

THE HOUSING AUTHORITY OF THE CITY OF COLUMBIA, SC
June 21, 2018

The Board of Commissioners of The Housing Authority of the City of Columbia, SC convened on Thursday, June 21, 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
Bessie Watson, Commissioner (via phone)
Gilbert Walker, Executive Director
Ed Eubanks, Legal Counsel

ABSENT: Jennifer Rubin, Commissioner

STAFF: Howard Thomas, Melanie Baker, Donna Gilbert, Ramonda Pollard, Lee McRoberts, Nancy Stoudenmire, Vanessa Mckie

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

Upon motion of Mr. Cromartie, seconded by Ms. Pickens, the minutes of the May 17, 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. The fiscal year ends June 30 and staff is in the process of the close out process.

Mr. Walker introduced the 2018 Summer Youth participants. All of the youth are either residents of public housing or Section 8 clients and are juniors or seniors in high school. They are working in various departments across the Authority and participating in weekly lunch and learn sessions that focus on a specific topic relevant to work or life skills.

Mr. Walker requested approval for Resolutions honoring the following retirees; David Lorick, Yvonne Manley, Nancy Stoudenmire, David Taylor and Jacqueline Wood. All of these employees have in excess of 28 years service and will be retiring on June 30, 2018. They will be presented with the Resolutions and recognized at a luncheon on Friday, June 29. Upon motion of Ms. Pickens, seconded by Mr. Green, the service Resolutions were unanimously approved (to be known as Resolutions 641 – 645).

Mr. Walker gave the Secretary Treasurer's report. Mr. Walker said that bids are currently being reviewed to replace the roof at the Commercial Site. Staff estimates the job at

\$80,000 - \$100,000. All of the spaces are occupied and no issues reported. Mr. Walker reported that the tax credit properties continue to do well.

Mr. Walker gave a report on Gonzales Gardens. Discussions are being held with the City's Community Development department at the Mayor's request to discuss ways to partner on site work and the construction of the senior building. All homeownership units in the Lyons St. group have closed or are under contract, construction should begin soon on the next 9 homeownership units along McDuffie and planning is underway for the market rate units planned along Forest Dr.; there will be a lot of activity on the site until the end of the year. The off site parcels previously discussed have been acquired and an offer has been made on the land behind Church's Chicken.

Staff is waiting for the State to release the Neighborhood Improvement Program (NIP) funds for demolition. Each lot has to be individually certified, staff is working through the process now with legal counsel and anticipate having all documents submitted soon.

The architect is in the process of working on plans for the Community Building now; it will be remodeled to look like the building originally did and will feature a historical exhibit highlighting the property throughout the decades.

Mr. Walker reported that there is concern over pending tariffs impacting construction costs. Mr. Thomas said that proposals guarantee materials prices for 30 – 90 days depending on the contract terms and that some contractors are already saying they cannot honor materials prices after that due to rising costs. Mr. Cromartie asked what the average increase has been based on contractor input, Mr. Thomas said approximately 25%. Mr. Cromartie stated that a list of costs directly impacted by tariffs needs to be maintained to document this potential issue.

Mr. Walker requested approval to recess the regular meeting of the Columbia Housing Authority Board of Commissioners for July. Upon motion of Ms. Pickens, seconded by Mr. Cromartie it was unanimously approved.

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. There was a threat called in to the central office last Monday. Columbia Police Department was notified and an investigation is underway, staff and investigators believe it was a disgruntled resident who is currently under eviction. Mr. Cromartie motioned that the Board give Mr. Walker and staff the authority to evaluate the current security measures at the Authority make changes or recommendations to change current protocols as needed, seconded by Mr. Green it was unanimously approved. Mr. Thomas said that based on a similar direction from the Board earlier in the year, an Officer with a metal detector has been placed at the main office entrance. Mr. Thomas also reported that there had been an increase in reports at Allen Benedict Court and Latimer Manor but that increase related directly to increased law enforcement presence at both properties.

Mr. Thomas requested approval for a Resolution authorizing the write off of non-collectible tenant accounts for the previous year in the amount of \$74,496. This amount is a combination of accounts with move-out balances and unpaid maintenance charges. The accounts will be sent to the SC Department of Revenue and will be taken from the individuals state income tax refund where possible. Upon motion of Mr. Green, seconded by Mr. Cromartie it was unanimously approved (to be known as Resolution 646).

Mrs. Pollard gave the Operations Report for the Housing Choice Voucher program. CHA staff attended a service provider's event at the VA earlier this month; the program currently has 383 of 414 vouchers leased up. The HOPWA program is 100% leased up and regular Housing Choice Voucher program is doing well. Staff has applied for additional vouchers under 2 new programs; Mainstream vouchers which address disabled adults at risk of homelessness or institutionalization and the Family Reunification Program which addresses young adults coming out of foster care or families that have been separated because of inadequate housing. If successful, each program would have 100 vouchers.

There was general discussion regarding plans to fill the jobs being vacated by retirees. Mr. Walker said all positions are being addressed with the intention of making the transition as smooth as possible. Mrs. Stoudenmire has volunteered to come back and assist with the first payroll in July to ensure accuracy.

There being no further business, it was unanimously decided to end the meeting at 5:45 pm.



Secretary

APPROVED:

