**FORT SMITH HOUSING AUTHORITY BOARD OF COMMISSIONERS**

**Annual Report for 2011**

***Section 1 – Significant Accomplishments of the Authority***

**Public Housing/Nelson Hall Homes**

* The replacement of all of the sewer lines for Nelson Hall Homes was completed. Willis Parks Construction was the contractor for the primary lines, and FSHA did the secondary line replacement using maintenance staff and equipment to reduce costs. Final project cost was $600,000. Sewer trouble calls have been reduced to nearly zero.
* Nelson Hall Homes Public Housing Assessment System (PHAS) score for the 2010 fiscal year was 97 out of 100 points, making it a “High Performer.”
* HUD’s REAC (Real Estate Assessment Center) inspector was on-site November 8, 2011, to assess the physical condition and safety of Nelson Hall Homes and awarded the property 95 out of 100 points.
* Nelson Hall Homes continues a $3.8 million interior remodel program. Funding comes from the Asset Repositioning Fee from HUD as reimbursement for the costs associated with the demolition of Ragon Homes in 2008, the Five-Year Capital Fund Program from HUD, and current reserves. The remodel budget for each unit is approximately $14,000, and with 9 units being completed per month. The project is expected to be completed in 2013.
* Two easements were conveyed to the City of Fort Smith for the construction of two bus shelters, one at Clara Circle and Futral Drive and another at Futral Drive and Ridgeway Drive, to better serve the residents of Nelson Hall Homes.
* HUD Little Rock Field Office conducted a review of the administration of the 2009 American Recovery and Reinvestment Act (ARRA) funds of $807,459 provided to FSHA. The funds were used to build eight additional fully-handicapped accessible units and other improvements to Nelson Hall Homes site. All projects were completed more than 18 months ahead of the federal guidelines.

**Section 8/Housing Choice Vouchers**

* FSHA scored 100% on the Section Eight Management Assessment Program for the 2010 fiscal year and was ranked as a “High Performer.” This is the second year in a row we have achieved a perfect score.
* The Housing Choice Voucher rent assistance program assisted 1,239 income-eligible families each month in Fort Smith and Sebastian County, which is 100% of available vouchers. Over 98.9% of the $4.93 million funded was expended this year.

**Affordable Houses for Sale**

* FSHA was awarded $170,000 in HOME funds by the City to build two new houses on existing lot inventory on Edwards. We expect to begin construction on these homes in 2012.
* The City of Fort Smith and FSHA were awarded $820,000 by the Arkansas Economic Development Commission (AEDC) for disaster relief under the Community Development Block Grant (CDBG) program, popularly known as Ike-2, to acquire, demolish, and prepare a minimum of 20 lots. Houses will eventually be built on the lots to benefit low- to moderate-income families while clearing away abandoned, blighted and vacant houses from neighborhoods. The City and FSHA were chosen to partner because of FSHA’s experience in building quality, affordable, in-fill housing, its experience in conducting its Neighborhood Stabilization Program, and its designation as the redevelopment agency for the City.
* Two new houses were sold under the Neighborhood Stabilization Program (NSP). The program provides for the purchase of abandoned and blighted houses and lots for the construction of new houses.
* Three new construction houses were sold under the Affordable Housing Program to eligible first time homebuyers. Average sales price was $95,000. In addition, construction was completed on three new three-bedroom, two-bath houses on North 9th Street. All homes were constructed with HOME and CDBG funds awarded by the City of Fort Smith or proceeds from the sale of previous homes.

**Low Income Housing Tax Credits/North Pointe and North Pointe II/Clayton Heights**

* Occupancy at North Pointe, FSHA’s 50-unit rental development, has been above 95% for the year.
* Grand opening of North Pointe II, a 65-unit rental development, was held on April 12, 2011. The project’s total cost was $10.3 million. The project went into permanent financing in June, 2011. Occupancy as of December 2011 was 93%.
* Clayton Heights Limited Partnership, an affiliate of the Fort Smith Housing authority was awarded $6.0 million in Low Income Housing Tax Credits from the Arkansas Development Finance Authority in June to build a 57-unit single-family home development near Williams Lane in north Fort Smith. Construction will begin in early 2012 with completion scheduled for mid-2013.

**Redevelopment/Economic Development/New Markets Tax Credit Program**

* U. S. Treasury informed us that Fort Smith Regional NMTC Facilitators, LLC, was certified as of February 2, 2011, as a Community Development Entity (CDE) eligible under the New Markets Tax Credit (NMTC) program for financing commercial, retail, industrial, and mixed-use development in low-to-moderate income areas. An application has been submitted to Treasury for an allocation of NMTC for use in 13 projects in the City and surrounding region.

**Other Accomplishments**

* The new FSHA website at [www.fortsmithhousing.org](http://www.fortsmithhousing.org) is up and running. It features information about the Authority and its board, FSHA programs, houses for sale, and allows applicants to download application forms for our programs.
* Scott Chambers, Director of Technical Services and Procurement Officer, was selected for Leadership Fort Smith’s class of 2011-12. The program is comprised of 25 class members each year and focuses on community issues and development of leadership skills.

***Section 2 – Upcoming Issues for the Authority***

* Notification by the Department of the Treasury, most likely in February 2012, of an allocation of New Markets Tax Credits in the 2011 NMTC program.
* Commencement of infrastructure construction at Clayton Heights with Low Income Housing Tax Credits and conventional financing from local banks.
* Construction of new homes with AHP funds and proceeds from other sales will continue to be slowed pending improvement in the housing market for new construction.

***Section 3 – Attendance Record***

 P-Present

A-Absent

**Regular Meetings**

|  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| Member |  | Feb24 | Mar 24 | Apr 28 | May 26 | Jul 21 |  | Sep 29 | Oct27 | Dec 15 | Recap |
| Richard Griffin |  | P | P | P | P | P |  | P | P | P | 9/9 |
|  |  |  |  |  |  |  |  |  |  |  |  |
| Linda Edwards |  | P | P | P | P | P |  | P | P | P | 9/9 |
| Barbara Meadows |  | P | P | P | P | P |  | P | P | P | 9/9 |
| Rick Foti |  | P | P | P | P | P |  | A | P | P | 8/9 |
| Rex Terry |  | P | P | A | A | P |  | A | P | P | 6/9 |

**Special Meetings – None held**

|  |  |  |  |
| --- | --- | --- | --- |
| Member |  |  | Recap |
| Richard Griffin |  |  |  |
|  |  |  |  |
| Linda Edwards |  |  |  |
| Barbara Meadows |  |  |  |
| Rick Foti |  |  |  |
| Rex Terry |  |  |  |