

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

January 14, 2015

The Board of Commissioners of the Charlottesville Redevelopment and Housing Authority, (hereinafter “CRHA” or the “Housing Authority”) held a Special Meeting at 6:00 p.m. on January 14, 2015, in City Council Chambers at City Hall.

I. CALL TO ORDER

Commissioner Woodard called the meeting of the Board to order at 6:15 PM on January 14, 2015.

II. ROLL CALL OF COMMISSIONERS

Present:

Mr. Keith O. Woodard, Chair
Ms. Julie Jones, Treasurer
Ms. Lauren Curley, Commissioner

Absent:

Ms. LaTita Talbert, Vice-Chair*
Ms. Audrey Oliver, Commissioner**
Ms. Sabrina Allen, Commissioner
Mayor Huja, Commissioner

*Ms. Talbert arrived after roll call at approximately 6:25 p.m.

** Ms. Oliver arrived after roll call at approximately 6:30 p.m.

Staff Present:

Ms. Constance Dunn, Executive Director
Ms. Robin Munson, Finance Director
Mr. Andrew Gore, Deputy City Attorney
Ms. Amy Nofziger, Executive Administrator
Ms. Heather Jeffries, Asset Manager

III. MOMENT OF SILENCE

Commissioner Woodard called for a moment of silence.

IV. EXECUTIVE DIRECTOR’S REVIEW OF ANNUAL PLAN

Dunn gave a review of the goals and objectives of CRHA Annual Plan:

- 1) CRHA anticipates that re-development efforts will start within the next year and the intent is to explore, including but not limited to, mixed use financing and tax credits. CRHA will pursue private or other public funds to create additional housing opportunities in order to renovate or modernize public housing and expand the supply of existing assisted housing. Embrace Resident’s Bill of Rights in all considerations.
- 2) “Explore and/or pursue a Memorandum of Agreement with the City of Charlottesville, PHAR, and Legal Aid Justice Center to outline key features

of expanded and enhanced resident participation in the redevelopment process in accordance with the Residents Bill of Rights.”

- 3) CRHA anticipates using the RAD program as a potential means to redevelop the aging housing stock after planned board and community training.
- 4) Continue to educate residents about possible redevelopment opportunities.
- 5) Explore financing options for 405 Avon Street in order to facilitate close out of City CDBG funding and CRHA redevelopment
- 6) Explore possible development of CRHA owned undeveloped parcels with a focus on mixed income and possible resident relocation opportunities
- 7) Renovate or modernize existing public housing units with specific consideration on air quality improvements.
- 8) Explore implementation of non-smoking policies in public housing after seeking resident input and engagement on this issue.
- 9) Reduce public housing vacancies with a goal of 98% occupancy.
- 10) Revitalize CRHA’s FSS Program by:
 - a. establishing a goal of increasing the number and percentage of employed persons in assisted families
 - b. providing and/or attracting supportive services to improve assistance recipient’s employability
 - c. encouraging PHA Ross Participants to connect with Partner Ross Agencies for success with program compliance and meeting established goals.
- 11) Improve public housing management and customer service.
- 12) Improve lease enforcement to safety and welfare of residents of PHA Communities in line with HUD’s Mission.
- 13) Improve rent collections to improve financial viability
- 14) Implement public housing security improvements. Pursue revitalization of Community Policing.
- 15) Cross train staff for better flexibility between the Public Housing and Housing Choice Voucher Programs
- 16) Maintain Public Housing and Housing Choice Voucher program file integrity.

- 17) Maintain 100% Housing Choice Voucher utilization using HUD's Revised 2 year for-casting tool.
- 18) CRHA plans to update the HCV Administrative Plan in the 2015-2106 fiscal year in April or May of 2015.
- 19) Exploring Green Technology, pursue the installation of solar panels to cut electricity cost for AMP VA016000002 to reduce annual financial losses. Pursue grant or other outside funding options to support cost of Solar Improvements.
- 20) Pursue reduction in Crescent Halls Security costs with alternative technology for cameras and building access.
- 21) Pursue PHA Internet Connectivity Technology to expand resident opportunities for education, jobs, and self-sufficiency.
- 22) Explore PHA wide Community Engagement Activities to improve Community Safety and Resident Comfort.
- 23) Explore Homeownership Options and/or Disposition of Single Family Homes, providing individual supports for affected residents and in accordance with the Resident Bill of Rights for Redevelopment.

Also submitted for Board approval are:

- 1) Two CRHA policy revisions submitted for approval: Eviction and Termination Policy and Facilities Use Policy.
- 2) Revision to the ACOP submitted for approval: Homelessness Preference.

- V. **LOAN AVAILABILITY FOR THE AVON PROPERTY, ANDREW GORE**
Mr. Gore gave an update the status of the 405 Avon Street parcel. In 2010, CDBG Funds were received to purchase the property with the condition to begin redevelopment within 4 years. Two options are: Immediate plans for redevelopment or repay the loan. The Board direction was to pursue repayment. City of Charlottesville is graciously providing a loan to CRHA so the CDBG Funds can be paid back. The terms on the new loan are 5 years, no interest with the entire sum due in 5 years. The resolution to be proposed at the January 26 Regular Board of Commissioner Meeting would authorize CRHA to accept the loan.
- VI. **MIKE MURPHY, CHARLOTTESVILLE DIRECTOR OF HUMAN SERVICES**

Mr. Murphy introduced Kathy McHugh, Neighborhood Development Services and Kaki Dimock, Director of TJACH. City of Charlottesville approved the strategic plan which adopts homelessness as a preference. Mr. Murphy said his office is willing to offer assistance in the screening and eligibility process and housing stabilization services will help keep vacancies down. He said another effort in this partnership to by offering departmental funds for the next two years to help enhance FSS which will provide more opportunities for more people to use PH as transitional housing. By advancing residents to other market rate housing, others in need and homeless will have access to the subsidized housing.

Commissioners discussed the definition and requirements to determine homelessness. Ms. Dimock gave the Federal definition of homelessness. Commissioners discussed how the current waitlist would be affected by the proposed preference change. Ms. Dunn explained any current applicants that are homeless would be referred for supportive services.

VII. PUBLIC COMMENT

Annette Wilcox, 1400 Monticello Rd., said she is concerned about parents helping their children learn right from wrong.

Brandon Collins, 418 Fairway Ave., PHAR employee, voiced his support for the Eviction and Termination Prevention Policy and the Facilities Use Policy. He said the Annual Plan needs to be consistent with the Consolidated Plan which requires a preference. He said he is disappointed in the Board for not meeting with PHAR regarding the Annual Plan and that the responsibility shouldn't be solely Ms. Dunn's. Further discussion points are the Mission Statement, security improvements, Levy project, use of mixed finance and he said he would have liked these concerns discussed before adopting the Annual Plan.

Joy Johnson, 802 Hardy Dr., said she would like customer service added back on the Annual Plan Summary. She would like documents in all CRHA offices and wants all sites added under Crime Prevention on pg. 35. Ms. Johnson asked for clarification on several parts of the Annual Plan which were addressed individually.

Kim Rolla, attorney at LAJC, questioned the police reference on pg. 36 and doesn't want inaccurate information reported. Ms. Dunn explained that the police report crime statistics monthly to CRHA.

Karen Shephard, ROSS coordinator at PHAR, said she hopes CRHA will collaborate and make referrals to ROSS program.

VIII. BOARD DISCUSSION AND ANNUAL PLAN FINALIZATION

Mr. Gore explained that the Annual Plan needs to be adopted at this meeting and amendments can be made through the year with a 45-day discussion period. To

facilitate the Annual Plan finalization, Commissioners discussed and revised each goal and objective which is reflected in the final Annual Plan document.

IX. RESOLUTION #1340-APPROVAL OF THE ANNUAL PLAN, REVISION TO THE ACOP, SECTION 25 TERMINATION AND EVICTION POLICY AND CRHA FACILITIES USE POLICY AND AGREEMENT

Commissioner Jones made a motion to approve Resolution #1340. Commissioner Curley seconded the motion. Board discussed the definition of homeless, family and dependent.

Commissioner Jones withdrew her motion.

Commissioner Curley motioned to approve the resolution as amended to include the homelessness preference as discussed. Commissioner Jones seconded. All voted in favor to approve Resolution #1340 as amended to include “Homeless preference for families of more than one person with children or dependents, referred through an assessment from the Continuum of Care.”

X. MEETING DATE ANNOUNCEMENTS

The Finance Committee meeting is Wednesday, January 21st at 4:30 p.m. in the City Hall Basement Conference Room.

The Board of Commissioners meeting is Monday, January 26th at 6:00 p.m. in City Council Chambers.

XI. ADJOURNMENT

Commissioner Woodard adjourned the meeting at 8:30 p.m.