WILMINGTON HOUSING

REGULAR MEETING OF THE BOARD OF COMMISSIONERS
OF THE HOUSING AUTHORITY OF THE CITY OF WILMINGTON, NORTH CAROLINA
February 7, 2023
4:00 p.m.

The regular meeting of the Wilmington Housing Authority (WHA) Board of Commissioners was held at Rankin Place Terrace, 415 N 12th Street, Wilmington, NC.

Commissioners Present:	Jeff Hovis, Chair
	Lee Backston, Commissioner
	Hollis Briggs, Commissioner
	Stuart Franck, Commissioner
	Livian Jones, Commissioner
	Betsy Kahn, Commissioner

Others Present:	Tyrone Garrett, CEO
	Vernice Hamilton, Sr. VP of Administration and Human Resources
	Francis Vicere, Controller/VP of Finance Operations
	John Batey, Senior Sr. Vice President of Operations & Development
	Chauntrell Burns, VP of Procurement
	Zorya Elkins, VP of Housing Choice Voucher
	Helen Sidberry, Deputy VP of Property Management
	Hattie McIver, VP of Resident Services
	Julia Shaw, Administrative Manager

1. **Call to Order**
   The meeting was called to order by Commissioner Hovis at 4:04 p.m. pursuant to the Public Notice.

2. **Roll Call**
   Roll call was taken and a quorum was present.

3. **Approval of Agenda**
   The agenda was reviewed, a motion to approve the agenda was made by Commissioner Kahn, seconded by Commissioner Backston and unanimously approved.

4. **Old Business**
   Minutes of the January 10, 2022 WHA Board of Commissioners Meeting were reviewed, the motion to approve the minutes was made by Commissioner Franck, seconded by Commissioner Backston and passed unanimously.

5. **New Business**
   - **Finance and Development Committee**
     Commissioner Franck that the committee reviewed much of the update given to the City, including some soft rebranding pieces. Financials are moving in the right direction.

   - **Community Outreach and Resident Relations Committee**
     Commissioner Backston reported that two residents were present and presented concerns which Mr. Garrett addresses following the meeting. Crime continues a downward trend.

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6. Resolutions

Resolution No. 1526 - Approving the January 2023 List of Bills

A motion from the committee was seconded by Commissioner and passed unanimously.

Resolution No. 1527 - Approving Contract for Certified Public Accounting Firm for Low Income Housing Tax Credit Properties

Ms. Burns said that the only bidder was Cohn Reznick.

A motion to approve the resolution was made by Commissioner Kahn, seconded by Commissioner Jones and passed unanimously.

Mr. Garrett informed the Board that WHA will enter into an additional agreement with Maestro Recertification services to continue to assist with Creekwood and Rankin recertifications. Though this isn't at an amount to require Board approval, the Board will be kept up to date on progress. The contract will provide three weeks' support over three months.

7. Department Updates

- **Housing Choice Voucher**
  Ms. Elkins reported that 36 displaced families have leased up with HCV. A new FSS Coordinator is starting and will work on reinstating the homeownership program.

- **Property Management**
  Ms. Sidberry reported that 15 cease notices have been served at Creekwood for nonpayment of rent or failure to recertify. Vacant units in Hillcrest and Solomon Towers are being turned quickly to house some of the remaining displaced.

  Mr. Garrett added that there are 179 units vacant either due to mold or some other reason. Some should be designated major-mod as they won't come back to inventory as rehabilitation is no longer a viable solution. Staff has been working to accomplish this with HUD.
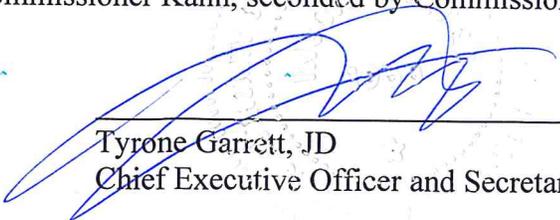
8. Other Business

Mr. Garrett reported that 101 families have been returned to WHA units since May 2022. 49 families remain displaced, 18 of these are in market-rate units rented by WHA.

9. CEO Comments

Staff needs training, succession planning is needed.

10. Adjournment

A motion to adjourn the meeting was made by Commissioner Kahn, seconded by Commissioner Briggs and passed unanimously.

(SEAL)

Tyrone Garrett, JD
Chief Executive Officer and Secretary

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