

MINUTES
HOUSING AUTHORITY OF COVINGTON
CITY HEIGHTS RESIDENT MEETING - SESSION 3
Wednesday, June 24, 2020 6:00 P.M.

A Resident Meeting regarding the Possible Sale of City Heights was held on **Wednesday, June 23, 2020** from 6:00pm-7:00pm in the City Heights Community Room.

Video Link: <https://youtu.be/SDiLADlvaE0>

The Housing Authority of Covington Staff Panel consisted of Steve Arlinghaus, Executive Director; Chris Bradburn, Deputy Director/Jobs Plus Grant Coordinator; Jon Adkins, Director of Resident Services; Shannon Wilson, Senior Housing Manager; and Lakitha Pearl, City Heights Housing Manager

18 residents and community members were on the sign in sheet.

AGENDA:

PRESENTATION- (See Attachment A, on page 7)

Slide 1: (Title Slide) Proposed Sale/Disposition of City Heights

Slide 2: Staff Introductions

Slide 3: Before We Get Started

Slide 4: Before We Get Started (continued)

Slide 5: Background

Slide 6: Disposition Plan

Slide 7: HUD Review

Slide 8: Upon Application Approval

Slide 9: Benefits

Slide 10: Questions/Comments

Slide 11: Please Give Us Your Input

Steve Arlinghaus presented: **Proposed Sale/Disposition of City Heights** in the following topic order (not all topics are referenced in slides or in numerical order):

- Introduced the Housing Authority Staff Panel. All sessions will be videotaped and available online, and minutes will be recorded and distributed to City Heights residents and others in attendance who request copies.
- A survey will be handed out at the end of this session.
- City Heights is 65 years old with 66 buildings (63 dwelling) and 366 apartments. In August 2019, HAC commissioned an independent study by Creative Housing Solutions from Cincinnati, to

conduct a Physical Needs Assessment (PNA) to determine what is needed to maintain/upgrade City Heights. It was determined that to bring City Heights up to modern standards, it would cost an excess of \$50 million dollars. HUD is not going to give HAC \$50 million dollars.

- Based on the Physical Needs Assessment and lack of funding for upgrades, there are 2 choices:
 - Continue to allow residents to live in the present conditions
 - Sale City Heights and pursue Demolition/Disposition (Section 18)
- The Housing Authority of Covington, the City of Covington KY, HUD regional offices in Louisville, and Washington DC agree that the best decision for City Heights is Demolition/Disposition.
- The process takes time. Demolition will not be immediate. Fast Track can take up to 2 years.
- The purpose of the survey is to help determine where the City Heights residents will want to relocate to:
 - Stay in HAC public housing (Latonia Terrace, Emery Drive, scattered sites)
 - Move to public housing in Newport, Cincinnati, or other locations.
- Residents are encouraged to enroll in the Jobs Plus Program as an opportunity to help residents. The Brighton Center staff at the Jobs Plus/City Futures Office located at 2522 Todd can help residents with this transition by:
 - Helping to clean up credit which will open your options for housing
 - Find better job opportunities, higher paying jobs while rent stays the same. The difference will be put into a savings account.
- The Jobs Plus Program has now been in session for approximately 1 1/2 years. It is a 4-year program scheduled to end on December 31, 2022. Residents should use the remainder of this time to take advantage of this program.
- In May 2020, HAC signed a contract with a consultant to help facilitate the Demolition/Disposition process. (Section 18) The process will require compilation of paperwork and documentation will be submitted to the Special Applications Center (SAC) in Chicago. SCA will review the information which may be approved, or additional documentation may be requested. The goal is to have this process completed by December 2020 and to have approval from the federal government in early 2021 to sell or demolish City Heights.
- A contract for approximately \$650 thousand dollars for a new camera security system for City Heights, Latonia Terrace, and Golden Tower was recently signed. The current camera system has a low-quality viewing span and rarely works and only covers approximately 10%. The new cameras will have a 360-degree viewing span and will cover approximately 90% of City Heights with day and night vision.
- TANK captured video/pictures of youth throwing rocks and breaking the windows on buses in route through City Heights. TANK may discontinue the bus service to City Heights if the attacks continue. The Housing Authority of Covington is asking for help from the City Heights Residents to identify the perpetrators.
- Once the application is approved, all the residents will receive a written notice with steps on how to proceed.
- The City of Covington / Housing Choice Voucher Program will be requesting 300 additional vouchers to help facilitate this process. These vouchers will give the residents many options on where they can live. More information will be provided by the Housing Choice Voucher/Section 8 team soon.
- Demolition/Disposition can be viewed as an opportunity for residents to find better housing. As City Heights deteriorates, the repairs become more challenging. The Housing Authority of Covington does not have enough funds for a big enough maintenance crew or repairs.

- The Housing Authority of Covington has signed a new contract with Terminix for pest control. This should help with the growing problem of bedbugs, roaches and mice that have been reported.

Resident & Public Questions and Comments (answered by Steve Arlinghaus unless indicated otherwise)

Q. How many years has HAC been receiving \$1.7 Million dollars in Capital Funds?

A. That is the highest amount that HAC has ever received.

Q. Why wasn't more funding been invested into City Heights for upgrades in the previous years?

A. I've been here less than 2 years. I can't answer why others didn't do things prior to me.

A. Chris Bradburn explained that the \$1.7 Million dollars is dispersed throughout 800+ apartments, City Heights gets about \$350 thousand a year (budgeted), that would be about \$950 dollars per apartment.

Q. Why is HAC spending \$650 thousand dollars on security cameras since City Heights will be demolished in a couple of years?

A. The cameras are being used for the security and safety of the residents. More vandalism takes places when there are empty apartments. The cameras can be moved to other locations.

Q. Have other contractors bid on the reported cost of \$50 Million dollars to upgrade City Heights? Has there been a second opinion from an independent contractor?

A. Creative Housing Solutions performed a study on the cost. They are not contractors.

Q. Will we get back our deposit, as well as the vouchers?

A. Yes.

Q. How far in advance will we be notified that we have to move?

A. Residents will be notified as soon as this process has been approved. After that residents should have several months.

Q. If I decided to move out next month, will the funding for the cost of the move be available?

A. Not until HUD approves this process. The residents will be notified when funds are available.

ADJOURNMENT

There being no further business, Steve Arlinghaus, Executive Director adjourned the meeting at approximately 6:47 pm.