

**LOAN COMMITTEE MEETING**  
**May 18, 2017**

- PRESENT:** Jerry Austin, Commercial Industrial Appraisal Services; Amy Hampson, HealthChoices Management Unit; Bruce Rebert, Chairman; Mark Shea, Area Agency on Aging
- ABSENT:** Felicia Dell, York County Board of Commissioners; Fiona Eyster, York Traditions Bank; Bill Koons, Presbyterian Senior Living; Heather Kreiger, ROCK Commercial Real Estate; Jessica Mockabee, York County Human Services; Jessica VanSickle, York County Controller's Office
- STAFF:** Dory Brannon, Housing Chief; Michelle Trout, Development Specialist
- SOLICITOR:** Kurt Blake, Esquire
- GUESTS:** Andrew Cohen and Harvey Theimann, WODA Development Group

**Call to Order**

Bruce Rebert called the meeting to order at 10:00 a.m.

**Approval of Minutes**

Jerry Austin made a motion to approve the meeting minutes for April 2017. The motion was seconded by Mark Shea and carried unanimously.

**Update on pending sale of Shelter properties**

Dory Brannon reported that since Enterprise is assuming all the existing County debt and affordability restrictions for the three (3) York County Shelter projects, they would be signing reaffirmation agreements. The documents are currently under review by legal counsel.

**Update on 219-227 Baltimore Street**

Dory Brannon reported that a pre-demolition meeting was held with SDL Construction on May12th and perimeter fencing is being installed. Demolition work is scheduled to start on or before June 12, 2017.

**Update on M'Calister Inn**

Dory Brannon reported that the final elevator pricing came in much higher than originally anticipated due to the age of the equipment. Joiann set aside additional CDBG funds. Staff is currently working with HUD on a relocation plan. Upon approval, tenants will be notified and work will be scheduled to proceed. It could be several months until actual replacement is started.

Dory also reported that other systems are beginning to fail and all but two (2) commercial tenants have moved out. The property is struggling financially. County staff are working on a "Troubled Property" protocol to submit to HUD for guidance on a plan of action. The Housing Authority has advised that they no longer have Section 8 housing vouchers available to commit to the property. Another option for tenant assistance may be using HOME allocations for Tenant-Based Rental Assistance (TBRA). Staff will be looking to discuss this with the committee sometime in the near future. Staff has a meeting with the County Commissioners in early June to review options for assistance.

### **Update on HOME commitment deadlines**

Dory Brannon reported that the National Association for County Community and Economic Development (NACCED) recently reported the suspension of the HOME Program's two-year commitment deadline for the next three (3) years to include the 2017, 2018 and 2019 program years. Staff confirmed this with the local HUD representative and are now waiting for HUD to release an interim rule.

### **Presentation by WODA Development Group**

Andrew Cohen, Sr., Vice President of the WODA Group and their consultant, Harvey Theimann, distributed a packet that included a company profile about the WODA Group and a brochure highlighting some developments they have done in Pennsylvania.

They also distributed a site plan and building elevations for a proposed rental housing development on Cinema Drive in Springettsbury Township. They explained that the project would consist of forty-five (45) two- and three-bedroom townhouses and a community building for low-moderate income families. WODA intends to submit an application for Low Income Housing Tax Credits (LIHTC) to the PA Housing Finance Agency (PHFA) in September. The site is currently zoned commercial. The current owner has submitted a re-zoning request to Springettsbury Township. There should be a decision made in approximately 55 days.

After a brief question and answer session, the Chairman thanked WODA for their presentation and invited them to submit an application. WODA thanked the Loan Committee for their time and exited the meeting.

The loan committee discussed concerns about the proposed site and the numerous challenges developers face finding viable sites within the County. Dory reported that she has mapped out more than 50 sites for WODA in the past year or so, and each one did not work out for one reason or another. The high cost of land coupled with the restricted rents of an affordable housing project make it difficult to reach financial feasibility.

### **Other Business**

Dory Brannon reported that the York Area Development Corp. (YADC) is preparing a HOME funding application for a single-family homebuyer project in Wellsville. Staff is also looking into possible development of two (2) other homebuyer project sites in Goldsboro that were recently cleared with Community Development Block Grant (CDBG) funds.

### **Adjournment**

Mark Shea made a motion to adjourn the meeting at 10:50 a.m. The motion was seconded by Jerry Austin and carried unanimously.