

THE HOUSING AUTHORITY OF THE CITY OF COLUMBIA, SC
September 20, 2018

The Board of Commissioners of The Housing Authority of the City of Columbia, SC convened on Thursday, September 20, 2018 at 4:40 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
Ernest Cromartie, III, Commissioner
Alexena Furgess, Commissioner
George Green, Commissioner
Selena Pickens, Commissioner
Jennifer Rubin, Commissioner
Bessie Watson, Commissioner
Gilbert Walker, Executive Director
Ed Eubanks, Legal Counsel

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

Mr. Gist called the meeting to order at 4:40 pm and Mr. Green opened with a prayer.

Mr. Cromartie noted a typographical error to be corrected in the minutes of the August 16 meeting, the word “June” was not spelled completely in the paragraph concerning approval of the June minutes. Upon motion of Mr. Cromartie, seconded by Mr. Green, the minutes of the August 16, 2018 meeting were unanimously approved as amended.

Mr. Walker reported that the all bills have been paid and communication is good throughout the Authority.

Mr. Walker gave the Secretary Treasurer’s report. The center is leased up and staff recently got lease renewals from the City Health Center and Allsouth Federal Credit Union. No additional roof leaks or problems have been reported since replacement was completed earlier this year. Mr. Walker reported that staff is monitoring the grocery store as one of Honor Capital’s other locations closed recently. Mr. Gist suggested reaching out to Benedict and Allen students to encourage them to shop at the store. Mr. Walker reported that the Edgewood Library is nearing completion and a ribbon cutting will be scheduled by the Library once it is ready to open.

Mr. Walker gave an update on the Tax Credit units. Staff was recently notified that the State Housing Finance and Development Authority will continue to monitor Bayberry Mews and Capital Heights even though the compliance period is up; reviews will be conducted every three years. The State Housing Finance and Development Authority just completed the annual review of Celia Saxon I and II and found no issues. TS Martin’s audit was conducted approximately five months ago but those results have not been received yet.

Mr. Walker reported that staff had completed and submitted an application for \$30 million dollars from the Choice Neighborhoods Initiative program. CHA was the only housing authority in the state to apply and staff feels positive about chances of being funded. If successful, the project will revitalize the area around Allen Benedict Court all the way to Valley Park. Staff expects 7-8 applications to be successful. The application was sent to the Congressman Clyburn; Senators Graham and Scott will also be notified.

Mr. Walker gave an update on Gonzales Gardens. All of the homeownership units built on and around Lyons Street have been closed; construction should start on eight more homeownership units on the site itself soon. Costs associated with construction have begun to rise due to tariffs; the homes to be built next will sell in the \$170,000 range. Staff expects the new homes to sell quickly and there are no income limitations on this group. Plans are being put together now for the renovated community building; construction should begin on that phase sometime next year. Mr. Cromartie asked if any of the former Gonzales Gardens residents are coming back to the new site. Mr. Walker said that some of the elderly tenants may return but families previously living on the site had annual incomes in the \$9,000 - \$10,000 range and have relocated to other communities.

There was a general discussion regarding other possible grant opportunities for this project. Mrs. Rubin said that she would be willing to research possibilities within in the private sector. Ms. Baker stated that staff is always looking for other funding sources and that additional funds may be available from the State Housing and Finance Authority later this year.

Mr. Walker gave the Committees Report. There was no new business for any of the Committees during the previous period.

Mr. Thomas gave the Operations Report for Public Housing. Incidents were up for the previous reporting period; vandalism has been an issue recently and there was a fatal shooting at the Reserves. Lease up rates are strong and things are going well otherwise. Mr. Walker stated that the outside audit team will be here beginning October 15 to begin work on the 2018 financial audit. Tenant files are being reviewed now and Mr. Walker expects there to be less findings than last year. Ms. Watson asked if there had been any additional feedback from HUD regarding the review they conducted, Mr. Walker said that staff had sent a response but not heard back.

Mrs. Pollard gave the Operations Report for the Housing Choice Voucher program. The Authority was awarded an additional 40 vouchers in the Mainstream Voucher program; this program targets disabled individuals between the ages of 18-61 who are disabled and either homeless or at risk of becoming homeless and the Authority is already administering approximately 100 vouchers in this program. Staff is working with community partners to identify participants so the vouchers can be issued quickly.

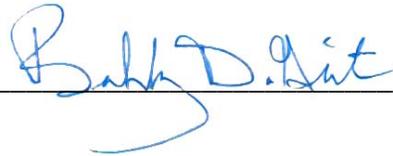
Mr. Walker gave a briefing on the South Carolina Affordable Housing Initiative (SCAHI). SCAHI was formed approximately ten years ago with the sole purpose of doing business outside Richland County; per the SCAHI bylaws, the members of the CHA Board are automatically the officers for SCAHI. There is a currently a project being planned that would

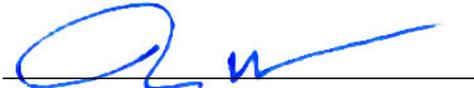
involve building new units in Cayce and Columbia that would be specifically for veterans in the VASH program. These units will have project based vouchers assigned to them. There is a Resolution that needs to be approved that allows a bank account to be opened by SCAHI, the money being used to open the account is excess operating income from Capital Heights and Bayberry Mews. At the close of the CHA meeting, a SCAHI meeting will need to be convened to vote and discuss the matter further.

Mrs. Furgess invited everyone to the upcoming ribbon ceremony being held by COMET to mark the re-establishment of the Harden St. bus route.

There being no further business, it was unanimously decided to end the meeting at 5:55pm.

APPROVED: _____




Secretary