

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

The Board of Commissioners of The Housing Authority of the City of Columbia, SC convened on Thursday, October 18, 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

VISITORS: John Van Duys – Haynesworth, Sinkler, Boyd
Ron Scott – Haynesworth, Sinkler, Boyd

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

Upon motion of Mrs. Watson, seconded by Mr. Green, the minutes of the September 20, 2018 meeting were unanimously approved.

Mr. Walker reported that the all bills have been paid and communication is good throughout the Authority. The annual financial audit is underway and staff anticipates having the finished report by the end of the year.

Mr. Walker gave the Secretary Treasurer's report. Staff is still waiting on the results of the audit conducted at Celia Saxon, no issues are anticipated and it will be shared with Board once received. Several maintenance concerns were pointed out at the time of the audit but were corrected on site as identified. TS Martin is doing well, the State will continue to monitor the community even though it is out of the compliance period to ensure they remain affordable. There are no vacancies at any of the tax credit properties and they consistently stay full.

Leases were recently renewed with the City and Allsouth. The grocery store is doing well but needs ongoing community support; staff continues to encourage residents to use the store whenever possible and purchases supplies for CHA functions there whenever possible. Increased security patrols have kept shoplifting incidents down.

The Edgewood Library location is nearing completion and staff anticipates a ribbon cutting ceremony to be schedule soon. The Richland County Public Library system will be handling the event and updates will be provided as they are available.

Mr. Walker gave an update on Gonzales Gardens. All homeownership units on Lyons St. have been sold and are occupied. Final approval has been received from the City to begin construction of the next 8 homeownership units on McDuffie. Staff will work with the planning commission to amend the plat for the site, the City is being cooperative and has approved construction to begin prior to the final approval from planning. There will be no income restrictions on these next homeownership units.

There was a general discussion regarding how to help lower income families purchase homes on the site. Mrs. Prater said that the realtor is familiar with the State, County and City programs that offer assistance to these families and can assist them with accessing those resources if needed. Ms. Pickens said that staff may want to consider designating several of the homes as affordable as there is concern in the community that the newly developed site will all be market rate. Mr. Thomas said that the homes can be marketed in the homeownership classes and staff will try to get participants interested; in the past credit and income challenges have been hard to overcome. Staff will continue to work with residents that may be interested.

Ms. Pickens asked how long bridge financing would be needed. Mrs. Prater said that CAHEC will provide 24 month bridge financing as they are equity holder in the tax credits. Ms. Baker said that staff is also reviewing a Line of Credit with an equity investment as the income from that investment will help offset costs. Additionally, staff is working with the City to get CDBG Disaster Funds to help with site work costs.

Mrs. Prater gave a briefing on the proposed timeline for Gonzales Gardens. Construction is being approached in two phases; the first phase is the next eight homeownership units being built on McDuffie and the second phase encompasses the rest of the site.

Mrs. Prater gave the estimated timeline for both phases of the project. Phase 1 is currently underway with staff working to have the plat amended, permits and approvals being granted in November, construction starting in December along with marketing and construction being complete and sold by June of next year. Work on Phase 2 will occur concurrently with Phase 1. A market study, traffic study and noise study update will be completed in October. Bid pricing, tax credit application, and site work financing will take place in November. Staff will appear before the planning commission and the job will be bid in December. Additional administrative tasks will be completed during the spring and summer of 2019 with vertical construction planned to begin in September and to last 24 months. The project in total is estimated to cost \$45.5 million. Mrs. Prater said it is a tight schedule but achievable if everything goes as planned.

Mr. Walker introduced Attorney John Van Duys of Haynsworth, Sinkler, Boyd to give a briefing on the Lorick Place project. Mr. Van Duys said that the Lorick Place project has been in the works for several years; the Lorick Place, LLC was set up with the singular purpose of owning the Lorick Place project. CHAD currently owns the land and will be the indirect controlling member but is kept at a distance by the layers created with the LLC. The Board previously approved the formation of the LLC and resolutions giving Mr. Walker the authority to

act on behalf of the LLC but as closing on the project gets closer, each financial institution has requested their own version of those Resolutions. The CHAD Board approved the Resolutions at their meeting held earlier today; the CHA Board will be asked to approve those actions later in the meeting.

As interest rates and construction costs have gone up since the project was started a gap between operating and construction costs now exists. The City of Columbia will grant CHA \$1.4 million in CDBG Disaster funds to cover the gap. CHA will lend the funds to CHAD at 0% interest and CHAD will become the sole owner at the end of the 15 year compliance period. There is also a Resolution approving the acceptance of the funds from the City which will require CHA Board approval. The funds from the City's CDBG funds will be due at the end of the tax credit period but the amount can be used as a credit towards acquisition at that time.

Upon motion of Mrs. Rubin, seconded by Mr. Cromartie, the actions taken by CHAD on the following CHAD Resolutions were unanimously approved.

CHAD RESOLUTION 85 - RESOLUTION AUTHORIZING THE CREATION OF LORIC PLACE, LLC

CHAD RESOLUTION 86 – RESOLUTION FOR EXTENSION OF CREDIT AND INCUMBENCY CERTIFICATE FROM PNC BANK

CHAD RESOLUTION 87 – WRITTEN CONSENT OF COLUMBIA HOUSING AUTHORITY DEVELOPMENTS – LORICK PLACE, LLC

CHAD RESOLUTION 88 – WRITTEN CONSENT OF LORIC PLACE, LLC

CHAD RESOLUTION 89 – RESOLUTION RATIFYING ELECTRONIC VOTE OF CHAD BOARD OF DIRECTORS APPROVING PNC COMMITMENT LETTER FOR LORICK PLACE, LLC

Mr. Van Duys said that CHA also needs to approve a Resolution accepting the CDBG funds from the City. Upon motion of Mrs. Rubin, seconded by Mrs. Watson it was unanimously approved and will be known as Resolution 648.

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. Incident reports are about the same in number as this time last year. The most serious incident that occurred during the previous month was a fatal shooting at Waverly Apartments. An arrest was made but the suspect had to be released due to a lack of evidence; the investigation is ongoing.

Mrs. Pollard gave the Operations Report for the Housing Choice Voucher program. Mrs. Pollard reported that staff is currently in the process of leasing up the additional 40 Mainstream Vouchers; 19 clients are out looking and 16 more are coming to orientation next week. Mrs. Pollard requested approval of a Resolution authorizing Fair Market Rents for 2019. The Resolution gives staff the flexibility of going from 90% - 110% of the HUD standards. Upon

motion of Mrs. Watson, seconded by Ms. Pickens, it was unanimously approved and will be known as Resolution 649.

Mr. Walker stated that there was no additional new business to address.

Mrs. Watson said that she will forward a sample evaluation to the members of the Human Services Committee for their review as Mr. Walker's annual appraisal needs to be completed.

Ms. Pickens asked if the Authority could do owner financing on some of the next homes to be built on the Gonzales Gardens site in order to serve those facing credit or income challenges. Mrs. Rubin said that tax issues might present an issue in this situation and that legal counsel should offer an opinion before making a commitment. Mr. Walker said he would have staff look into the matter.

Mr. Walker reported that staff is still waiting to hear on the CNI application submitted earlier this year. He asked the Board to reach out to their elected officials in support of the application. Mrs. Rubin asked that the Board be given a list of talking points to keep everyone on message.

There being no further business, it was unanimously decided to end the meeting at 5:49 pm.


Secretary

APPROVED: 