ACQUISITION, RENOVATION AND DEVELOPMENT
COMMITTEE MEETING
OF THE HOUSING AUTHORITY OF THE CITY
OF WILMINGTON, NORTH CAROLNIA
August 21, 2013

The regular monthly meeting of the Acquisition, Renovation and Development Committee was held on Wednesday, August 21, 2013 at 4:00 p.m. at the Wilmington Housing Authority, 1524 South 16th Street, Wilmington, North Carolina.

Committee Members Present: Arcelia Wicker, Sr., Commissioner and Chair
Greg Neel, Commissioner
Stuart Franck, Commissioner
Jeffrey G. Hovis, Commissioner
Glenn Floyd, Director of HEO
Michelle Kerwin, Director of Finance

Committee Members Absent: Debra H. Hays, Commissioner
Helayne Levy, Commissioner
L.S. "Bo" Dean Jr., Commissioner

Others Present: Michael Krause, Chief Executive Officer
Rhonda Mack, Director of HCV
Chad Rivers, Director of Operations
Karen Schraml, HEO Coordinator

1. Call to Order

The meeting of the Acquisition, Renovation, and Development Committee, "ARD" was called to order by the Chair at 4:00 p.m. on August 21, 2013, pursuant to the Notice sent to the Commissioners and Staff of Wilmington Housing Authority.

2. Approval of Minutes

Minutes of the June 19, 2013 ARD committee meeting were reviewed, Commissioner Hovis made the motion to approve and Commissioner Franck seconded. Minutes were unanimously approved.

Minutes of the July 17, 2013 ARD committee meeting were reviewed, Commissioner Hovis made the motion to approve and Commissioner Franck seconded. Minutes were unanimously approved.

3. Choice Neighborhoods

Mr. Krause informed the committee that the best decision is to hold off on the Choice Neighborhoods Application due to the belief that it will not be competitive. He reported success in talking to community partners like Duke Energy and Cape Fear Public Utilities.

Mr. Krause deferred to Ms. Schraml. Karen Schraml showed the committee a presentation on the scoring of the application and the points that were lacking.

Ms. Schraml went over the following sections and the scoring in each;

- Capacity – points available are 48 and WHA's current estimated point is 39
- Capacity – points available are 28 and WHA's current estimated point is 0
- Neighborhood – points available are 35 and WHA's current estimated point is 6
- Housing – points available are 34 and WHA's current estimated point is 4
- People – points available are 31 and WHA's current estimated point is 5
- Soundness of Approach - points available are 41 and WHA's current estimated point is 10
- Bonus Points - points available are 2and WHA's current estimated point is 0

Ms. Schraml explained the required points were 216 and WHA's current estimated total points are 75.

Mr. Krause explained while some of the scores are 0 by the time the application would be submitted we would have some of those points. He stated his objective in showing the scoring requirements and where we stand currently is only to give indication as to how much work is ahead of us.

Commissioner Neel asked if a consultant would be needed to help us apply for the grant next year and Mr. Krause stated if we did it would cost around $75,000.

Commissioner Wicker asked what lessons have been learned in preparing to move forward and Mr. Krause stated he feels it was him relying on the consultants to do what they were supposed to do. He believes he would need to shepherd the process himself without relying on consultants or anyone else.

Mr. Krause deferred to Rhonda Mack for the presentation of the revised site plan designed by WODA. Ms. Mack reported on the site plan containing:

- 3 story senior building on the front corner.
- Pedestrian covered Passover accessing the senior building and Dawson St.
- Individual townhomes.
- 2 and 3 story buildings overlooking the central park area in the site which includes a roundabout with fountain.
- 420 units of housing.
- Community center with community gardens and green space.
- Commercial place for community partners.

Mr. Krause talked about different amenities from the community partners like UNCW.

Ms. Schraml went over the scoring of a tax credit preliminary application for Hillcrest; stating the potential site score carried a maximum of 60 pts. and WHA currently had 51-57 of those 60.

Mr. Krause stated he felt the tax credit application for Hillcrest would score really well but it would have to be decided who the best applicant would be either WHA or Woda.

The committee agreed with the decision of staff to hold off on the application for Choice Neighborhoods and also agreed to go forward with the tax credit application for Hillcrest.

4. RAD (Construction)

Mr. Krause presented the draft copy of the report from the consultants that assessed all WHA properties. Mr. Krause reported that the assessment found the best properties would be Creekwood and Rankin Terrace. It was learned that Houston Moore would not be a good option. He stated he believed the best thing for Houston Moore is to get rid of the property and do tenant protection vouchers or section 8 vouchers to the residents. The downside that he has found is that there are residents that can't afford section 8.

Commissioner Franck asked how many units are at Houston Moore and Mr. Krause stated 150.

Commissioner Neel asked when we would know if these vouchers are available and Mr. Krause stated not until after January.

There was a discussion held by committee members on what could be done with the Houston Moore property. Mr. Krause suggested waiting for the final report to be complete before considering the possibilities any further.

Mr. Krause reported on the 40 units at Hillcrest and stated he had meetings next week with residents to explain the details. He stated after talking to Sarah Molseed, at Reno Cavanaugh, it was decided it will not be until spring when the project would get started.

5. Eastbrook

Mr. Krause deferred to Glenn Floyd for a report on Eastbrook. Mr. Floyd reported the permits have been received and construction will begin in the next couple weeks. Mr. Floyd stated the plan is to be complete by the end of January.

6. SHDP1

Mr. Krause reported the final Subsidy Layering Review Proposal has been sent to HUD. He said the next step is planning a ground breaking while waiting for word from HUD. He said due to issues with the construction loan the $200,000 that Elderhaus would have to pay may be needed at the beginning of the project rather than the end.

7. Project Matrix

Mr. Krause told the committee he believes they will be impressed by the improvements at Solomon Towers and talked about a tour at the next board meeting. Krause deferred to Mr. Floyd for the project matrix.

Mr. Floyd reported on the following:

- Rankin Terrace Tax Credit was awarded last week.
- WHA was awarded a $70,000 Fire and Safety Prevention Grant for the range queens in all developments.
- Solomon Tower improvements; hallways and floors are completed, cabinets in the new kitchen will be installed next week, new flooring in the elevators.
- Eastbrook rehab has begun.

Mr. Floyd stated work at Glover should be complete by the end of August.

Mr. Krause informed the committee that we are submitting a grant application in conjunction with Habitat for Humanity for $100,000 that will help fund some rehab work on the Northside.

8. Resolutions

Mr. Krause deferred to Glenn Floyd and Mr. Floyd stated that Resolution 0873 refers to a few things that the city found needing repair in the sewer system at Sunset South.

9. Winfield Smith

Mr. Krause stated there is nothing to update.

10. Other Business

Mr. Krause differed to Chad Rivers on the topic of recycling. Mr. Rivers stated that a survey went out asking the residents the following questions:

- Do you recycle?
- Would you recycle if private containers were provided?
- Would you recycle if there was a central location provided?

Mr. Rivers stated that 25% responded, and of those 25%, 75% said they would participate and would do so with a centralized location. He said only 10% stated they currently recycle.

Commissioner Wicker asked for any information on Rankin Terrace and Mr. Krause stated that he has been talking to Sarah Molseed about putting together a time frame of when we could get started and her suggestion was to wait until next fall. Mr. Krause stated he would like a closing date of May or June.

11. Adjournment

A motion made by Commissioner Franck and seconded by Commissioner Neel to adjourn the meeting carried unanimously