

Housing Finance Authority

Meeting Minutes

County Admin Building, Risk Management Conference Room

April 16, 2025

Members Present:

Davin Woody, Chair
Genile Morris, Vice Chair
Kali Blount
Haley Short

Others Present:

Malcolm Kiner, GHA

Staff Present:

Candie Nixon
Satori Days
Patrick Miller
Ralston Reodica
Lynn Sharp

Attendees on Zoom:

Claudia Tuck, Tim Wranovix, Justin Porter, Jamie Kane, Leslie Powell, Brian Evjen, Alex Fischer, Robert Fine, Sarah Sandy & Tommy Attridge

Attendees on Phone:

Pamela Davis, GHA

Meeting was called to order by Davin Woody at 3:09pm

- I. Approval of Agenda with corrections
 - a. Motion: Move to approve Agenda
 - b. Moved by member Blount, Seconded by member Morris
 - c. Action: Approved Unanimously
- II. Approval of February 19, 2025 meeting minutes
 - a. Motion: Move to approve Minutes
 - b. Moved by member Blount, Seconded by member Morris
 - c. Action: Approved Unanimously
- III. Old Business
 - a. Naming of Motels: voted on by AHAC
 1. Budget Inn: East Tumblin Apartments
 2. Scottish Inn: Forest Edge Apartments

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- Member Woody commented that the use of the word apartments at the end is an outdated practice.
- b. IST Criteria
 - Tabled until after staff meets with the BOCC on May 6th

IV. New Business

- a. Approval of Resolutions and Credit Underwriting Reports
 - 1. Woodland Park II
 - Alex Fischer gave an overview of the resolution
 - Brian Evjen, developer, provided updates on the relocation of residents which is now 60% complete. Construction expected to take 17 months.
 - Member Woody expressed some concerns that he has seen with Phase I regarding dirt showing on buildings and Justin Porter advised that gutters are now being added to phase I and will be added to phase II. Brian Evjen advised that the maintenance team takes maintaining the property very seriously and encouraged communication if issues are seen.
 - Malcolm Kiner also addressed concerns with maintenance and the management company.
 - Developers answered questions posed by staff and board members
 - i. Motion moved by member Short and seconded by member Morris then approved unanimously
 - 2. Carver Gardens
 - Alex Fischer provided an overview of the resolution.
 - Robert Fine advised the construction is expected to take 18 months.
 - Robert Fine also explained the relocation plan for the tenants.
 - He also advised a full transition from mini split systems to central HVAC should eliminate any mold issues going forward.
 - Staff asked about transportation for residents and Robert Fine advised that transportation

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would be provided back to complex so the children could catch the school bus.

i. Motion moved by member Blount to approve the resolutions and underwriting reports for Carver Gardens. Motion was seconded by member Morris and then it was approved unanimously.

b. Reallocation of Affordable Housing Trust Fund to Community Resource Centers

- Staff identified 11 community resource centers in need of support and is hoping to move funds from code enforcement over to a housing stability fund.

c. Voluntary Loan Option for Affordable Housing Trust Fund- Tabled until further notice

d. New Funding Opportunity: CDBG Application

- BOCC directed staff to apply for another housing rehab grant so application is being prepared. Funding will be used for the Sunrise Inn renovation.

e. Staff update

- Housing Fair upcoming on April 26th at the MLK center from 10am-2pm; SHIP roundtable event on May 1st at Thomas Coward Auditorium to share best practices with other regions

V. Next meeting: May 21st, 2025

VI. Public Comments

VII. Member Comments

a. Member Blount invited everyone to a free Jazz event on Friday evening at Cypress & Grove.

VIII. Adjourn

a. Meeting adjourned by Member Woody at 4:52pm