

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF
COMMISSIONERS OF THE CHARLOTTESVILLE REDEVELOPMENT AND
HOUSING AUTHORITY**

February 22, 2010

The Board of Commissioners of the Charlottesville Redevelopment and Housing Authority (hereinafter “CRHA” or the “Housing Authority”) met in Regular Session at 7:00 PM on February 22, 2010 in Council Chambers at City Hall.

I. CALL TO ORDER

Commissioner Jason Halbert called the meeting of the Board to order at 7:00 PM on February 22, 2010.

II. ROLL CALL OF COMMISSIONERS

Present:

Mr. Jason Halbert, Chair
Ms. Joy Johnson, Vice Chair
Ms. Sherri Clarke, Commissioner
Ms. Holly Edwards, Commissioner
Mr. Richard Jones, Commissioner
Mr. Hosea Mitchell, Commissioner
Mr. Bob Stevens, Commissioner

Absent:

Staff Present:

Mr. Randy Bickers, Executive Director
Ms. Amy Kilroy, Redevelopment Director
Ms. Allyson Davies, Legal Counsel
Ms. Deetra West, Administrative Assistant

III. MOMENT OF SILENCE

Commissioner Halbert opened the meeting with a moment of silence.

**IV. APPROVAL OF MINUTES OF THE ANNUAL MEETING OF THE
BOARD OF COMMISSIONERS HELD JANUARY 25, 2010.**

Commissioner Jones made a motion to approve the minutes, seconded by Commissioner Stevens. The minutes were approved by a unanimous vote.

V. RESPONSE TO QUESTIONS FROM PREVIOUS MEETINGS

There were no questions from the previous meeting.

VI. PUBLIC COMMENTS

There were no public comments made.

VII. **RESOLUTION NO. #1270- IN RECOGNITION OF COMMISSIONER DAVE NORRIS**

The Charlottesville Redevelopment and Housing Authority Board of Commissioners expressed its gratitude and appreciation to Mayor Dave Norris for two years of volunteer service, hard work, and dedication to the Authority's Board of Commissioners and staff as well as the residents of the City of Charlottesville. Resolution #1270 passed by a unanimous vote.

VIII. **REPORTS**

A. Police Report – Sgt. Tom McKean

Sgt. McKean reported Officers Boyd and Collier received zero responses back from the surveys that were distributed to the residents last month in the Westhaven Community. With the help of Commissioner Johnson, officers will redistribute the surveys and address resident concerns surrounding the use of obtained information. Commissioner Halbert asked for a copy of the survey to be circulated to the Board. Commissioner Edwards stated she is aware that community officers are trying to establish a relationship with residents. Zero response to the surveys is perhaps a direct correlation to the need for officers to work hard towards that goal. She would like to see this as an opportunity for officers to develop relationships with residents so they may help distribute surveys for a more positive response. Sgt. McKean stated the Citizens Police Academy will start up in the spring and he strongly encouraged anyone interested in participating to contact him.

Commissioner Jones stated he would like Sgt. McKean to report on any increased activity he notices on sites. Commissioner Johnson added she would like to see a report of calls for service around CRHA sites for a comparison. Sgt. McKean will work on gathering the data to report back to the Board.

B. Executive Director's Report

Mr. Bickers stated reporting rates for the Section 8 and Public Housing programs continue to be good for the month of January. The vacancy rate spiked up in January due partly to few lease briefings and move-ins because of snow storms. Mr. Bickers was happy to report that as of the Board meeting date, staff had moved in six new families. Maintenance staff has turned seven more units which leaves eight units to be completed. He commended staff on working hard at turning over apartments in a quick timeframe with two vacant tech positions for many of the recent weeks.

The draft budget is included in Mr. Bickers' report and it shows a loss of about \$43K. Staff is still examining line items and based on comments from the Finance Committee meeting, staff will continue to look at more items. This is not a final figure and more discussion of the budget will continue at the Board's Work Session Meeting.

HUD has notified the City Mayor, City Manager, the Executive Director, as well as the Board Chair of the March 17th Stimulus Grant Deadline. Mr. Bickers stated staff has a plan to complete obligation and is on track with getting funds obligated. CRHA has five

more projects to award and staff will work to award two this week, two next week, and one the week after.

The Account Receivables report for the month of January has dropped back down to what staff sees as a norm at around \$12K from around \$20K seen in November and December. Staff has collected much of the owed money as well as putting repayment agreements in place.

Mr. Bickers stated CRHA has unspent CDBG funds from prior year CDBG allocations. The City of Charlottesville is under a spending deadline of May 1, 2010 and has approached CRHA about using the existing unspent balance to potentially purchase property in order to help spend the amount by May 1. The Avon property, the former Walker Garage, site is for sale and the price has become more attractive for CRHA to pursue. Mr. Bickers presented the idea to the Finance Committee and asked the committee to consider using CDBG funds to purchase the property. The Finance Committee discussed the available CDBG funds, the Avon property, and the strategic advantage gained by CRHA in acquiring that property. The property sits adjacent to CRHA's Levy Avenue property and seems to fit well with redevelopment plans. As a result, the Finance Committee recommended that CRHA pursue the Avon acquisition and use CDBG funds to do so. If this occurs, the two projects that had been identified to use the CDBG funds, Crescent Halls roof replacement and 504/accessibility issues across all of our sites, will be funded by using other sources. Commissioner Johnson stated she will support the recommendation because she does not want to see the City and ultimately the residents of Charlottesville penalized because CRHA did not meet the spending deadline. She is not at all happy about purchasing property using Capital Improvement funds and would like to see those funds used for improving housing authority sites. Commissioner Johnson stated she is more interested in acquiring the Avon property with the use of investment funds. Commissioner Mitchell stated he sees this as beneficial for CRHA because land can be acquired using funds other than investment funds which he'd like to protect for the use of redevelopment. Commissioner Jones agreed with Commissioner Johnson and hopes that CRHA will make amends to the City for not spending the funds on proposed CRHA projects. The recommendation was passed by a unanimous vote.

AYES

Commissioner Clarke
Commissioner Edwards
Commissioner Halbert
Commissioner Jones
Commissioner Johnson
Commissioner Mitchell
Commissioner Stevens

NAYES

ABSTAIN

C. Committee Report

1. Finance Report

Commissioner Stevens reported the committee was presented with the first draft of the proposed budget for FY 2010-2011. The Board will have a work session to discuss the budget on Tuesday, February 23rd in City Hall Basement Conference Room. The committee discussed unobligated CDBG funds. The committee also talked about the importance of staff turning units faster and getting the vacancy rate down to score high with REAC inspections. The committee heard a request from Virginia Supportive Housing for the use of 21 vouchers from CRHA to project base for a 60 unit building to house homeless and low-income clients.

2. Resident Services

Commissioner Johnson reported the committee met with 17 residents in attendance. Ms. Marquez, CRHA Certification Specialist, spoke to the committee about her job functions and how important it is for residents to complete community service hours to be eligible for recertification. She reminded the residents that these hours are mandated by HUD and not CRHA. Commissioner Clarke stated residents wanted to receive a copy of their new lease when they have been recertified. She suggested that some of the CDBG funds could be used for services put into place for residents. Residents would like to have the Maintenance Manager and Capital Projects Manager to present at the next committee meeting.

3. Redevelopment Committee

Ms. Kilroy stated CRHA has postponed the Greenville, South Carolina due to scheduling conflicts and more information will follow as new dates are available. The committee discussed funding for buying property near Levy Avenue and what effects it will have on capital projects. Staff received two new scenarios created by the consultants and they were distributed to the Board and to committee members in spreadsheet form. These scenarios presented are much denser and have greater percentage of mixed income units than the previous scenarios. The committee established that there was not enough time to review them and will add them to March's agenda. The committee discussed furthering a partnership with PHAR to create tools of reaching out to residents other than public meetings. Commissioner Mitchell stated he would like to see Levy Avenue moved to the front of the redevelopment process, increasing the mixed use, and a reasonable increase in density. The Board will discuss more options during its redevelopment work session.

IX. OTHER BUSINESS

Ms. Allison Bogdanovic of Virginia Supportive Housing presented a request for the use of 21 vouchers in the Housing Choice Voucher program presently in the possession of CRHA. Virginia Supportive Housing is a private, not-for-profit community development corporation that provides permanent housing and comprehensive support services to individuals and families who are homeless or who have disabilities in order to initiate and promote their transition to productivity and independence. The organization seeks to build a sixty unit (studio apartments) building at Fourth Street and Preston Avenue which would be a mixed-income community with a blend of units for homeless and low-income clients. They would furnish on-site property management which includes a live-in

manager as well as support services. In order to be eligible for federal tax credits the organization needs to acquire, and project-base, 30 HCV vouchers. Albemarle County has verbally promised to give them 9 vouchers and the request has been made to CRHA for the remaining 21.

There was much discussion on the repercussions of relinquishing the vouchers. It was argued that CRHA needs all of its vouchers as it pursues funding for redevelopment. Ms. Manson-Davies stated that if CRHA decides to go forward with this proposal, the 21 vouchers will have to be within the Section 8 based program. If CRHA does not have the funding to issue the vouchers, CRHA will be overspending in its Section 8 Program. The contingency that Ms. Manson-Davies put into the document was pursuant to the Board's request in earlier discussions, states that the City of Charlottesville will provide funding to cover the 21 vouchers. Overspending the program could potentially lead to terminating HUD Section 8 recipients not in the SRO. Commissioner Edwards stated that a more positive way to look at this situation is to move toward the goal of having a Family Self Sufficiency Program and having residents move towards homeownership in which case the vouchers will not be needed. Mr. Bickers stated that in trying to protect the housing authority as its Executive Director, he sees the problems this could cause in the redevelopment efforts CRHA is heading towards and the possibility of not serving the CRHA waiting list. He added that in the spirit of compromise and with the contingencies that are incorporated in the document he is in support of the document. Project basing the vouchers would be considered a policy change that would need to be open to public discussion. After much discussion the Board called for a vote to sign the commitment letter. The vote was recorded as

AYES

Commissioner Clarke
Commissioner Edwards
Commissioner Jones
Commissioner Johnson
Commissioner Mitchell
Commissioner Stevens

NAYES

Commissioner Halbert

ABSTAIN

The recommendation was passed to.

Commissioner Edwards would like to create a Section 3 workgroup under the Resident Service Committee to start exploring more information on Section 3 housing authorities with a successful rate. Also to find out more information about residents interested in owning their own business and to connect with the 25 graduates of the PVCC Pilot Program.

Mr. Bickers stated he and Ms. Kilroy met with Rich Schuyler in Congressman Perriello's. Mr. Schuyler is interested in helping residents to own their own business. He asked Mr. Bickers and Ms. Kilroy to identify residents that are interested and he can assist in starting the process through the small business administration. Mr. Bickers asked for anyone interested to contact CRHA.

Commissioner Edwards would like to have a Board Orientation to get familiar with the information she is asked to review and she would also like to have Board packages delivered on Thursday evening by 5:00pm. Mr. Bickers stated staff will try hard to meet that deadline.

X. **COMMITTEE MEETING DATE CHECK-IN**

Redevelopment Committee Meeting – meets 2nd Wednesday of the month
Next meeting will be March 10, 2010 at 10:00am in the South First Street Community Center.

Resident Services Committee Meeting- meets 2nd Thursday of the month
Next meeting will be March 11, 2010 at 12:00pm in the Crescent Hall Community Room.

Finance Committee Meeting – meets 3rd Tuesday of the month
Next meeting will be March 16, 2010 at 8:30am in the South First Street Community Center

Regular Board Meeting – meets 4th Monday of the month
Next meeting March 22, 2010 at 7pm in City Council Chambers

XI. **PUBLIC COMMENTS**

No public comments

XII. **ADJOURNMENT**

Commissioner Jones made a motion to enter a closed session pursuant to section 2.2-3712 of the Virginia Code, I hereby move that the CRHA Board close this open meeting and convene in closed session:

1. For discussion and evaluation of the position of Executive Director, as authorized by Virginia Code sec. 2.2-3711 (A) (1).

The motion was seconded by Commissioner Stevens.

The Board entered a Closed Session.

Commissioner Jones moved that this Board certify by a record vote that to the best of each member's knowledge only public business matter lawfully exempted from the open meeting requirements of the Virginia Freedom of Information Act and identified in the Motion convening the closed session were heard, discussed or considered in the closed session.

The motion was seconded by Commissioner Clarke.

*CRHA
BOC Regular Meeting
February 22, 2010
The meeting was adjourned.*