

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

July 26, 2010

The Board of Commissioners of the Charlottesville Redevelopment and Housing Authority (hereinafter "CRHA" or the "Housing Authority") met in Regular Session at 7:04 PM on July 26, 2010 in Council Chambers at City Hall.

**I. CALL TO ORDER**

Commissioner Jason Halbert called the meeting of the Board to order at 7:04 PM on July 26, 2010.

**II. ROLL CALL OF COMMISSIONERS**

**Present:**

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

**Absent:**

Mr. Hosea Mitchell, Commissioner

**Staff Present:**

Mr. Randy Bickers, Executive Director  
Ms. Robin Munson, Finance Director  
Ms. Amy Kilroy, Redevelopment Director  
Mr. Tom Winder, Capital Projects Manager  
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 REGULAR MEETING OF THE  
BOARD OF COMMISSIONERS HELD JUNE 28, 2010.**

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

**V. RESPONSE TO QUESTIONS FROM PREVIOUS MEETINGS**

Mr. Bickers responded to two questions presented at the previous meeting. The first question proposed; why is CRHA charging residents \$600 to paint their units? Mr. Bickers stated CRHA does not currently paint occupied units or charge residents for painting. The confusion resulted from a resident asking what it costs CRHA to paint a unit when they are turned. Painting costs during a turn are not typically charged to a departing resident unless there has been damage or unauthorized painting that occurred

that resulted in additional working being required. CRHA provides free paint to residents after three years of occupying a unit.

The second question proposed; why is the computer lab at Crescent Halls only open two days a week? Mr. Bickers stated the computer lab is open every day during normal business hours and has recently been opened for extended hours two days a week. The lab has been closed during non-business hours due to equipment being stolen. CRHA is opening the lab for extended hours on a trial basis to evaluate demand and safety.

## VI. **PUBLIC COMMENTS**

Gregg Jackson, 631 Blenheim Avenue, stated he is concerned about the draft Master Plan and the proposed increased density of low-income housing. He is concerned that the development of the Levy Avenue site will put a strain on the residents, city school system, the neighbors, and seemingly goes against CRHA's goal to provide mixed income communities and de-concentrate poverty. He feels there is a more balanced solution.

Adam Frazier, 707 Graves Street, stated he supports Mr. Jackson's comments. He recognizes the demand to provide low income housing and he understands that it is a difficult job to do. He states the proposal seems to be more of a convenience than a Master Plan. Moving the Westhaven community to the proposed site will present a low income enclave in conjunction with Friendship Court. This type of situation has not worked in the past and the area will deteriorate. He asked what the City will do to alleviate the stressors and burdens that will fall upon the Belmont and surrounding communities. What does the City plan to do to help Clark Elementary become an accredited school once there is an addition of students with potential learning disabilities? What is the Master Plan for Friendship Court? What type of support will the City provide for security and safety? What will the City do with the old Better Living Site and what is the City's responsibility for notifying residents of what their intentions are?

Cass Kawecki, 705 Graves Street, stated he supports the previous comments and as an adjunct faculty at UVA Department of Urban Planning, he has studied the affects of over concentrations of affordable housing units. He is concerned about the school system and of the over all safety of the neighborhood.

Galen Staengl, 129 Goodman Street, supports CRHA mission to provide affordable housing. He supports the objectives that were laid out in the Master Plan that speak of providing mixed income communities, de-concentrating poverty, and integrating public housing sites with surrounding neighborhoods. However, he feels the Master Plan does not meet those goals and that it does not prove to meet mixed income solutions and appears to be heading in the wrong direction. He stated Alternatives 3 and 4 of the Draft Master Plan propose selling Levy Avenue property and reducing the total unit count affecting the Clark School district. These scenarios seem to be working toward a balanced and healthy approach to low income to dissolve concentration of units in one area and disperse low income housing equitably in mixed income communities city wide.

Kimber Hawkey, 709 Belmont Avenue, stated many in her neighborhood did not know anything about what was going on in the neighborhood and encourages the City to let her and her neighbors know what is going on in their neighborhood. She asks why the City plans to go against the city planning guide lines of mixing populations and increasing the low income population in the Belmont area. She stated that many do not need nor want more of this in their neighborhoods. The Belmont community is already dealing with security issues, quality of life issues, and potential property value losses.

Bob Boucheron, 709 Graves Street, stated that he has provided services to the Charlottesville and Waynesboro Housing Authorities. He supports public housing however he would like to echo the comments of the previous speakers in that it seems that too much public housing is being concentrated in one area. He stated selling the Levy Avenue site seems to be a good idea given the current commercial value and asks that some thought be given to that idea.

Paul Vaughn, PHAR representative, stated PHAR and Legal Aid conducted a workshop regarding tenant rights and responsibilities, rent calculations, and repayment agreements. Some residents at the workshop stated they were denied a copy of the rent calculation worksheet. He feels that if such document exists, it should be made available to residents upon request in the spirit of accountability and good faith.

Joel Jacolous, 622 Hinton Avenue, stated he is concerned with density and the quality of life in his neighborhood more so than affordable issues. He is concerned with the number of units that will be put on the Levy Avenue because of parking issues. He does not want any more congestion.

## VII. REPORTS

### A. **Police Report – Sgt. Tom McKean**

Sgt. McKean was not present. Commissioner Halbert stated the Police Department did a good job in answering the request of providing the Board with a 10-year Crime Statistic report. He will forward the report to the rest of the Board in an email.

### B. **Executive Director's Report**

Mr. Bickers stated the vacancies increased to 21 and staff is working hard at getting those units occupied and the numbers down. As discussed at the Finance Committee meeting, residents are facing a variety of issues including coming up deposit money, interpreter issues, and contact issues.

Mr. Bickers stated CRHA issued a bid for painting and pressure washing for the South 1<sup>st</sup> Street, 6<sup>th</sup> Street, Madison, Michie, and Riverside sites. The work will improve curb appeal, discoloration of buildings, and REAC deductions. CRHA invited 19 contractors to bid and 3 bids were received. The low bid was received from Empire Painting in the amount of \$190,000. The Finance Committee recommended the contract be awarded to Empire Painting. Because the dollar amount is over \$50K, Board approval is needed to award this contract. Commissioner Edwards stated the Finance Committee suggested sending out a Customer Satisfaction Survey to previous contractors. The survey will be used to get some feed back on the level of satisfaction because there was an expectation

that more people were interested in the bid, Commissioner Halbert suggested questions regarding Section 3 employment in the survey.

In a unanimous vote, the Board recommended the contract award to Empire Painting. The vote was recorded as:

**AYES**

Commissioner Clarke  
Commissioner Halbert  
Commissioner Johnson  
Commissioner Edwards  
Commissioner Stevens

**NAYES**

**ABSTAIN**

Mr. Bickers stated the receivable amount has come down substantially after having gone up in the last few months. He noted several repayment agreements have been put into place and several residents have paid bringing the number down in line to what staff has been used to seeing over the last 12 months.

**C. Committee Reports**

**1. Finance Report**

Commissioner Stevens stated the Sub-Committee has met twice and have been able to go over the vacancies and ways to bring those numbers number. In the meetings the committee has come up with some preliminary recommendation to the application process and eligibility determination. He encouraged anyone with input to attend the next meeting to present proposals to bring forth the August Board meeting to incorporate in the Annual Plan. Ms. Munson presented the budget report. He noted the Section 8 program showed a positive cash flow. CRHA has issued 8 vouchers to participants and so far they have not been utilized, however staff will continue to monitor that and help participants find landlords if needed

Commissioner Halbert stated there was a request to have former Commissioner Jones appointed to the Finance Committee. Commissioner Johnson made a motion to appoint Mr. Jones to the committee, seconded by Commissioner Stevens. The Board voted:

**AYES**

Commissioner Clarke  
Commissioner Edwards  
Commissioner Halbert  
Commissioner Johnson  
Commissioner Stevens

**NAYES**

**ABSTAIN**

The motion was passed.

**2. Resident Services**

Commissioner Johnson reported the committee met and discussed the importance of the committee relationships between PHAR, tenants, and CRHA Staff. The committee

discussed the roles of the committee officers. Mr. Vaughn stated the committee discussed the Barment Policy that PHAR has presented to Mr. Bickers and Staff and is eager to hear feedback. The residents feel it is a good idea to have a policy in place and feel positive about the draft. Residents of Crescent Hall expressed their concern that they had to have at least \$5 on their cards in order to use the laundry equipment. Sometimes residents only want to wash a load of clothes and they aren't able to add just a \$1.

Commissioner Stevens asked what the formal process is for making changes to the Barment Policy. Commissioner Halbert stated a process needs to be established since Chief Longo will want to add input to it since there is an agreement between the Police Department and CRHA.

### **3. Redevelopment Committee**

In absence of Commissioner Mitchell, Ms. Kilroy gave the committee update. She stated once the Master Plan is approved, the committee will divide up into three subcommittees to begin working on implementation items. The three groups are Finance and Grants Writing, Support Services, and Levy Avenue committee to work with residents of the Belmont neighborhood, Staff, and the Board to determine the best use of the Levy property. Members may serve on more than one subcommittee. Subcommittees will also be asked to report back to the full Committee at each monthly meeting.

A Greenville trip is scheduled for August 9<sup>th</sup> and August 10<sup>th</sup>. There are 8 people slated to go on the trip traveling in two cars. Hotel arrangements and the agenda are still in the planning process and will be forwarded in an email as soon as they are finalized.

The committee discussed the Open House meeting on July 13<sup>th</sup> at the Carver Center and the committee was appreciative to have residents and community members attend the meeting to deliver their feedback. Close to 85 people attended the meeting to offer comments. 35 residents were hired through the Section 3 program to work before and during the meeting. Many of the stations had good conversation and feedback was documented which was recorded and sent to WRT for inclusion in the Final Master Plan.

PHAR and Mr. Vaughn presented to the committee the results of the surveys that PHAR conducted. PHAR performed another round of door to door outreach surveying the residents about their thoughts on the Master Plan. The results were forward to WRT for incorporation in the Master Plan.

The Committee then discussed the next steps. The possibility of sending the plan around to get feedback from neighborhoods associations and business groups; to build support and answer questions about the plan; continued research into grants and any other funding sources; continued neighborhood outreach; increasing the feedback loop; not dropping the educational and outreach component. Commissioner Johnson asked Ms. Kilroy to sign her up for the Levy Avenue subcommittee.

Commissioner Halbert gave an overview of the history of the Housing Authority and where it currently stands. Alex Morris and Alyn Pruitt of the consulting company, WRT, gave a Power-Point Presentation of the Draft Master Plan. Mr. Morris first gave an

introduction identifying issues that CRHA is looking to address and why improvement is necessary and important. He stated CRHA is trying to provide a financially sustainable future for the housing authority while adhering to the provisions of the one for one replacement of 376 public housing units as defined in The Residents Bill of Rights. During the redevelopment process CRHA will de-concentrate poverty, expand affordable housing opportunities, provide mixed income communities, provide opportunities for residents to move from poverty to self sufficiency, provide opportunities for mixed used development, integrating public housing sites with neighborhoods, support the goals of the City's comprehensive plan, and identify strategies for sustainable energy efficiency. He stated WRT, Board, and Staff have met with many businesses in the City and CRHA residents; have held many public forums; has had discussions at Board meetings; and have revised its redevelopment website with updates.

The idea was to produce a Master Plan document in which all sites would have one plan but instead the plan offers several alternatives. The Levy Avenue site has been thought of as the relocation site because it is an available vacant lot; however, the site could be developed in other ways as well. Mr. Morris discussed each site scenario as presented comparing unit totals and design layouts. He presented the financial model with a break down of the total cost for the projects; the amount needed to complete the projects; and an explanation of the gap in funds with possible funding sources. He briefly discussed the benefits of rehabbing sites versus redeveloping, offering pros and cons of each scenario. Mr. Morris discussed the next steps of the process which would include relocation. One way to relocate residents would be to issue a relocation voucher which would move residents in and around the city which would help de-concentrate poverty at sites. Lastly, he reminded everyone that redevelopment is a lengthy process. Assuming the Master Plan is adopted now, the community review piece could take 3 more months, the developer partner selection could take another 3 months, the design phase of a 1<sup>st</sup> phase could take 8-12 months, and then construction may take another 8-12 months; all assuming everything went as planned with no bumps along the way. Such a timeline would put the 1<sup>st</sup> phase into action starting August 2012. The proposed Master Plan has 9-12 phases.

The Board opened the meeting to a Q&A session.

Jenny Hodges, 621 Hinton Avenue, asked if CRHA needed to provide additional affordable housing in order to receive federal grant money. She didn't see the need for additional low-income housing. Commissioner Halbert stated the Resident Bill of Rights speaks to the one for one replacement of the existing 376 public housing units which is not increasing public housing. Each Master Plan scenario does not increase extremely low income residents; it will provide housing opportunities for families that are 60% of area median income.

Patrick Keith-Hynes, 604 Belmont Avenue, would like to see the Levy Avenue site opened up and not have it cut off from the rest of the neighborhoods. He would prefer a more open and connected design regardless of the income level of the residents.

Ivana Kadija, 704 Belmont Avenue, asked if Levy Avenue is the only site where relocation units can be built and if not why it is looked at as the prime target? Commissioner Halbert stated there is only one other vacant lot owned by the housing authority which is located at South First Street which will also be used as a relocation resource. Ms. Kadija stated she is concerned with adding more stress to Clark Elementary and not having the facilities that will be able to handle children that will need extra help to be in a middle class situation.

Amy Gardner, 753 Belmont Avenue, asked

VIII. **OTHER BUSINESS**

Commissioner Johnson .

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

Redevelopment Committee Meeting – meets 2<sup>nd</sup> Wednesday of the month  
Next meeting will be August 11, 2010 at 10:00am in the South First Street Community Center.

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

Finance Committee Meeting – meets 3<sup>rd</sup> Wednesday of the month  
Next meeting will be August 18, 2010 at 4:30pm, in City Hall Basement Conference Room

Finance Ad Hoc Subcommittee will meet on Wednesday, August 11, 2010 at 4:30pm in the CRHA Central Office Conference Room

Regular Board Meeting – meets 4<sup>th</sup> Monday of the month  
Next meeting August 23, 2010 at 7pm, Council Chambers

13<sup>th</sup> Annual Westhaven Community Day will be Saturday, August 7, 2010 from 10:00am-9:00pm at Westhaven.

X. **PUBLIC COMMENTS**

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XI. **ADJOURNMENT**

The meeting adjourned at 9:20pm