

THE HOUSING AUTHORITY OF THE CITY OF COLUMBIA, SC  
August 16, 2018

The Board of Commissioners of The Housing Authority of the City of Columbia, SC convened on Thursday, August 16, 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  
Jennifer Rubin, Commissioner  
Gilbert Walker, Executive Director  
Tim Rogers, Legal Counsel

ABSENT: Selena Pickens, Commissioner  
Bessie Watson, Commissioner

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

Mr. Gist called the meeting to order at 4:35 pm and Mr. Green opened with a prayer.

Upon motion of Mr. Cromartie, seconded by Mr. Green, the minutes of the J, 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 reported that the all bills have been paid and communication is good throughout the Authority.

Mr. Walker gave the Secretary Treasurer's report. The roof on the commercial site is almost replaced and leaks corrected. The tax credit properties are occupied and performing well financially.

Mr. Walker gave a report on Gonzales Gardens. Twelve of the 13 newly constructed homes on Lyons St. have closed, the final is under contract and should close soon. Construction of the next 8 homeownership units is being planned and staff anticipates work to begin within the next few months. Homeowners who have purchased so far are from varying economic situations; no former Gonzales Gardens residents have purchased the new homes. The Authority purchased the land behind Church's Chicken and several other parcels, Ontario will be reconfigured to make the street more useable and permanent retention ponds will be located on

the newly acquired land. Staff is still waiting to hear if the application for 9% tax credits from the State has been approved; if the application is not approved staff will pursue 4% tax credits and a bond deal. Staff has approached the City of Columbia and Richland County about tax considerations on the property; both bodies were receptive and the proposal had its first reading at the County earlier in the month and a second reading to be scheduled.

Mr. Walker reported that the City has agreed to help with the costs of building West Ave. and has committed to providing \$1.4 million in gap funds.

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 fatal shooting at the Reserves last weekend; police are investigating the incident. Several families at the complex have been evicted because of drugs already but there are still challenges at the property. At Mr. Walker's direction, patrols have been increased by CHA officers and local law enforcement. Incidents in general are similar to numbers at the same time last year.

Mrs. Pollard gave the Operations Report for the Housing Choice Voucher program. Mrs. Pollard requested approval for a Resolution (to be known as Resolution 647). This Resolution is required by HUD for the self-certified portion of SEMAP. Upon motion of Mrs. Rubin, seconded by Mr. Cromartie it was unanimously approved.

Mr. Gist asked if there had been any additional conversations with Richland County regarding the potential development of affordable housing in Lower Richland. Mr. Walker said that he has met with additional County representatives and that they are putting a proposal in writing for him to review.

There being no further business, it was unanimously decided to end the meeting at 5:18 pm.

  
Secretary

APPROVED: 