

FAYETTEVILLE HOUSING AUTHORITY

Meeting Minutes

Thursday, April 30, 2020, 3:00PM

Fayetteville Housing Authority via Zoom

I. Call to order

Chair Bensinger called to order the regular meeting of the Fayetteville Housing Authority Board of Commissioners at 3:00pm on Thursday, April 30, 2020 via Zoom

II. Roll Call

Chair Bensinger conducted a roll call. The following commissioners were in attendance: Chair Bensinger, Commissioner Rios-Stafford, Commissioner Terry, Commissioner Breashears
Additionally, in attendance, Executive Director Belford, members of the public and press.

Absent: Commissioner McMahon.

III. Old Business

A. Updated By-Laws

The Commissioners discussed the updated by-laws briefly and Executive Director Belford stated due to Covid 19 there has been no contact with the attorney in this regard. She asked that the discussion be tabled at this time.

Commissioner Rios-Stafford moved to table the discussion. Commissioner Bensinger seconded the motion. All in favor. Motion to table the updated by-laws passed.

B. Resolution #1194 – Amend Wording of Resolution #1194

Amendment is to make the wording more general to apply to multiple properties instead of one specific property.

Commissioner Terry moved to accept the amendment to Resolution #1194. Commissioner Rios-Stafford moved to second. All in favor. Motion passed.

IV. New Business

Discussion: The two buildings to be built on Hillcrest Towers property is proposed in RFP 2020-04-22. There was a pre-bid conference held on April 29, 2020. As a result of that, a discussion was had with Allie at the City of Fayetteville in regards to parking spots available. It appears with a redesign to include an above ground parking pad we will gain 30-40 additional spaces on a one level parking deck.

It will be built of steel instead of concrete and will be much more cost effective and will be part of the loan. It will allow for emergency vehicles very easily as well. It will also allow for parking from multiple different streets.

A. Resolution #1219 – Approval of Section 18 application to Demolition De Minimis building 16 at Lewis Plaza

According to Fair Clause Limit there are on 200 public housing units that can be used and we have 196. There are 2 units a Lewis Plaza that are marked vacant as foundations have failed and determined as obsolete. According to HUD we must remove those units. We must file for

approval of Section 18 to proceed with demolition of those units so that we can continue to get funds for other capital funds projects. This will give us 194 units under our Fair Clause Limit.

Commissioner Breashears moved to accept Resolution #1219. Commissioner Rios-Stafford seconded. All in favor. Motion passed.

B. Discussion: Capital Funds/5-year plan for Public Housing

This is due in July, and extension is allowed because of Covid-19. Executive Director Belford proposed a complete re-write of the 5 year plan. Our capital funds available is \$324,564 (16.56 per unit). Because of time frame restrictions the board will have to make a strategic decisions about the future and how the funds will be spent. Executive Director Belford suggested that the architect and engineers fee be incorporated now and to focus capital funds on Willow Heights first. She suggested to possibly explore a very broad incorporation of what needs to be accomplished at Willow Heights in the re-written 5 year plan. The board had an extensive discussion on the broadness of all plans and being aware that there are time limits on being able to use it. Commissioner Breashears suggested a meeting with all Willow Heights residents. Commissioner Bensinger questioned the turnover rate at Willow Heights. The board gave Executive Director Belford the go ahead to keep moving forward and to keep them in them in the loop.

Lewis Plaza cannot be rehabbed but will have to be rebuilt. The cost would be 25-28 million dollars. There is not a bank that will loan that amount. Executive Director Belford believes that the best idea is to apply for Low Income Housing Tax Credit and to partner with a developer. She suggests converting Lewis Plaza from HUD to project based vouchers. The way to do this is through a RAD conversion or streamline conversion. There is no way to build 40 units cost effectively and it is recommended that those applications and discussions should be had now. The application must be started in October 2020. It is a very draw out, long term process that we need to begin sooner rather than later. We will need another RFP and we cannot have two Low Income Housing Tax Credit projects going at one time. It is expected that the LIHTC application will be approved in 2022. Streamline conversion is what is recommended and allows you to get out of public housing. Commissioner Terry asked if 40 units could be public housing and any new development with the partnership scenario. Executive Director Belford states she will research more and report back to the board.

C. CONSENT AGENDA

Approval of minutes from previous regular board meeting, March 26, 2020. Minutes and resolution approved. Commissioner Breashers moved to accept. Commissioner Rios-Stafford seconded. All in favor. Consent agenda approved.

VII. STAFF REPORT

Executive Director, Angela Belford

- a. Social Worker Report: States he has stopped or postponed several activities due to Covid 19 and that he is reassigned at times to the front desk to engage with residents. He is assisting with increased assistance with SNAP and unemployment benefits during this time. He has assisted 3 residents in procuring home health aide, 2 residents an electric wheelchair and medical marijuana cards, 1 resident getting SNAP. Has been handing out school lunches assisted in hiring Social Engagement Coordinator. Mary Finch is the resident engagement coordinator and she is proven very helpful. We have hired a temporary employee to work the front desk. Commissioner Breashears stated that Justin Lee is a jewel and Commissioner Bensinger agreed as she had the time to work with him during Covid 19. He has been preforming a "needs assessment" with residents. He is picking up donations such as dogfood.

- b. Update on children's feeding program that includes 5 breakfasts and 5 lunches coordinating with St. John's and Fayetteville Public Schools. The school counselors have been able to provide additional resources for counseling.
- c. During Covid 19 we have been able to recruit 14 new landlords. We have gotten an additional 15 residents on ACH.
- d. Public Housing report: Continue to house families during Covid 19. Moved 5 families. Current waitlist for Public Housing is 1196, Hillcrest Towers 164, Morgan Manor 572.
- e. Deputy Director Report: Has been collaborating with everyone in the public schools, U of A, Washington County Emergency Centers, Benton and Washington Covid discussions. He has been able to secure masks, extra food, sanitizer and such. John has taken oversight of the maintenance team and he is working on a checklist for a move in process. Have hired a new maintenance team member. He works with Ozark Regional Transit to help our residents get to Wal-Mart.
- f. The board members commended all employees of the Housing Authority most especially during the time of Covid 19 pandemic.

IV. Adjournment

Commissioner Bensinger adjourned meeting at 5:0PM.

Mission Statement: The Fayetteville Housing Authority provides safe, quality, affordable housing as a basic human right to build community resilience, improve intergenerational public health outcomes, and increase equitable opportunities.