

THE HOUSING AUTHORITY OF THE CITY OF COLUMBIA, SC
January 18, 2018

The Board of Commissioners of The Housing Authority of the City of Columbia, SC convened on Thursday, January 18, 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 Mr. Green, seconded by Mrs. Watson, the minutes of the November 17, 2017 meeting were unanimously approved.

Mr. Walker stated that the format of the Agenda changed to reflect format stated in the CHA Bylaws.

Bills and Communications:

No reports were given.

Report of the Secretary Treasurer:

Mr. Walker gave an update on the Commercial Site. All spaces are full and staff continues to work with residents to encourage business at the grocery store. The Foodshare program is operating out of the kitchen at Save A Lot and is close to being complete with renovations that will allow cooking classes to be held in the space. There was a general discussion regarding how to best promote the store to ensure its success, Mr. Gist suggested working with the new President at Benedict College to encourage students to shop there; Mr. Walker said he would reach out to her office. Mrs. Furgess suggested working with students from Benedict to compose a marketing plan and offer a prize for the selected plan. Mr. Walker

said he would make recommendations to the Save A Lot personnel but that the final decisions on marketing were up to them as the owners.

Mr. Walker gave a briefing on Gonzales Gardens. Demolition on the site is complete, 13 homeownership units have been constructed in the Lyon Street area behind the main site; 4 of those homes have closed, 2 are under contract and interest is strong in the remaining units. Staff is working with clients at 50% and 80% of median income to help them purchase several of the units in this area and Mr. Walker believes all of the homes will be under contract by the end of the first quarter this year.

The next phase of construction planned for the site is a senior complex that will house 52 units in the main building and 12 cottages surrounding it similar to the layout at Rosewood Hills. This building will be located on the current Church's Chicken site. Staff is working on an application for 9% tax credits that will be submitted in March and is hopeful about its chances at success. Mr. Walker stated that he met with City Councilman McDowell recently and that he expressed a desire to see CHA more involved in senior housing. Mr. Walker said that he also discussed the need for funds for infrastructure work on the site with Councilman McDowell.

The final retention pond for the site is being finalized and an agreement made with the property owner of the barber shop to purchase his land, the pond will be located on that parcel. Staff has submitted the final pay application for demolition funds to the State Housing Authority for reimbursement from the NIP program; total reimbursement will be \$1.7 million. An application for \$30 million of Choice Neighborhood Initiative funds was made earlier in the month and staff expects to hear from HUD on awards in March of this year.

Mr. Walker gave a report on committee activities.

Development Committee:

Progress on the Gonzales Gardens project continues to be made and the next phase of construction will begin soon.

Finance Committee:

Mr. Tommy Barton, our auditor, will be at the February meeting to present the 2017 audit. He will meet with the Finance Committee prior the full Board meeting.

Human Services Committee:

Mrs. Furgess reports this Committee continues to work and will make a report to the Board soon.

Mr. Thomas gave an Operations Report for Public Housing. Security incident reports were flat to last year with the same number of incidents occurring in both years. Security

resources are being focused on Hammond Village to address some ongoing issues at that property.

Mrs. Pollard gave an Operations Report for Section 8. There are currently 388 vouchers leased up in the program and staff continues to work closely with the VA to get clients into the program. The Section 8 staff recently volunteered at the Transitions Shelter to serve breakfast to their residents. All other programs within the Section 8 department are doing well.

Mr. Walker gave a report on the current status of the waiting list at the Authority. There are currently 8,682 applications on file for public housing, 2,527 on file for Section 8 and 11,664 for project based vouchers. There are a total of 22,873 active applications currently in the system. The public housing waiting list will open on February 1, 2018 from 9am until 4pm.

Mr. Walker requested approval for a Resolution ratifying the electronic vote of November 27, 2017 that authorized the purchase of Bentley Court. Upon motion of Mrs. Watson, seconded by Mr. Green it was unanimously approved and will be known as Resolution 635.

Mr. Walker requested approval for a Resolution ratifying the electronic vote of December 28, 2017 that authorized the purchase of 1721 and 1744 Springwoods Court and 219 Windsor. Upon motion of Mr. Green, seconded by Ms. Pickens it was unanimously approved and will be known as Resolution 636.

Mr. Walker requested approval for a Resolution authorizing Housing Choice Voucher Payment Standards, effective January 1, 2018. Upon motion of Mrs. Watson, seconded by Mrs. Furgess it was unanimously approved and will be known as Resolution 637.

Mr. Thomas requested approval for a Resolution authorizing a new public housing project number. Mr. Thomas stated that HUD was requesting a new project number be created for the units being purchased at Yorktown. CHA currently owns all but one of the buildings within the complex and has been approached by the owner of the remaining building about purchasing it. Staff needs a new project number to continue the process of acquisition. The acquisition itself will be brought to the Board at a later date for review. Upon motion of Mrs. Watson, seconded by Mr. Green the Resolution was unanimously approved and will be known as Resolution 638.

Mr. Walker requested approval for a Resolution authorizing the purchase of 44 English Meadows apartments and granting Mr. Walker authority to act on behalf of the Authority in transactions related to the purchase. This is a complex of 47 units previously owned by Benedict College, 3 of the units are still privately owned and CHA staff is trying to identify those owners to make offers on their units. The total purchase price for the 44 units is \$1.544 million. Upon motion of Ms. Pickens, seconded by Mr. Green, the Resolution was unanimously approved and will be known as Resolution 639.

Mr. Walker requested approval of the Commitment Letter from NBSC to purchase English Meadows Apartments. As previously stated the purchase price is \$1.544 million and

