



Delray Beach Housing Authority

SPECIAL BOARD MEETING

APRIL 27, 2011

MINUTES

I. CALL TO ORDER

Meeting called to order at 8:55 a.m..

II. ROLL CALL

Joseph Hepp – Present

Christel Silver – Present

Choli Aronson – Absent

Sylvia Morris – Absent

Shelly Petrolia – Present

Shelly Weil – Present

Guarn Sims - Absent

III. APPROVAL OF AGENDA

A motion to approve the Agenda was made by Vice Chairman Silver. Motion seconded by Commissioner Petrolia. All in favor. Motion passed.

IV. RECOGNITION OF VISITORS

None

V. PUBLIC COMMENTARY

None

VI. OLD BUSINESS

Resolution 2011-05 Ratifying a Development Proposal for Acquisition and Rehabilitation of Existing Housing Units for the Purpose of Replacement of Public Housing Units; Ratifying Execution of Sales/Purchase Agreements for Two Housing units in Accordance with a Previously Approved Replacement Housing Plan.

The CEO informed the Board that this Special Meeting was called to secure Board Approval for a Development Proposal required by federal regulations at 24 CFR 941 as a condition of approval to spend Replacement Housing Factor Grants.

The CEO reminded the Board that in February of 2010 the Board approved a Replacement Housing Plan that described the methods the Authority would pursue in redeveloping the former Carver Estates Public Housing site and bring back the 200 units lost when the property was demolished in 2008. The CEO further explained that the Authority was allocated \$309,325 in Fiscal Year 2009 and \$310,010 in 2010 in Replacement Housing Factor Grant funds. The Authority expects to receive

approximately the same amount of dollars for a period of three years with an option to apply for an additional 5 years of funding. The CEO reminded the Board that this grant requires a time frame of 2 years to obligate and 4 years to spend 100% of the dollars. The Board was informed that the Authority must obligate their first grant by September 14, 2011.

Development Proposal Details

The CEO informed the Board that on April 20, 2011 the DBHA submitted the proposal to HUD for approval. A summary of the proposal was presented to the board.

The summary consisted of;

- A. Authority For Public Housing Development
- B. Site & Neighborhood Standards
- C. Project Description
- D. Development Method
- E. Site General Information
- F. Total Development Costs
- G. Appraisals
- H. Demonstration of Feasibility

The CEO recommended that the Authority should not acquire additional units with the remaining of the funds, but apply to HUD to accumulate future allocations for use on the redevelopment site.

Vice Chairman Silver cautioned the Authority in regards to the amount of money the Authority may consider putting into the units. It was recommended that the Authority perform some kind of neighborhood analysis to ensure that the money the Agency puts into the units would be fruitful down the road.

The CEO recommended approval of Resolution 2011-05, Ratifying the Development Proposal as previously submitted to HUD on April 20, 2011 and ratifying the Sale/Purchase Agreements reviewed and approved by the Attorney and executed by the CEO.

A motion to approve Resolution 2011-05 was made by Vice Chairman Silver. Motion seconded by Commissioner Petrolia. All in favor. Motion passed.

VII. COMMENTS

A. President/CEO

B. Attorney

C. Commissioners

VIII. ADJOURNMENT

Meeting Adjourned at 9:25 a.m.