. It was discussed that the first informational session will be for landlords and housing advocates. Jean stated that the original plan for the presentation was to have two sessions: one in Chapel Hill in September and one in Hillsborough in October. The Towns of Chapel Hill and Carrboro agreed to assist by securing a venue in Chapel Hill, availing their respective Mayors to address the audience and provide advertising for the presentations. Jean explained that the Towns were redirecting their focus towards meeting with specific landlords and recommended that the County and the Housing Authority move forward with a presentation in October.

Department Report

James Davis presented two videos. The first video was a news report on a Housing Choice Voucher family that caused significant damage to the property. The Commissioners discussed the video and offered suggestions that landlords should manage their properties in a manner that may reduce the chance of tenants causing damage. The second video was a brief overview of the Housing Choice Voucher program. The Commissioners discussed the video stating that it was a good overview of the program, but should be longer.

James presented an update on the tenants living in GSC units. The number of remaining tenants is down to seven (7).

James presented a copy of the Bylaws to the Commissioners. The Commissioners recommended that the Bylaws be amended to include an attendance policy. It was also recommended that the language regarding the open meetings law be amended to accurately reflect the purpose of this rule. It was further discussed that James' role on the board is ex-officio and that he is not a voting member of the Housing

Authority. The Commissioners will revisit the Bylaws in October 2014 to make specific recommendations and vote on amendments.

James presented the membership application for Evelyn Johann. The Commissioners reviewed the application and unanimously voted to recommend the Board of County Commissioners to appoint Ms. Johann to the Housing Authority.

Other Business

Commissioner JonZella Bailey-Pridham expressed her personal offense regarding an email from Chair Bolduc about commissioner absences. She also expressed her personal offense that her email to James Davis regarding her intent to be present at a meeting was forwarded to the Chair. Ms. Bailey-Pridham opined that the Chair's email should have been sent to her personally instead of being sent to all board members. She further stated that her email to staff was personal and should not be shared with the Chair.

With regard to the email forwarded to the Chair, James apologized for any offense and stated that the referenced email was not interpreted as personal or confidential. Ms. Bolduc responded with an apology for any offense and stated that poor attendance has resulted in a lack of quorums for several months over the course of 2013 and 2014. She offered two documents for the record. One was a meeting attendance record for 2013 and 2014. The other was the Board of County Commissioners' guidelines for attendance for persons serving on BOCC-appointed boards and commissions. The Chair reminded the board that all correspondence on Housing Authority business is public record and that the issue of poor attendance is a matter for the entire board and not one of personal discretion. She further noted that poor attendance has been a persistent problem for the last two years and is mentioned on multiple occasions in meeting minutes.

There being no additional business, the meeting was adjourned at 7:50 p.m. on a motion by Chair Jean Bolduc.

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