

**HOUSING COMMISSION OF ANNE ARUNDEL COUNTY
BOARD MEETING MINUTES
SEPTEMBER 17, 2018**

Present: Robert Bradshaw, Vice Chair
William Utz, Commissioner
Sandra Ervin, Commissioner
Danny Boyd, Commissioner
Beryle Downs, Commissioner
Tanya Hill-Brown, Commissioner
Carrie Blackburn Riley, Legal Counsel
Clifton C. Martin, Chief Executive Officer
Michael Hale, Director of Modernization
Gina Dyer, Director of Property Management
Diane Haislip, Deputy Chief Executive Officer
Lanita Hillen, Director of Housing Services
Christopher Ostovitz, Director of Information Technology
William Sansing, Accountant
Carole Ann Brazeal, Executive Administrative Assistant

Teleconference: None

Absent: Peter J. Ponne, Chair

Guest: Brenda McChriston, Spectrum HR Services

Location: HCAAC, 7477 Baltimore-Annapolis Blvd, Third Floor, Glen Burnie, MD 21061

Meeting called to order at 11:00 a.m. by Vice Chair Bradshaw.

RESIDENTS & GUESTS

Chairman Ponne introduced a guest in attendance Kathleen Hughes from Legal Aid.

MINUTES

Vice Chair Bradshaw opened the discussion of the August 2018 minutes. Vice Chair Bradshaw asked if there were any questions concerning the minutes from the August 2018 meeting. Legal Counsel Riley stated she had some edits that were not significant and submitted prior. Vice Chair Bradshaw asked for a motion to approve the minutes, subject to Counsel Riley's edits. Motion made by Commissioner Ervin, seconded by Commissioner Boyd and all in favor.

BUSINESS AGENDA

Vice Chair Bradshaw moved on to the first item on the business agenda, Resolution #658 – Approving the Section 18 Demolition/Disposition and Rental Allowance Demonstration (RAD) Blended Application for Meade Village and Authorizing Submittal to the United States Department of Housing and Urban Development. Mr. Martin offered that the consultants and partners at Maryland CDA are advising that the FHEO delays are putting the project in jeopardy. We have run analysis on using the new program offered by HUD and have determined that this financial plan works best and minimizes deferred developer fees and the gap. It also brings the potential of higher rent structures for 25% of the units allowing us greater cash flow. Mr. Martin advises that this program requires a Board Resolution and at the advice of our financial consultants provides the deal the best opportunities for closing in 2019. There was a discussion about modifying the resolution to cover a full Section 18 conversion if needed. Legal Counsel Riley provided amended language that was offered and accepted. Vice Chair Bradshaw asked for a motion to approve Resolution #658 with amendments. Motion made by Commissioner Ervin, seconded by Commissioner Boyd and all in favor.

Vice Chair Bradshaw moved on to the third item on the business agenda, Update on Rad Processes.

- Mr. Martin stated Freetown Village is progressing along. Freetown Village is progressing; however, we did halt the forward progress temporarily so that some change orders can catch up to the current scope of work. We are trying to minimize returns to the homes for new scope of work as we received numerous complaints. The largest change is to check units for water penetration and adding new wood baseboards to the units.
- Mr. Martin said Meade Village continues to experience delays with the Fair Housing Office regarding removal of all of the 5 and 6 bedroom units. Meade Village discussions percolated more robustly in September as we have a new coordinator (#4) taking over the project. FHEO review is complete and the plans were officially rejected after 6 months of discussion. A subsequent call on September 11 yielded little, if any, results other than for HUD to tell us to offer some other options that are well documented with data that may or may not satisfy their needs. They shared that they have no idea what will satisfy their needs.
- Mr. Martin shared preliminary work continues on the remaining 4 communities with environmental reviews and title work being reviewed at this time. Plans are to convert to Project Based Rental Assistance on January 1, 2019; financing plans during 2019 and renovation in 2020.

Vice Chair Bradshaw moved on to the Dashboard.

- Mr. Martin offered North Arundel Plaza had a bad summer. We had a fire in the restaurant, water leaks on the 2nd and 3rd floors and we lost 2 air conditioner systems. He stated that issues are creeping up with this building, built in 1986. Our last major roof repair was in 2006 and will probably cost \$400,000 to replace the roof.
- Mr. Martin added all Commissioners terms expire the end of November and Mr. Martin will attend a cabinet meeting with the County executive next week. Commissioner Bradshaw asked if Mr. Martin would please keep everyone informed if any information was provided at that meeting.
- Vice Chair Bradshaw stated that he is researching the agenda of the PHADA Commissioners Conference in Miami. Mr. Martin said we will look at joining and Commissioners can attend. Commissioners Boyd and Ervin stated that they may be interested in attending.

Vice Chair Bradshaw moved on to the New Business.

- Mr. Martin said there is no meeting in October.

Vice Chair Bradshaw said if there is no other business we will adjourn the regular meeting, Vice Chair Bradshaw asked for a motion, Commissioner Utz made the motion, and the regular meeting was adjourned at 12:27 pm.