



ORANGE COUNTY HOUSING AUTHORITY ADVISORY BOARD MEETING

Thursday, June 16th, 2022 at 6:00 PM

VIRTUAL MEETING: <https://zoom.us/j/98126441099>

MEETING AGENDA

- 6:00 PM Call to Order/Greetings/Roll Call
Boardmembers present: Mahood, Webb, Carmody
Staff Present: Rosser
Motion to call to order: Webb moves, Carmody seconds
- 6:05 PM Approval of the [March](#) and [April](#) Minutes
Motion to approve: Carmody; 2nd: Webb
- 6:10 PM Updates from Members – Goodbye to Valerie
Mahood: no updates
Carmody: conversing with neighbor, operations director for Millhouse Properties; she shared that she has been hearing around that people are having difficulty getting access to housing vouchers; perception is that most people who rent out don't accept them/take them... was concerning to Dennis, and wanted to get a better sense of how true it is, if vouchers are not being accepted by lots of owners; sense is that it's closer to reality than perception
Rosser: Confirmed that it is mostly accurate, although pointed out that we are issuing a lot of vouchers, just to people who have several obstacles that may be screened out of typical tenancies.
Webb: The decision the HA has made to only issue to folks experiencing homelessness has pros and cons. There are tradeoffs and there's no "right answer" (e.g. someone whose very poor but not houseless, can't get a voucher to upgrade their housing)... as far as LLs not renting to voucher-holders, that is a problem everywhere
Mahood: Is Millhouse renting to voucher-holders?
Carmody: Unsure, there may be an education issue of not knowing where to start
Mahood: Could be an opportunity to probe on whether they'll accept vouchers
Webb: In Colorado Springs for meeting with Colorado Trust, has altitude sickness
- 6:15 PM Program Manager Report
- Monthly Overview
 - Programmatic Reports – Utilization, Voucher Issuance, Two Year Tool, VMS



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- Informal Hearings – N/A
- HCV Program Update
 - Personnel Update: Housing Technician/Specialist
 - HOV Update: Materials Created, Edited at meeting.
 - PBV Update
 - Current apartment complex recently approached OCHA with desire to dedicate units to HCV specifically.
 - Admin Plan Changes
 - Highlights from Editing Chapters 1-8
 - **Limiting Rent Increase amounts**
 - **Mahood: likes 10% v. \$100**
 - **Webb: really only comes up when LL wants to increase it more than 10%, and that increase... concern: is this another restriction that will make LLs not want to take our clients?**
 - **Carmody: same concern**
 - **Mahood: two competing priorities, like 15%**
 - **Webb: Perhaps 15%, but exception if they haven't requested rent increase in X number of years.**
 - **Mahood: Would like to postpone decision until next meeting.**

6:37 Agenda Amendment: Client Afi Byrd arrived at meeting, had requested previous Sunday to speak at meeting about program concerns.

Mahood proposes allowing public comment period, limiting public comment to 3 min. a piece.

Carmody Moves to approve, Webb 2nds, unanimous approval

Ms. Afi Byrd, HCV client: Just moved 4 months ago because my house has major plumbing issues from day 1, and mold. Inspectors are supposed to be specialists in their field, and this mold was obvious and I don't know how it was missed. I'm having to move again, just paid \$170 today for an application fee (\$85 apiece for me and my daughter)... this is causing me to overdraft my account and move around.

The housing inspector from Burlington came out and confirmed it was mold. When we moved in and signed the lease, we found out about the realty company and he's a slumlord, putting people in a moldy house. The house we were in already had a plumbing issue, but he's saying we broke the plumbing and brought the mold. I don't feel like I have



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anybody advocating for me.

I feel like housing is supposed to be the middle man, but Alycia told me that I need to work it out with my landlord, but he doesn't want to talk to me or work it out with me.

Rosser: Thank you for your comments, the board will discuss them and get you a response at next meeting.

6:42pm

- Remove background check requirement from Annual Reexams
 - Mahood: I'm okay
 - Carmody: Okay with it
 - Webb: As long as it's not the law, sounds okay
 - Rosser: Will double-check HUD regs before implementing
 - Webb moves to remove annual background check, Carmody 2nds, passes unanimously
- Explore Small Area FMR payment standards for certain zip codes

7:00 PM

Recruitment strategy for board vacancies

Webb: clarifying if we're talking about both client and non-client, can text client

Mahood: Without restricting us, can state the preference is to have at least 2 clients on the Board at any time. I think leaving it up to CR and BR to figure out how to recruit clients makes sense; word of mouth is a good way to recruit

Webb: in the past we've had geographic balance in the county, and all 3 of us now are in CH and Carrboro; so I will not text my friend who's in CH

Mahood: Has a friend in Hillsborough who might be interested

Rosser: Tammy Jacobs may also be coming off

Webb: will have to come off in Aug/Sept as he will be relocating to DC

Mahood: if you can recruit 2 clients that would be great, if two are willing to make the commitment

Carmody: How much will in-person meetings be a barrier? Will that potentially be a recruitment barrier if they don't have transportation?

Rosser: I would be willing to pick them up, as I will already be picking



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up Paul to come to meetings starting in August.

7:12 PM Adjournment
Motion to adjourn (Webb), 2nd (Carmody), passes unanimously

Agenda Items for August or future:

- Afi Byrd comments (carryover)
- Rent Increase limit (carryover)
- Recruitment update (carryover)
- Bylaw Review/Amendment
- Issuing Practices Revisited
- Town/County-owned land to potentially use for Affordable Housing