

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

February 27, 2012

The Board of Commissioners of the Charlottesville Redevelopment and Housing Authority (hereinafter "CRHA" or the "Housing Authority") met in Regular Session at 7:03 PM on February 27, 2012 in Council Chambers at City Hall.

I. CALL TO ORDER

Commissioner Mitchell called the meeting of the Board to order at 7:03 PM on February 27, 2012.

II. ROLL CALL OF COMMISSIONERS

Present:

Ms. Sherri Clarke, Commissioner
Ms. Claudette Greene, Commissioner
Ms. Joy Johnson, Commissioner
Mr. Hosea Mitchell, Chair
Mr. Dave Norris, Commissioner
Mr. Bob Stevens, Vice Chair
Mr. Keith Woodard, Commissioner

Absent:

Staff Present:

Mr. Aubrey Watts, Interim Executive Director
Ms. Robin Munson, Finance Director
Ms. Amy Kilroy, Redevelopment Director
Mr. Tom Winder, Capital Improvement Manager
Ms. Deetra West, Administrative Assistant
Ms. Allyson Manson-Davies, Legal Attorney

III. MOMENT OF SILENCE

Commissioner Mitchell called for a moment of silence.

IV. APPROVAL OF MINUTES OF THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS HELD JANUARY 23, 2012.

Commissioner Clarke made a motion to approve the minutes, seconded by Commissioner Greene. The minutes were approved with abstentions from Commissioner Mitchell and Commissioner Woodard.

V. RESPONSE TO QUESTIONS FROM PREVIOUS MEETINGS

Mr. Watts stated there were multiple questions that were presented at the previous board meeting. Several of the questions have been addressed either at the Resident Services Committee meeting or individual resident meetings. He stated a list of the questions and

the responses were presented in the board packages and asked Commissioners to contact him should anyone have any further follow-up questions.

VI. PUBLIC COMMENTS

Brandon Collins, 536 Meade Avenue, thanked Mr. Watts for quickly addressing the concerns of residents in Crescent Halls. He expressed his concerns with the property management of Crescent Halls and hopes that maintenance issues and other concerns will continue to be addressed after the new executive director is hired. He is excited to hear the barment policy will be discussed and that he fully supports PHAR's language suggestions which also details the length of barment for certain violations. He feels the policy should show some fairness with clear and precise guidelines that should not be used to penalize people.

Mary Carey, Crescent Halls Apt. 610, thanked Mr. Watts for addressing four out of the five resident concerns that were brought before the Board last month. She stated the residents of Crescent Halls are pleased to see action taken to address their concerns and in such a short time frame. She stated she would like to see the fifth concern, staff customer service, addressed as soon as possible. She stated a resident in Crescent Halls is still continuing to wait for someone to finish painting her apartment walls. She stated there were other concerns that will be discussed at the next Crescent Hall Tenant Association meeting and those will be brought before the Board as well.

Wes Bellamy, Executive Director of HYPE (Helping Young People Evolve), stated he supports the draft policy proposed by PHAR. He stated a few of his program participants have been affected by the current policy and they are not able to visit relatives or friends from small offenses that happened years ago. As an individual working with young and older men, Mr. Bellamy is helping to rehabilitate these men in the community and he strongly supports PHAR's version of the policy.

Shymora Cooper, 713-F 6th Street, stated she strongly supports PHAR's version of the barment policy. She stated the father of her children was barred from public housing and the reason he was barred was not clear. She stated his barment needs to be lifted to get their children on and off the bus in the morning while she is at work. She spoke to Mr. Bickers before his departure regarding this issue and nothing has been done. She would like to talk with Mr. Watts about uplifting this barment. Ms. Cooper also stated that on February 17th, the property manager brought her daughter, the assistant property manager, and a maintenance worker into her home while performing the housekeeping inspection. Ms. Cooper stated she felt that having a family member of the property manager brought into her home was truly disrespectful.

Deirdre Gilmore, 613 Hinton Avenue, stated she supports PHAR's version of the barment policy. She stated there are people that have been on the barred list for ten to twenty years and some of the individuals listed are even deceased. She hopes that some type of resolution can be met that will benefit the residents because this issue has gone on for far too long.

Emily Dreyfus, PHAR, stated residents have complained of the difficulties with the current barment policy for years. She stated PHAR has heard stories such as adult children that are not able to deliver food to ailing parents, parents that are not able to visit their children, residents that are not able to exchange childcare duties with family members, and other various situations that stand in the way of family functioning. She stated it was important to have an objective measure for barments. PHAR's version of the policy emphasizes time limits on convictions and PHAR's view is that it is important for a judge to declare someone as guilty of a felony before CRHA bars that individual for five to ten years. Ms. Dreyfus stated residents are also expressing their frustrations regarding notices of HUD inspections that did not occur or for inspections that took place two days later in which residents were not re-notified.

Holly Edwards, Service Coordinator with PHAR, stated there may be some people that were put on the barred list simply because of poor judgment in which case a "season" away from the Housing Authority would have been appropriate. However, there should be a "season" in which they should be allowed to return. She stated the distress that the barred list has created for the residents and the staff has been too big to overcome. She asked the commissioners to strongly consider the PHAR version of the policy and that a another level of objectivity is now needed.

VII. **REPORTS**

A. Police Report

Police department was not present.

B. Section 3 Report – Tierra Howard

1. Resolution No. #1298 Amendments to Procurement Policy

Mr. Watts stated there was a request for an update on the Section 3 process. Ms. Howard, Section 3 Coordinator for the City of Charlottesville, stated Commissioner Norris recommended additional language suggested by Catherine Bishop and other city staff members to be added to Section 3 Plan. A copy of the plan was not included in the commissioner board packages but Ms. Howard stated she could provide the Board with the Section 3 Plan policy changes. Ms. Davies stated the Board was provided a copy of CRHA's Procurement Policy with the proposed Section 3 Plan language and a resolution to amend the Procurement Policy. She told Ms. Howard that the Board will need to approve a separate resolution to adopt the Section 3 Planning policy.

Mr. Watts asked Ms. Howard to update the board on the progress she has made with the Section 3 process. Ms. Howard stated she is in the process of incorporating Section 3 into the procurement process. She has created an Economic Opportunities Plan that serves as an attachment to the solicitations for CRHA procurement projects. In addition, she has attended two CRHA pre-bid meetings with Mr. Winder that enabled her to explain the importance of the Section 3 program to contractors. She has identified tangible Section 3 employment opportunities from the CRHA and the City's CDBG projects which will help her reach out to residents about upcoming projects. She has a visit scheduled with the Norfolk Redevelopment Housing Authority Section 3 Coordinator as suggested by Commissioner Johnson. She has two action subcommittees, a resident and business

subcommittee, both of which are helping her implement some of the Section 3 guidance that has been provided by the Steering Committee. Ms. Howard is continuing to do resident outreach and will give a Section 3 presentation during the Piedmont Housing Alliance Lunch and Learn series that will be held on March 7th from 12:00-1:30pm at Friendship Court in the Neighborhood Network Center. She is also working on a system to track resident outcomes as they enter and exit the program. Ms. Howard has certified six businesses since she started business outreach in December and is hoping the list will continue to grow. She has focused on building partnerships with organizations that can provide support to small businesses. Lastly, Ms. Howard is working on developing an MOU with service providers like the Workforce Center to provide training to residents for employment opportunities to strengthen family self-sufficiency.

On March 26th, Ms. Howard will be presenting at a Section 3 workshop at the National Low Income Housing Coalition (NLIHC) Conference. Commissioner Norris asked what steps are in place to make sure residents are aware of Section 3 employment opportunities within CRHA. Mr. Watts stated staff will continue to work on notifying residents. He added the Board's approval of the amendment to the procurement policy and the adoption of the Section 3 Plan will aid in the Section 3 efforts. Ms. Howard stated because the issue was raised, she asked for a report of CRHA Section 3 new hires. The findings were that in 2011 CRHA hired five Section 3 residents, two of which were trainees. Commissioner Norris thanked Ms. Howard for the wonderful job she's done. He added the City and CRHA have benefited from her leadership. Ms. Howard stated that it has been refreshing to talk to the different housing authorities and learning of the difficulties involved with the program. She feels that as long as there is a strong foundation, Section 3 will work for the City and CRHA.

Ms. Davies stated Ms. Howard has done a great job taking the lead in making these policies better. Ms. Davies stated the resolution in the board packets addresses the procurement policy. She advised the Board to approve the amendments to the policy. The most important amendments address issues that are barriers for potential contractors.

Commissioner Norris made a motion to approve Resolution #1298, seconded by Commissioner Stevens. Commissioner Mitchell called for the vote.

AYES

NAYES

ABSTAIN

Commissioner Clark
Commissioner Green
Commissioner Johnson
Commissioner Mitchell
Commissioner Norris
Commissioner Stevens
Commissioner Woodard

Resolution #1298 passes.

C. Barment Policy Update/30 Day Notice

Ms. Davies stated PHAR has a policy that they are proposing which has been circulated to the Board. The policy included in the board packets, is the policy that is recommended by staff and legal counsel. The original policy was initiated after several months of rising concerns of violence on site and the activity that was on going. The policy was expressly directed at trying to keep residents safe because staff heard several complaints of non-residents staying on the property, loitering on the property, and engaging in criminal activity on sites. When the policy was passed, the procedure to be removed from barment was that a person had to apply to the executive director who retained sole discretion for removal of the barment. Ms. Davies stated PHAR has come forward and stated that this is an area of concern. After several meetings with Legal Aid, Legal Counsel for CRHA agreed to incorporate an appeal process in the policy which would allow residents to come to the full board instead of the decision resting with the executive director. Another issue that had been raised with the policy focused on visitation. Both CRHA staff and PHAR have heard requests for visitation permission to pick up children or to visit residents for special occasions such as graduations and birthdays. The policy now includes language that states visitation may be granted for special events.

Ms. Davies stated the point of difference between staff's version and PHAR's version is on the idea of mandatory removal from the barment list after a certain length of time. Ms. Davies stated the policy is designed to protect the Housing Authority properties and to serve the residents of the Housing Authority. She stated there has been and continues to be a mechanism within the policy where an individual can apply to be removed from the barred list. She thinks it is important for the Housing Authority to maintain control of its properties and at a minimum require an individual to submit a form to request to be unbarred and state the reason why. An automatic removal presents dangers for the Housing Authority in its ability to maintain its properties in a safe way and to meet the obligations in the lease to the tenants. PHAR's version of the policy would recommend automatic removal based on the offense. An example she gave was a person that has been threatening or is harassing a resident and has never been convicted but has been engaging in stalking or domestic violence behaviors; will be removed regardless of whether or not the mother of young children would like for that person to come back to the property. She stated staff has very few tools to make sure the properties are safe from non-residents that would engage in criminal activity.

Commissioner Johnson stated residents had a problem with the policy when it was approved years ago and are still having problems with it. Things have not changed but individuals are being placed on the list whether or not a crime is committed. She stated that reasons are sometimes not given on barment documents and often times the reasons are not justifiable. She stated there were people on the barred list without a reason given and having a policy and a procedure will address all these issues. Ms. Davies agreed with Ms. Johnson that there are ongoing issues with the barred list and that management of the barred list follow CRHA procedures; however, she does not feel the solution to those concerns is automatic removal and removing the discretion of the executive director or staff. Commissioner Stevens stated there were key points that were agreed upon by staff and PHAR. Both sides agreed that the list needs to be purged of old barments that cannot be justified by police or staff as to the reason the name should remain on the list. He stated it

was agreed upon that there be an appeal process of the executive director's decision. The current policy is too difficult to understand and did not address visitation permissions; however, all three versions address this issue. Commissioner Johnson stated residents are extremely frustrated that family members have to beg to visit their family and sick loved ones. She stated PHAR hears and understands the Housing Authority's point of view; however, residents need to find common ground. Residents would like a strong policy and procedure in place that will set rules and guidelines to make it easier for anyone involved. Commissioner Clarke stated she agrees with Commissioner Johnson regarding finding common ground and asked if either side had any thoughts of incorporating a probationary period for offenders. Commissioner Norris stated his core problem with the barment policy is that there are many individuals listed without any knowledge of why. He thinks it should be the responsibility of the Housing Authority to prove why someone is barred and not the barred individual. Commissioner Stevens stated the Housing Authority legal counsel offered a compromise to PHAR's legal counsel that would place the burden on the Housing Authority to prove why an individual should stay barred when an unbarment request form is submitted. Ms. Davies stated she proposed a rebuttable presumption as a compromise and was told by PHAR's legal counsel that they were not interested in this idea. Commissioner Mitchell stated that the idea seems to be a very reasonable compromise. He added the current system is unfair but it seems that the agency is making an effort to fix the areas of concerns. Commissioner Norris stated that he is actually suggesting something different. He supports the idea that individuals do not fill out a barment request form and are automatically unbarred unless the Housing Authority steps up and can prove otherwise. Ms. Davies stated she will send the compromised version of the policy to the Board. The Board suggested that the PHAR version, the compromised version, and the staff version go out for a thirty day public comment period.

When asked for his comments on the policies, Mr. Watts stated within the first week of working for the CRHA, barment issues came up pretty frequently and there was a vast amount of information that had to come to the executive director. There seemed to be concerns of barred individuals writing a specific letter and he believes a form is a much more user friendly way to address this issue. He has examined the current barment list and found that there were instances of little explanation of a person's barment and some places of very clear documentation regarding barments. Since then he has tried to clean up the list with the idea that the CRHA executive director would be in a position to unbar someone automatically in the case of insufficient information. Mr. Watts stated that staff receives questions or concerns raised regarding both side of the issue. There are individuals that have requested to have their barment lifted and residents or family members request the person stay barred. There are also cases in which a resident has asked for a barment to be lifted and then call called the executive director to have the barment remain in place. He thinks there needs to be a deliberate mechanism for dealing with the issue and he thinks some of the discussion during the meeting is going in the right direction. He stated regardless of the direction the Board takes, it is his desire to clear the list up so that it will be in a much better form and does not place a burden on the people for which the records are not clear.

D. HUD Update

Ms. Munson stated HUD has given the agency its Public Housing Assessment System (PHAS) Score for the year ending March 31, 2011. The overall score was 73 which is well in the standard performing range. There are four subcomponent indicators the agency was scored on which are the Physical score, Financial score, Management score, and the Capital Fund score. CRHA received a substandard performance score in the Management score indicator in which the Housing Authority needed a passing score of 15; however, the agency received 13 out of 25. The low score does not affect the overall status of the agency. The Management indicator is made up of three subcategories; vacancy rate which yields 16 points, accounts receivable which yields 5 points, and accounts payable which yields 4 points. The subcategory scores are not broken down into their scores but Ms. Munson assumes the vacancy score is where the agency received a low score. Staff has performed a quick analysis and it is believed the agency will be a standard performer in the Management indicator this coming year. The goal is to monitor this category monthly and to keep the vacancies, receivables, and payables down.

E. Executive Director's Report

1. HUD Annual Calendar

Mr. Watts stated he has worked with staff and Mr. Bickers to develop a calendar of HUD required submissions for the remainder of calendar year 2012 which were included in the board packets. The most important item in the list and coming up rather quickly is the Annual CRHA Budget that has to be approved by the end of March. There are HUD REAC Inspections that are coming up; however, staff has not been notified of the HUD inspection schedule. The UPCS Inspections (pre-inspections) have been performed and staff will continue to make corrections based on those findings.

2. MOU with PHAR for Community Centers and Levy Avenue Property

Mr. Watts stated he has encountered some concerns for the people using CRHA facilities and the Levy Avenue Property for different purposes. Currently there are no leases in place for programs outside of housing organizations that are using these properties. He stated Ms. Davies has pulled together a draft lease for the purpose of setting a business like format with conditions and understanding between parties. Having a lease will also address issues with people or organizations that are not complying with zoning ordinances or other code provisions. The lease was prepared as an example and will need to be modified with each particular client. He has had a discussion with some resident groups and Ms. Dreyfus to discuss the importance of having an MOU between groups and CRHA. He stated there are other agencies that would like to use the properties such as the City of Promise and QCC. He would like to start working on the MOUs between the various groups and to have them coincide in a timely manner.

3. Enhanced Vouchers

Mr. Watts stated there are currently two voucher issues. The first issue is the enhanced vouchers that are associated with Blue Ridge Commons in which CRHA will be issued between 142 and 162 resident based vouchers. Staff is still awaiting HUD notification for the process involved with accepting the vouchers and the City has taken the necessary steps to approve this action.

The second voucher issue is the 21 project based vouchers for the SRO project. Mr. Watts stated staff has several questions on how to convert vouchers to project base vouchers and questions regarding administrative fees. Staff has not received any direction from HUD on how to handle these vouchers administratively and that CRHA is hoping for answers rather soon as people are scheduled to move in later on in the week or next week. He stated Mr. Bickers has been particularly helpful in knowing who to contact at HUD but it has been difficult in getting a response. Commissioner Johnson asked if there will be any training for the residents of Blue Ridge Commons on how to use the vouchers. Mr. Watts stated there will be training for staff on how to handle the vouchers because this is fairly new for staff. Commissioner Johnson requested that a notification be given to people once the vouchers have been issued so that others may participate in the trainings to understand the process.

F. Procurement Update – Tom Winder

1. UPCS Inspections

Mr. Winder stated the UPCS inspection has taken place and staff has received the findings report. The findings report is used to help staff address areas of concern before HUD REAC inspections. The findings report is rather lengthy and identifies several issues CRHA needs to prioritize in the order of health and safety issues, site issues, and then unit issues.

As an example of the cause of a lengthy report, Mr. Watts stated there were eight to ten pages of issues regarding batteries and fire detectors in which there may have been eight units to a page. Mr. Watts stated these issues are serious because they are a direct safety concern for residents and will be fixed in a 24hr time frame. Staff is placing priority on addressing all health and safety issues and property managers are working with maintenance technicians to resolve these rather quickly. There are other larger issues such as retaining walls that need work and broken concrete sidewalks. Staff is looking at the safety impacts but also recognizes that some of this work may be undone in the redevelopment process. Mr. Winder stated Mr. Winder is looking at major items that need to be corrected. He noted the important and positive aspect is that the inspections have taken place and staff has a list to work from.

2. Section 504 Transition Plan

Mr. Winder stated the Section 504 Transition Plan was presented in the board packets. Staff is doing what it can to bring buildings and units in compliance. Due to the lack of funds, staff is currently addressing smaller projects. Some 504 items will not be addressed because of the configuration of the buildings and will have to be taken care during redevelopment process.

Mr. Winder updated the Board on procurement projects. He stated the Crescent Hall lobby and entry flooring is complete, speed humps at Westhaven have been installed, and the 504 issues will continue to be addressed. Door closers procurement work at Crescent Hall has not been completed. Due to asbestos material found in the doors, the doors will have to be replaced which has become a more expensive project. The plumbing issues at Crescent Halls have not been addressed due to ongoing pipeline issues in the building's HVAC system. Water heater replacement, utility meter box replacement, locks and cores replacement, carpet replacement, range replacements, re-grout tile, and erosion control

issues are ongoing on as needed basis. Fire alarm and strobe lights are 99% completed with one issue near completion.

Commissioner Johnson stated there are issues with the smoke detectors. She stated residents have complained of detectors going off without smoke present. She would like the issue addressed quickly as this is fire and safety hazard. Commissioner Woodard stated there is a state filing that requires a systematic testing of fire alarms annually and documentation is also left in the units. He added staff needs to make sure this is addressed. Mr. Watts stated that he will be working with the City's fire department to come in and replace defective units and replace batteries because this is critically important to resident safety.

G. Committee Reports

1. Finance Committee

Ms. Munson stated the Public Housing program showed a net gain of \$55,301.00, the budgeted amount of gain was expected to be \$126,315. This is approximately \$71,000 less and is due lower funding amounts in the operating subsidy and capital funds for the last calendar year. At the present time expenses are a little under budget resulting in a net gain. The Section 8 program showed a net loss of \$240,204. Section 8 HAP showed a net loss of \$166,419 which is primarily due to HUD's recalculation of income/disbursement in order to force housing authorities to spend down on their reserves. Ms. Munson stated that in a recent HUD webinar, it was mentioned that the intention is to have Housing Authorities to go down to one month's work of HAP this would mean roughly \$170,000 for CRHA. HUD also said that if it seems that a Housing Authority is would run out of all reserves and the new money they have provided was not enough, HUD would like in this case for Housing Authorities to contact them instead of terminating participants. Ms. Munson stated the Section 8 Admin program shows a net loss of \$73,785. The budget projected a \$69,624.45 loss at this point in the year which is approximately \$4000 greater than expected. The Central Office shows a net loss of \$16,323.00 which is approximately \$4,000 over the projected loss as of this date.

Ms. Munson reported there were 17 vacancies at the end of January. She stated 8 units are ready to be occupied and 9 require turn work which represents a vacancy rate of 4.52%. She stated as of January 31, 2012, the total receivables were approximately \$33,332.98 in which \$22,622.76 of that amount is for active resident accounts. There were 16 unlawful detainers filed, 5 court dates, 1 writ, and 0 evictions were scheduled.

Ms. Munson stated the committee discussed the need of a new policy to address bed bugs. The cost to address bed bugs escalated dramatically this fiscal year. CRHA has spent \$10,500 in the first 10 months of the current fiscal year on bed bug treatment predominately at Crescent Halls. Since the February finance committee meeting, staff has had the first reintroduction of bed bugs in the same unit. In the board packets are two different bed bug policies from two different housing authorities. She stated she brought this item up at the committee to bring awareness of this issue because the problem can potentially become worse.

2. Resident Services Committee

Mr. Watts stated a committee report was submitted in the board packets. Commissioner Clarke stated there was a good turnout at the meeting. She stated she is glad to see that Mr. Watts addressed resident concerns. Commissioner Johnson stated she would like to see other commissioners attend the committee meetings. Commissioner Mitchell encouraged commissioners that have not attended a resident committee meeting to attend. He has attended a few meetings and has left the meetings with a better appreciation for the position that Commissioner Johnson and Commissioner Clarke are in. Commissioner Johnson stated the next meeting will be March 8th at 1:00pm. She would like to add smoke detector issues as a topic on the next committee meeting agenda. Mr. Watts stated Commissioner Johnson would like to have some workshops and that he would like to invite members from the fire department to attend the meeting for a discussion regarding the fire detectors.

Commissioner Norris stated he would like the minutes corrected to reflect the correct spelling of his last name as Norris. He would also like the minutes to reflect that he is not the CRHA Chairperson.

3. Redevelopment Committee

Committee did not meet. Mr. Watts stated Ms. Davies is working on draft legal documents that would allow the non-profit, CDC, to leverage funds to move the redevelopment efforts along. He hopes to have the documents ready to be presented at the next board meeting. Commissioner Norris stated City Council has dedicated up to \$700,000 toward the planning of Levy Avenue and Crescent Halls. City Council is currently looking to allocate the first portion of those funds to an area plan that would look at uses for both of those sites in the broader neighborhood so that the redevelopment of sites will not lead to isolation.

VIII. OTHER BUSINESS

1. FY13 Budget Information

Mr. Watts stated in an effort to understand the budget better and for a more clear picture, staff has been working on creating a draft budget that will breakdown each cost. This will allow commissioners to see each program's expenses and revenues and to identify where the deficits are. Commissioner Watts stated he has been looking at any possible sources of revenue to help with important program and activities of the housing authority. He will continue to pursue any other funding to help with specific cases that may qualify for federal funding sources, local funding sources, or grants.

He stated Ms. Munson first presented a budget that showed a deficit of \$200,000 more in the red. He stated there are no growth areas in the budget and the only places of projected actual increases are trends in utilities and fuel costs. He requested the commissioners to set a date and time to commit to a budget workshop. Commissioners decided to have a budget workshop on Monday, March 12th at 9:00am with the meeting place to be determined.

Ms. Davies stated she has been in contract negotiations and would like to update the Board in a closed session following the meeting. The Board agreed to go into closed session.

IX. COMMITTEE MEETING DATE CHECK-IN

Redevelopment Committee Meeting – To Be Determined

Resident Services Committee Meeting- meets 2nd Thursday of the month
The next meeting will be Thursday, March 8, 2012 at 1:00pm in the Crescent Halls Community Room.

Finance Committee Meeting – meets 3rd Wednesday of the month
The next meeting will be Wednesday, March 21, 2012 at 4:30pm in the Basement Conference Room at City Hall.

Regular Board Meeting – meets 4th Monday of the month
The next meeting will be Monday, March 26, 2012 at 7:00pm, in Council Chambers.

X. PUBLIC COMMENTS

Annette Wilcox, 1400 Monticello Road, stated she was interested in reading the literature on bed bugs control procedure. She will continue to check her home for all type of bugs.

Emily Dreyfus, PHAR, stated having eight units ready for turnover seems like a high number and wants to make sure a good system is in place to move people off of the waiting list. She stated it was frustrating for her to hear some of the barment discussion. She stated keeping dads away from their children or adult children from parents that need support is not helpful in strengthening families. She added a good way to handle domestic violence issues to have the victim seek out a restraining order. She stated the PHAR Board has heard repeatedly that people feel that a person should do their time and get another chance. The PHAR Board is not at all interested in keeping the burden on the barred person to take the initiative. Ms. Dreyfus stated the Westhaven Tenant Association is still interested in using the office space in the Westhaven Community Center and PHAR is applying for funding to reinvigorate the tenant association.

Kenneth Jones, Vice Chair of Crescent Halls Tenant Association, stated he has not had his intercom system fixed since he moved in a year and a half ago. He stated he would like to be able push a button to have people identify whoever is visiting him. After the last meeting, Mr. Jones stated he was told that someone would come out and service the equipment but no one has come. He also stated that a resident still has not had someone to complete the painting project that a volunteer started. The resident is an elderly woman and cannot paint the apartment herself. He would like to see something done about this. He stated he feels the money from the snack machines should go to the residents so that the money can be used for other activities at Crescent Halls. He also stated he hopes the doors at Crescent Halls will be fixed because the doors are slamming and pushing residents out of the apartments if resident do not catch the doors.

Mary Carey, Crescent Halls #610, stated she would like to see Ms. Weybright at the next resident committee meeting. She stated there is a grievance workshop on February 28, 2012 at 3:00pm at Crescent Halls. She stated the barment discussion did not address family

concerns for their loved ones and that most of the discussion was between lawyers that were bumping heads regarding the policy.

Commissioner Woodard stated “I hereby move that CRHA close this open meeting and go into a closed session for the purpose of:

- (1) Interviewing, discussing and considering prospective candidates for employment and/or appointment of an Interim Executive Director of Charlottesville Redevelopment and Housing Authority as authorized by Section 2.2-3711(A)(1) of the Virginia Code.

seconded by Commissioner Stevens. The CRHA Board entered into a closed session.

AYES

NAYES

ABSENT

Commissioner Clarke
Commissioner Greene
Commissioner Johnson
Commissioner Mitchell
Commissioner Norris
Commissioner Stevens
Commissioner Woodard

“Whereas, the Charlottesville Redevelopment and Housing Authority has convened a closed meeting on this date pursuant to an affirmative recorded vote and in accordance with the provisions of the Virginia Freedom of Information Act; and

Whereas, Section 2023712(D) of the Code of Virginia requires a certification by the Board that such closed meeting was conducted in conformity with Virginia Law;

Now, therefore, be it resolved that the Charlottesville Redevelopment and Housing Authority hereby certifies that, to the best of each member’s knowledge, (i) only public business matters lawfully exempted from open meeting requirements by Virginia law were discussed in the closed meeting to which this certification resolution applies, and (ii) only such public business matters as were identified in the motion convening the closed meeting were heard, discussed or considered by CRHA.

Commissioner Woodard moved that the foregoing motion be adopted as introduced, seconded by Commissioner Stevens.

AYES

NAYES

ABSENT

Commissioner Clarke
Commissioner Greene
Commissioner Johnson
Commissioner Mitchell
Commissioner Norris
Commissioner Stevens
Commissioner Woodard

XI. ADJOURNMENT
The meeting adjourned.