

THE HOUSING AUTHORITY OF THE CITY OF COLUMBIA, SC
May 17, 2018

The Board of Commissioners of The Housing Authority of the City of Columbia, SC convened on Thursday, May 17, 2018 at 4:45 p.m in the CHA Board Room.

The Chairperson called the meeting to order and upon roll call, those present and absent for the Housing Authority of the City of Columbia were as follows:

PRESENT: Bobby D. Gist, Chairperson
Alexena Furgess, Commissioner
George Green, Commissioner
Selena Pickens, Commissioner
Jennifer Rubin, Commissioner
Bessie Watson, Commissioner
Gilbert Walker, Executive Director
Ed Eubanks, Legal Counsel

ABSENT: Ernest Cromartie, III, Commissioner

STAFF: Howard Thomas, Melanie Baker, Donna Gilbert, Ramonda Pollard, Lee McRoberts

Mr. Gist called the meeting to order at 4:45 pm and Mr. Green opened with a prayer.

Upon motion of Mrs. Rubin, seconded by Mrs. Furgess, the minutes of the April 12, 2018 meeting were unanimously approved as amended.

Mr. Walker gave the Bills and Communications Report. All bills have been paid and communications are going out regularly.

Mrs. Watson stated that the Finance Committee met earlier in the week to review the proposed Public Housing budget for the coming year. The Committee noted several changes and corrections and staff has made those adjustments, she asked Mr. Walker to brief the Board on the specifics.

Mr. Walker said that the Authority is good shape financially. Staff has been monitoring spending closely and anticipating the loss of \$2 million in annual subsidy due to the demolition of Gonzales Gardens. Funding at the Federal level remains uncertain but the Authority did receive an increase in subsidy received recently.

Total Operating Income is planned at \$11,518, 491 with total Operating Expenditures of \$11,764,762, after adding Other Financial Items in (which include grants, capital expenditures and capital contributions) at \$889,761, there is a proposed cash flow of \$646,489.

Mr. Walker noted that a number of vehicles are being upgraded due to extreme age and wear and staff is estimating approximately \$200,000 will be utilized for this expense. Cost of living raises and merit bonuses distributed in December are also figured into the labor portion of each division. Both cost of living and bonuses are decided based on the employee's annual review and participation in CHA activities.

Mr. Walker said that the presented budget is for Public Housing only as HUD requires Board approval and that the budgets for the Housing Choice Voucher program and COCC will be presented next month. Upon motion of Mrs. Rubin, seconded by Mr. Green it was unanimously approved.

Mr. Walker stated that a letter has been sent to the Mayor requesting help with infrastructure costs at Lorick Place and Gonzales Gardens. A meeting has been set up with the City's Community Development Department to discuss possibilities. They just received FEMA funds for the 2015 flooding and will be distributing them to shovel ready projects soon.

Mr. Walker gave the Secretary Treasurer's report. The Commercial Site is full; the City's Health Center will be renewing their lease soon. The grocery store has an ongoing issue with people shoplifting meat; the manager has been encouraged to prosecute offenders in order to send a message to other thieves. There was a general discussion regarding security measures in place and possible alternatives, Mr. Walker said that ultimately it is Honor Capitol's decision on how to proceed.

Mr. Walker reported that the tax credit properties continue to do well. Audits were completed on the properties recently and all came back positive. The remaining mortgage at TS Martin has been refinanced as the tax credit compliance period recently ended; the amount financed was approximately \$880,000.

Mr. Walker gave a report on Gonzales Gardens. Twelve of the thirteen homeownership units have sold or are under contract. A prospective buyer has been identified for the remaining home. Staff has submitted paperwork to the State Housing and Finance Authority for reimbursement of demolition funds from the Neighborhood Improvement Program (NIP); once received those funds will be used to pay off the bridge loan used to pay for the work. Erosion control is in place and grass is growing on the site. Mrs. Rubin said that there may be an issue with any parcels on the site that were acquired using condemnation as those sections may have to be kept for public use.

Mr. Walker gave the Committees Report. The Development Committee met recently to review all projects upcoming and in progress. Mrs. Rubin also forwarded information on a possible grant opportunity and idea regarding a partnership with Amazon to Mr. Walker. The Finance Committee met recently to review the budget presented earlier in the meeting. The Human Services Committee is working on Mr. Walker's evaluation.

Mr. Thomas gave the Operations Report for Public Housing. Incidents in the communities are down and staff feels like the investment in additional constables is paying off due to the decrease in reported crime.

Mrs. Pollard gave the Operations Report for the Housing Choice Voucher program. A landlord forum was held earlier in the month and attended by 50 participants. They received an overview of the program, a briefing on Fair Housing and explanations about the inspection process. Staff will be participating in Project Challenge at the VA on June 13, this is an information fair for service providers to Veterans.

Mr. Gist thanked the Board for their ongoing hard work and dedication. Mr. Walker said that he has been approached by the County to help relocate people living in substandard homes on Percival Road.

There being no further business, it was unanimously decided to end the meeting at 5:39 pm.



Secretary

APPROVED: 