

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

July 27, 2015

The Board of Commissioners of the Charlottesville Redevelopment and Housing Authority, (hereinafter “CRHA” or the “Housing Authority”) held the Regular Meeting at 6:00 p.m. on July 27, 2015, in City Council Chambers at City Hall.

I. CALL TO ORDER

Commissioner Jones called the meeting of the Board to order at approximately 6:05 p.m. on July 27, 2015.

II. ROLL CALL OF COMMISSIONERS

Present:

Ms. Julie Jones, Chair
Ms. Audrey Oliver, Treasurer
Mayor Satyendra Huja, Commissioner
Mr. Keith O. Woodard, Commissioner

Absent:

Ms. LaTita Talbert, Vice-Chair

Staff Present:

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

III. MOMENT OF SILENCE

Commissioner Jones called for a moment of silence.

IV. APPROVAL OF MINUTES OF THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS HELD JUNE 22, 2015

Commissioner Woodard moved to approve the Minutes. Mayor Huja seconded the motion. All voted in favor to approve the Minutes without abstention.

V. EXECUTIVE DIRECTOR’S RESPONSE TO QUESTIONS FROM PREVIOUS MEETING

Ms. Dunn said there was a request that CRHA obtain a parking validation for CRHA Regular Meetings. However, City staff indicated that a stamp cannot be made available. Instead, CRHA has obtained individual parking validation stickers for those members of the public attending tonight.

At the last meeting, there was a request for the FSS Provider Panel list, which is under tab 4 in Commissioner’s binders and available to the public. The panel contains representatives from Piedmont Housing Alliance, Workforce Center, CDSS, MACAA and other agencies positioned and qualified to provide counseling and services to residents enrolled in the FSS program. There were inquiries at the last meeting regarding the rules of the program and those rules are thoroughly laid out in HUD’s FSS contract, a copy of which is included tonight under Tab 4 of the binder. As a reminder, CRHA is planning group meetings for all FSS participants and interested parties on Saturday August 8th from 10:00 a.m. to 12 noon and on Wednesday, August 12th from 12 noon to 2:00 p.m. Participants must attend one of the two meetings and they will have an opportunity to review the requirements of the program, including the option to revise or modify program goals.

In June, HUD conducted their REAC inspection of all CRHA properties and all properties passed the inspection. Westhaven and Crescent Halls scored well in the mid-80s, enough that these properties will not be inspected next year. South First Street, Sixth Street and Scattered sites scored in the 70s and will need to be inspected again next year. Most of the points lost during the inspection were a result of interior repair items and an unusually large quantity of windows that would not stay open due to air conditioner installations ruining the springs in the windows. As referenced earlier, CRHA will be comprehensively renovating the interiors of the Scattered sites prior to next year's inspections. This will be pro-active preventative maintenance. Plumbing and corrosion of pipes at all sites was mentioned as a concern. PHAR Resident Survey will shed light on resident concerns and issues. The

There were extensive comments last month from the public regarding the condition of CRHA properties and the work that was done by CRHA staff and Section 3 qualified temporary workers. Special thanks to Asset Manager Patricia Lockley who supervised this crew and allowed CRHA to do well on our annual REAC score. Also as a result of the work that was performed, CRHA was able to identify the work skills of one particular temporary employee and he is being offered a full time job with CRHA.

CRHA has reached out to the City's Division of Public Works to determine if use of their bucket truck is possible in replacement of lights. All light bulbs that can be replaced without a lift have been addressed. CRHA will conduct the next lighting inspection on August 3rd and this is scheduled monthly.

As previously reported, CRHA will convert to Yardi Software effective August 3rd. That first week the CRHA staff will be working directly with a Yardi trainer to test and train on the software. The software is expected to provide some much needed improvements in the Housing Authority's operations.

VI. EXECUTIVE DIRECTOR'S REPORT

Ms. Dunn reported that CRHA has begun to work closely with Alexandria Redevelopment and Housing Authority (ARHA) in a consulting relationship which will provide CRHA with a Portfolio Analysis. The first part of this effort is information gathering so that ARHA can accurately evaluate CRHA's asset values, developed and undeveloped properties. CRHA will be drafting a request to City staff and Council to request reimbursement of the cost of the consulting once the Portfolio Analysis can be completed.

The Housing Authority's Central Office is located in the basement of City Hall and after reports of CRHA employee respiratory issues, the City was asked to perform air testing. This testing revealed that the CRHA office definitely contains significant levels of allergens and potentially toxic respiratory spores. The City has agreed to relocate staff and remove all carpeting and deep clean the offices. Ms. Dunn said the new software is Cloud-based and the move will have little impact on implementation. The work is expected to take approximately one month and the exact relocation address will be announced to residents through a property wide mailing. The mailing will also include a link to a survey that is being conducted by the City of Charlottesville. Residents are encouraged to fill out this survey online between 8/10 and 8/28.

CRHA Waitlist was opened in mid-July for families qualifying for 2-5 bedroom units. Despite predictions that there would be large quantities of applications received, CRHA only collected 80 applications. The event was widely publicized by CRHA partner agencies, on television, Facebook and in the newspaper.

On Saturday, August 1st CRHA will support an event historically known as Westhaven Day. The event is a collaboration of service providers and a health day to celebrate the relationship of many service providers and also the educational success of many Westhaven students this past year. The mandatory

TDP vaccine for rising sixth graders will be offered during this event as well as free sports physicals. Additionally there will be many fun activities and free luncheon for all attending.

CRHA would like to welcome a new Asset Manager, Samuel Painter, to staff. Mr. Painter has experience in property management and construction and has been assigned specifically to S. 1st St., 6th St. and Scattered sites to manage. There will be a meet and greet tomorrow, July 28th at 4:00 p.m. at S. 1st St.

Ms. Dunn reported that an inquiry was made at the last meeting as to the continued participation of Commissioner Lauren Curley. Commissioner Curley has since resigned her role on the CRHA Board.

VII. PUBLIC COMMENTS

Joy Johnson, 802 Hardy Dr., said she wants there to be resident input if there is proposed restructuring of the Board and that this would be an ordinance change. She said she is upset that the Housing Authority is addressing staff health concerns while she is having similar health problems for three (3) years. She said the message sent is that the Housing Authority cares more about the staff than the residents.

Deidre Gilmore, 613 Hinton Ave., said that Joy Johnson doesn't reside at 802 Hardy Dr.; only her stuff is there because you can't breathe in there. She said the message is loud and clear that residents aren't important. She said that her bulk trash has been piling up for weeks and she refuses to pay for removal. She said the Housing Authority doesn't address any of the residents' concerns and will end up being hit with a law suit.

Emily Dreyfus, LAJC and PHAR Advisory Council Member, said she agrees that there is definitely something wrong at Joy Johnson's unit along with other units as well. She said she has experienced it as well. She said that a Section 8 Resident Commissioner is not prohibited but wants the other two (2) public housing seats to remain as well. She said the only appropriate place for a CRHA office is on public housing property.

Annette Wilcox, 1400 Monticello Rd., said she likes her neighbors and will continue to clean her apartment in order to prevent mold.

Shymora Cooper, 713 6th St. and CRHA employee, said residents don't get a fair shot at being hired with CRHA. She said she submitted her application numerous times before getting an interview. She said she would like there to be a Personnel Committee so that applications are looked at. She said CRHA is holding them down from being self-sufficient.

VIII. PHAR COMMENTS

Shymora Cooper, PHAR member, said there are a lot of people hanging around the neighborhoods and people shooting into other peoples' homes. She said she is sure that this is not happening in the Board members' neighborhoods. She is fearful for the children and asked what is being done. Commissioner Oliver said that this is a repeated request and that Council needs to direct the police to step in and do something. She said it is spreading into all neighborhoods quickly

Ms. Dunn said that CRHA approved the City Councilor to do improvements in a particular residents' unit and had asked for more specifics about the work proposed. As a term of the lease agreement, mold that forms in the bathrooms and on tiles is the responsibility of the residents to clean. Virginia law requires that every landlord provide the required documents to inform tenants of their responsibilities in regards to mold. Housing Authorities are responsible for mold that results from leaks or CRHA's failure

to make a repair. Commissioner Jones said air quality should be revisited and that visual inspections don't catch all instances. Commissioner Oliver said all units needs to be tested and not a sample. Ms. Dunn said it is not the desire of CRHA to have residents live in moldy conditions. There are capital funds available but expenditures have to be validated. Testing has proved there are not unhealthy mold levels, specifically levels of mold inside the units are lower than the outside air. Besides CRHA financial situation, the housing conditions of residents are another reason to redevelop.

IX. BOARD DISCUSSION REGARDING NEXT STEPS TO REDEVELOPMENT

Commissioner Jones said there was a Redevelopment Steering Committee Meeting, Joy Johnson, Kathy McHugh and Julie Jones, to recruit people to apply for the Redevelopment Committee. A slate of potential members will be presented at August's meeting.

X. RESIDENT SERVICES COMMITTEE REPORT

Ms. Johnson gave the Resident Services Committee Meeting report. She stressed an importance on safety and the lack of police presence. She said the next two (2) meeting will be held at Westhaven. She said she wants a resident satisfaction survey in order to give CRHA feedback; specifically what services are available, use and not used. The full Minutes are included in the Board Meeting Packet.

XI. OTHER BUSINESS

Commissioner Oliver said that it is hard to reach staff, CRHA office phones often go to voicemail and wants to know why staff is not answering phones. Ms. Dunn gave an explanation of the answering service and clarified how calls are routed and dispatched. CRHA will communicate to residents that they should leave a message when their calls are answered by the answering service so that staff can see the messages and respond accordingly.

Reverend Nathaniel Brown submitted an application to join the Resident Services Advisory Committee. Commissioner Woodard motioned to approve the application. Mayor Huja seconded. All voted in favor.

XII. COMMITTEE MEETING DATE CHECK-IN

- Resident Services Advisory Committee Meeting will be held Thursday, August 13, 2015, at 1:00 p.m. at Westhaven Community Center.
- Finance Committee Meeting will be held Wednesday, August 19, 2015, at 4:30 p.m. in the Basement Conference Room and will include June and July's Reports.
- Personnel Committee Meeting will be held Wednesday, August 19, 2015, immediately following the Finance Committee Meeting in the Basement Conference Room. Commissioner Curley resigned and subsequently, Commissioner Oliver agreed to assume the role as Chair of the Personnel Committee.
- Board of Commissioners Meeting will be held Monday, August 24, 2015, at 6:00 p.m. in City Council Chambers.

XIII. PUBLIC COMMENTS

Kim Rolla, LAJC, said there is no such thing as negative mold tests. There is mold everywhere and there are no objective standards of an appropriate level of mold. It varies by person. She said there should be moisture-management as Ms. Dunn suggested. She said there could be a task force between Joel Loving, Christy Davis and the City's Contractor to determine the cost/benefits.

Edith Goode, PHAR, said there are some people, such as those that have undergone chemo, that are more susceptible to mold than others. She said that needs to be taken into account with regards to mold testing.

Joy Johnson, 802 Hardy Dr., said she doesn't like someone saying they are better than she is. She said police are hanging door tags and CRHA is working on lighting. She said the FSS Service providers are supposed to have quarterly meetings and wants to know when they are. She announced Westhaven Day and wants the Board opening to be announced as soon as it's put out.

Deidre Gilmore, 613 Hinton Ave., said her niece keeps calling about her recertification and that staff won't call her back. She said Crescent Halls residents were told tonight's meeting was canceled and wants to find out what happened.

Eddie Banks, Crescent Halls resident and president of the Crescent Halls tenant association, said he wanted to take the opportunity to introduce himself and wants to work with the Board to make changes happen. He said he is thankful Charlottesville is the City of Second Chances.

XIV. ADJOURNMENT

Commissioner Jones adjourned the meeting at approximately at 7:42 p.m.