**MINUTES OF THE REGULAR BOARD MEETING OF THE BOARD OF DIRECTORS OF THE CHARLOTTESVILLE COMMUNITY DEVELOPMENT CORPORATION**

February 24, 2020

The Board of Directors of the Charlottesville Community Development Corporation, (hereinafter “CCDC” or the “Board”) held the Regular Meeting at 8:00 p.m. on February 24, 2020, in City Council Chambers.

1. **CALL TO ORDER**

Chair Roettger called the meeting of the Board to order at approximately 8:00 p.m. on February 24, 2020.

**ROLL CALL OF DIRECTORS**

**Present**: **Absent**:

Ms. Betsy Roettger, Chair Ms. Carolyn Slaughter, Director

Ms. Audrey Oliver, Vice Chair Ms. Latita Talbert, Director  
Ms. Laura Goldblatt, Director

Mr. Michael Osteen, Director

Mayor Nikuyah Walker, Director

**Staff Present:**

Dave Norris, Redevelopment Coordinator

**MOMENT OF SILENCE**

Chair Roettger called for a moment of silence.

1. **APPROVAL OF CCDC MINUTES**  
   Ms. Goldblatt motioned to approve the minutes of the December 11, 2019 CCDC meeting. Ms. Oliver seconded. Mayor Walker abstained.   
     
   Ms. Goldblatt motioned to approve the minutes of the January 27, 2020 CCDC meeting. Ms. Oliver seconded.  
     
   Ms. Goldblatt motioned to approve the minutes of the January 9, 2020 CCDC meeting. Ms. Oliver seconded. Mayor Walker abstained.
2. **REDEVELOPMENT REPORT**  
   Dave Norris, Redevelopment Coordinator, gave an update on the redevelopment efforts.  
    **Funding for SFS Phase II** – Mr. Norris thanked Mayor Walker and her City Council colleagues for committing up to $3,00,000 in City funds for the South First Street Phase II project at their February 18th meeting. The Low-Income Housing Tax Credit (LIHTC) application will be submitted to VHDA (Virginia Housing Development Authority) by March 12th.
3. **Fiscal Sustainability Study** – With the guidance of Jeff Meyer of VCDC (Virginia Community Development Corporation), the redevelopment team completed the first draft of an optimal build-out analysis. The analysis helps consider trade-offs and the order CRHA will develop the remainder of its communities.

**Transit Access** – The Redevelopment Committee and redevelopment staff have entered discussions with City officials about transit access regarding redevelopment. Residents want to see the City reinstate an abandoned bus stop on South First Street.   
  
**Financial Opportunity Center** – CRHA and PHAR recently visited a LISC (Local Initiatives Support Corporation) Financial Opportunity Center on the southside of Richmond. General Contractor Cornelius Griggs advised that an FOC (one stop shop for stability supports for lower-income residents) would be an ideal counterpart to the Section 3 program. The Housing Authority looks forward to working with community partners to apply to LISC.

1. **MADISON AVENUE HOMEOWNERSHIP PARTNERSHIP**  
   Mandy Burbage, Land Development Coordinator at Habitat for Humanity of Greater Charlottesville (HFH) gave a brief presentation about the small piece of R2 zoned land (about one tenth of an acre) located at the corner of Meadows Street and Madison Ave. It is adjacent to a parcel of land that Piedmont Housing Alliance (PHA) is interested in selling to HFH to create affordable housing.   
     
   If CRHA were to sell the land to Habitat, HFH would offer a special partnership for two residents of Madison Avenue community residents to purchase subsidized homes through the Habitat program. If two current Madison residents did not select the homeownership offer, then a right of refusal would be provided to other CRHA clients in Habitat’s homeownership program.   
     
   Outreach for this project began a year ago with meetings with CRHA and PHAR. Habitat employee, Larry Scott door-knocked once a week for the entire year. Gwen Allen stated that she was raised in the Fifeville community and Rose Hill. She is a current Madison Avenue resident and has lived there for 17 years. She had not considered homeownership until Larry Scott knocked on her door during his outreach and explained the opportunity available through Habitat. She completed an application and is now one step closer to realizing her dream of homeownership.   
     
   Ms. Goldblatt supported postponing deliberations on the partnership until receiving input from Ms. Talbert and Ms. Slaughter. Mr. Osteen suggested that the contract be on the agenda of the next regular meeting. The Board agreed.
2. **SECTION 3 UPDATES**  
   Joy Johnson provided an update on the activities of the Section 3 Program. She reported that the job posting is out for City of Charlottesville Trade Builders Academy, with a deadline of March 2nd. She added that part of her job is to coordinate the resources for the program. Cornelius Griggs requires at least 8-10 people for the training program. He goal is to secure 16 residents. She learned from the CRHA Resident on the Job Program that wrap-around services are needed for participants.
3. **MOU BETWEEN CRHA & NETWORK2WORK**  
   Joy Johnson explained that the MOU lays out the terms and responsibilities of CRHA and PVCC. The goal of the agreement is to connect low-income and extremely low-income residents to jobs and careers that can provide family-sustaining wages.

Ms. Goldblatt asked if passing a drug screening is a requirement of the City of Charlottesville Trade Builders Academy. Mr. Norris explained that it is a regulation of the General Contractor – Cornelius Griggs.

Joy Johnson, Mr. Norris, and Karen Waters-Wicks met with Rick Schuyler to discuss how the program could piggyback off the PVCC Network2Work program. PVCC provided an MOU for review. The Board will reopen the regular CRHA Board meeting to vote on the MOU.

1. **RELOCATION UPDATES**  
   Kristen Singh clarified that all Crescent Halls units will be LIHTC (half voucher and half public housing). Plan information sessions to share updates with residents so that they understand they will need to recertify for their unit and have CRHA’s assurance. She stated that 30-day notice have been received by 10 out of 11 8th floor residents. They understood moves may begin as early as mid-March. 90-day notice have gone out to all but 3 of the 7th floor residents. Maintenance is working hard to prepare the units. There will be a meeting on Friday to review the three companies that submitted proposals to the moving RFP.
2. **PUBLIC COMMENT**  
   None
3. **ADJOURNMENT**

Chair Roettger called for a motion to adjourn. Ms. Goldblatt motioned to adjourn the CCDC regular meeting. Mr. Osteen seconded. The CCDC meeting was adjourned at 9:06 p.m.