

Huntsville Housing Authority Advisory Board Meeting Minutes

September 20, 2010

5:30 P.M.

Commissioner Beason began the meeting and asked for introductions. Each person gave his/her name and the organization to which he/she belonged, as well as personal information such as how long he/she has been in Huntsville. This lasted approximately 30 minutes. Commissioner Beason provided an orientation by providing a summary of the Public Housing Program, including the history, its programs (Capital Fund, Operating Fund and Family Self-Sufficiency). He also spoke for a moment on the Admissions and Continued Occupancy Policy (ACOP), also provided, specifically highlighting the screening process as well as identifying qualified and unqualified applicants.

Also discussed was the Agency Plan. Carlen Williams reviewed each section of the plan, and spent considerable time on Section 7.0, the development portion of the plan. It was explained that for purposes of mixed-finance development and demolition/disposition activities, HHA lists all potential sites so that when an application for funding is available, HHA may choose the site most responsive to the application requirements. It was also explained that there is no current intention to apply for mixed-finance approval or demolition/disposition approval for all of the listed sites in 2011. Mr. Lundy informed the group that HHA could not demolish or sell properties without HUD approval and that there is a process prescribed for obtaining such approval. This process would require Board approval and opportunities for public comment. No significant input was received regarding proposed activities in the FY 2011 Agency Plan.

Questions were accepted throughout the meeting. Several members of the Advisory Board asked the purpose of the evening's discussion. Members seemed to appreciate the information that was provided, however, they seemed unsure of what to do with it. Commissioner Beason and Mr. Lundy asked that they consider the information and remain involved in the process. Neighborhood representatives expressed interest in developing a process for providing prior notice to those residents who reside within 500 hundred yards of potential HHA real estate purchases. One member suggested that a process could be developed similar to the zoning change process where notice is sent to owners within 500 yards of the property. Commissioner Beason intimated the potential for "Fair Housing" issues and suggested that prior to development of a process, a Fair Housing educational session, headed by a Fair Housing expert, should occur.

The timeline for submission of the Agency Annual Plan was made available verbally and one member requested the information to be emailed to the group. The proposed timeline for the Agency Plan is as follows:

Draft Plan Published: October 13, 2010

Public Hearing: December 1, 2010

Request for Board Approval (at Board meeting): December 13, 2010

The meeting adjourned with Mr. Beason thanking the Advisory Board members for their attendance and willingness to volunteer their time to serve.