

**FHA DEVELOPMENT, INC.**  
**Meeting Minutes**  
**Tuesday, November 16, 2020, 7:00 PM**  
FHA Development via Zoom

**I. Call to order**

Chair Terry called to order the regular meeting of the FHA Development, INC Board of Directors at 12:00pm on Tuesday, November 16, 2020 via Zoom

**II. Roll Call**

Chair Terry conducted a roll call. The following Directors were in attendance: Chair Terry, Director McMahon, Director Bensinger, Director Breashears. Additionally, in attendance, Executive Director Belford, members of the public and press.

**III. Old Business**

**A. Resolution 28: Authorization for Executive Director Belford to apply for HOME Loans and National Trust Fund financing for Golden Elm Meadows (1212 Dunn Ave).**

The Directors discussed the issues regarding the flooding potential of this property. Ms. Belford explained the process to remediate the situation and the current stormwater management study that the City of Fayetteville was conducting to reduce the flooding for that area. The seller of the property was contacted and advised that due to this issue that there would be a delay in the completion of the financing past the end of December date as previously expected. Ms. Belford suggested that it would be better to apply for 14 units on the first application.

Ms. Belford suggested that the project be split and pause on the West End Avenue and work on the Dunn Avenue property at this time. All in favor. Motion passed.

**B. Hillcrest Towers Expansion Update**

Ms. Belford gave a report on the progress of the project. Architects have received geotechnical engineering report and survey. An RFP will be issued for Construction Manager at Risk (CM). During Design phase, CM will provide guidance on pricing to keep project in budget. For phase two, CM will have to compete with other CMs to give a Guaranteed Maximum Price for construction. Met with Design Committee, met with City of Fayetteville, information will be synthesized into design changes by design/development team (Cardinal Capital).

**C Design Committee Report- Lucky McMahon**

Director McMahon updated what was discussed at the Design Committee meeting. She reviewed who was in attendance and what was discussed. She discussed how feedback from current residents was important to integrate into the designs. Design meetings will continue in the future. No vote was necessary as it was just and update.

**D. Northgate- Single Room Occupancy (SRO) for two years then potentially re-develop property.**

Ms. Belford laid out the plan for the current renovation plan and the SRO plan. Seven units at a time would be renovated and made available for rent. Audra stated that those units should be available for occupants in the next few weeks. Ms. Belford explained the amount rent that could be charged per unit and that we are collaborating with Seven Hills and the Salvation Army. Discussion surrounding the easement and alley behind the building. Ms. Belford explained that the property sits one foot on city property and in order to make the adjustments the surrounding neighbors need to agree to sign for the change. Ms. Belford has been trying to contact the owner

of the property behind the building but has not been able to contact them. The previous owner passed away last year, and the property has been sold and she will try contacting the new owners. Director Terry explained that with the uncertainty of the current environment that she liked the idea of updating the units to maintain current minimum standards for SRO and to look at larger plans in the future.

#### **E. FHA Development, Inc. past due rent**

Ms. Belford advised that there are currently 13 inherited tenants who are at risk of being evicted due to nonpayment of rent. Some discussion of the current state and federal guidelines regarding evictions due to COVID-19.

#### **F. Core Values**

Discussed the ALICE- Asset Limited, Income Constrained, Employed designation and how it would apply to our program.

Director Terry suggested that developing a mission statement for FHA Development should be explored.

Director McMahan posed the question of whether FHA Development, Inc. would be interested in projects for the senior demographic. Ms. Belford explained some government funded programs available for this demographic.

Discussion regarding growing the FHA Development, Inc. board

### **IV. New Business**

#### **G. Approval of Minutes from our regular board meeting September 21, 2020 and October 19, 2020.**

Director Terry posed a question if in the October minutes that a formal decision was made that if Directors assed to a subcommittee would be required to write a short summary for the record of such meeting. A discussion around this question began and it was decided to add this topic of agenda governance at the next meeting.

Director Bensinger motioned to adopt minutes, second from Director Breashears with all in favor. The previous two months minutes are passed unanimously.

### **IV. Adjournment**

Director Terry adjourned meeting at 9:10 PM