**MINUTES OF THE VIRTUAL MEETING OF THE BOARD OF COMMISSIONERS OF THE CHARLOTTESVILLE REDEVELOPMENT**

**AND HOUSING AUTHORITY**

June 22, 2020

The Board of Commissioners of the Charlottesville Redevelopment and Housing Authority, (hereinafter “CRHA” or the “Housing Authority”) held the Virtual Regular Meeting at 6:00 pm on June 22, 2020, via Video Conference.

1. **CALL TO ORDER**

Chair Roettger called the Virtual Regular Meeting of the Board to order at approximately 6:07 pm on June 22, 2020.   
  
Chair Roettger explained that Governor Northam issued Executor Order (EO 53) restricting public gatherings of greater than 10 persons. “*Accordingly, Code § 2.2-3708.2(A)(3) permits public bodies to meet electronically to discuss business required or necessary to operation of the public body in discharge of its lawful purposes, duties and responsibilities in times of emergencies and to address COVID-19. Therefore, this meeting is being held electronically pursuant to Virginia law because the COVID-19 pandemic makes it impracticable and unsafe to assemble a quorum physically in a single location*.”

**ROLL CALL OF COMMISSIONERS**

**PRESENT** **ABSENT**

Ms. Betsy Roettger, Chair X

Ms. Audrey Oliver, Vice Chair X

Ms. Laura Goldblatt, Commissioner X  
Mr. Michael Osteen, Commissioner X

Ms. Carolyn Slaughter, Commissioner \**subsequent arrival*

Ms. Latita Talbert, Commissioner X

Mayor Nikuyah Walker, Commissioner X

**Staff Present:**

Ms. Kathleen Glenn-Matthews, Interim Executive Director & Redevelopment Coordinator

**MOMENT OF SILENCE**

Chair Roettger called for a moment of silence.   
  
**GENERAL ANNOUNCEMENTS**

Redevelopment Committee Meeting: Meets every other Thursday at 2:30 pm via Zoom

Redevelopment Project Meeting: Meets alternating Thursdays at 2:30 pm via Zoom

CRHA Regular Meeting: Monday, July 27, 2020 at 6 pm via Video Conference. The July and August meetings may be combined.

Chair Roettger announced that Kristen Singh, Assistant Relocation Coordinator, will be coordinating a group to provide supplemental support to the children in public housing since summer camps are not available due to COVID-19. A survey will be conducted to determine the ages and needs of the children and list of virtual camps will be made available.

1. **PUBLIC COMMENTS FOLLOWED BY PHAR COMMENTS**Dave Norris read two email submissions, both requesting that CRHA address the disturbance caused by the fireworks launched from the 6th Street public housing site. Dave Kravitz of Bowling Avenue and Brian Decker of Monticello Avenue complained of a tremendous number of high-grade fireworks being launched between 7:00 pm and 3:00 am. Mr. Kravitz stated that they are fire and safety hazards. He said he called the police but was told to contact CRHA instead. Mr. Decker stated that the 6th Street site parking lot looked like a dump site. He mentioned that pets are being disturbed, many neighbors are losing sleep, and he was particularly concerned about the effect of the noise on a neighbor with dementia. He added that he is certain that the fireworks violate city ordinances and state laws.

Claudette Greene, Director of Housing, committed to a mass distribution of letters to the residents of public housing to review housing policy and encouraged communication about who is responsible for the firework activity. She will contact Millenium Security for additional monitoring and patrolling. She added that the firework activity is not isolated to the public housing sites and appears to be competitive in nature.

Commissioner Osteen asked why this is not a police matter and believed there was a disconnect. Mayor Walker stated that the Charlottesville Police Department (CPD) is dealing with many issues throughout the city, not just public housing communities. In today's climate, the police are trying not to incite people, especially pro- or anti-Black Lives Matter groups. Commissioner Goldblatt recommended that the residents be included in conversations about safety. Kathleen Glenn-Matthews added that the Housing Authority is trying to revive the Safety Committee. Since Charlene Greene is now employed by Piedmont Housing Alliance, a new facilitator will be needed. Commissioner Goldblatt committed to chairing the committee.

Brandon Collins, PHAR, 1000 Preston Avenue Suite B, www.pharcville.org, (434) 984-3255. Mr. Collins reminded those present that PHAR is the resident advisory council and advisory board for public housing residents. He is glad to hear that a Board member will chair the Safety Committee. He encouraged the Housing Authority to maintain the eviction moratorium and to be proactive with reaching out to residents for rent repayment plans. He appreciates that PHAR staff was included in the repayment agreement training. He stated that he and PHAR are eager to participate in the revision of the ACOP and HCV Admin Plan. He mentioned that Commissioners Oliver and Talbert were PHAR interns and an example of how leadership can be developed and encouraged. He commended Ms. Kathleen Glen-Matthews for being the “most responsive executive director we’ve ever seen in terms of communication with PHAR” and accomplishing a great deal in a very short period during a national crisis. He is glad that the Housing Authority continues to take extra precautions to make certain that residents are safe and healthy in their homes.

1. **UPDATES FROM COMMISSIONERS AND DISCUSSION ABOUT BOARD WORK SESSIONS**  
   Chair Roettger stated that the Board has not held a Work Session since Executive Order 53 was implemented.   
   1. **APPROVAL OF THE MINUTES**  
      Mr. Osteen motioned to approve the minutes of the emergency virtual meeting of the Board of Commissioners held on May 14, 2020. Ms. Goldblatt seconded. The “AYES” and “NAYS” were as follows.  
        
       AYES NAYS ABSENT ABSTAIN  
      Betsy Roettger X

Audrey Oliver X

Laura Goldblatt X

Michael Osteen X

Carolyn Slaughter X

Latita Talbert X

Nikuyah Walker X

Mr. Osteen motioned to approve the minutes of the virtual regular meeting of the Board of Commissioners held on May 21, 2020. Ms. Goldblatt seconded. The “AYES” and “NAYS” were as follows.  
  
 AYES NAYS ABSENT ABSTAIN  
Betsy Roettger X

Audrey Oliver X

Laura Goldblatt X

Michael Osteen X

Carolyn Slaughter X

Latita Talbert X

Nikuyah Walker X

**APPROVAL OF RESOLUTIONS**Chair Roettger stated that the Board prepared resolutions recognizing outgoing board Commissioners Oliver and Talbert for all their hard work. She commented that although she has not been on the Board for very long, she has learned much from both.   
  
Commissioner Goldblatt stated that she learned how to ask questions until the answer was clear and to not hesitate to speak up when confused during a discussion from watching Commissioner Talbert. From Commissioner Oliver, she observed what strong advocacy looks like and learned that sometimes the hard decision is the better decision.

Mayor Walker stated that although she has been on the Board for only six months, she appreciated the opportunity to hear Commissioner Oliver’s perspective and observe her “fierce” advocacy. She added that she enjoyed watching Commissioner Talbert asked questions until she got an answer that she was comfortable with. She announced that Commissioner Oliver was recently appointed to the Ridge Street Task Force.

**RESOLUTION 1414: RECOGNTION OF SERVICE OF MS. AUDREY OLIVER**   
Chair Roettger read Resolution 1414 aloud: A Resolution Recognizing the Dedication and Effort of Ms. Audrey Oliver in her Service to the Residents and HCV/CSRA Program Participants of the Charlottesville Redevelopment Housing Authority during her Six-Year Tenure as a CRHA Board Commissioner, Board Treasurer, and Board Vice-Chair. Ms. Oliver was appointed to serve on the Board beginning July 2014, voted to Treasurer in July 2016, and voted to Vice-Chair in July 2019.

**RESOLUTION 1415: RECOGNITION OF SERVICE OF MS. LATITA TALBERT**Chair Roettger read Resolution 1415 aloud: A Resolution Recognizing the Dedication and Effort of Ms. LaTita Talbert in her Service to the Residents and HCV/CSRA Program Participants of the Charlottesville Redevelopment Housing Authority during her Six-Year Tenure as a CRHA Board Commissioner, Board Vice-Chair, and Board Treasurer. Ms. Talbert was appointed to the Board in July 2014, voted to Vice-Chair in July 2014 and voted to Treasurer in July 2019.  
  **RESOLUTION 1416: RESOLUTION REGARDING THE NEW EXECUTIVE DIRECTOR**  
Chair Roettger read Resolution 1416 aloud: A Resolution to Negotiate Contract for the Executive Director Position. She thanked the Search Committee, which was chaired by Vice-Chair Oliver and Commissioner Goldblatt. The Board met in a closed session to hire John Sales, the Housing Coordinator for Charlottesville.   
  
Ms. Goldblatt motioned to pass the resolution to negotiate the contract for the Executive Director position. Ms. Oliver seconded. The “AYES” and “NAYS” were as follows.  
  
 AYES NAYS ABSENT ABSTAIN   
Betsy Roettger X

Audrey Oliver X

Laura Goldblatt X

Michael Osteen X

Carolyn Slaughter X

Latita Talbert X

Nikuyah Walker X  
  
Ms. Glenn-Matthews welcomed John Sales and invited him to join the conversation. Mr. Sales thanked PHAR, the residents, and staff for the opportunity to work with them. He thanked Ms. Kathleen Glenn-Matthews for her accomplishments during the short period that she has been serving as Interim Executive Director.

1. **COVID-19 UPDATE**  
   **REOPENING**  
   Ms. Kathleen Glenn-Matthews provided an update about CRHA’s reopening plan. Staff are continuing to do their part to follow social distancing requirements. Employees and visitors, including vendors and service technicians, must remain within the distance of 6 feet from each other. The Housing Authority will reopen gradually with a focus on community health. Safety is the first priority. She stated that she has looked at model at the University and the City, as well as a self-serving kiosk. In addition, CRHA is exploring new office space. Chair Roettger explained that the search for new rental office space is related to redevelopment.   
     
   Ms. Glenn-Matthews responded to Mr. Collins question regarding updating the ACOP and the HCV Admin Plan. She explained that since CRHA is under a waiver during COVID-19, the Housing Authority will be using this time to participate in rent reasonableness training and to try out the associated software available. She added that Ms. Greene has been working very hard on the policies, and a draft will be made available to the Board when completed.
2. **REDEVELOPMENT UPDATE**Dave Norris gave an overview of the redevelopment highlights. To-date, $75 million has been secured for the redevelopment effort. The general contractor aims to get both projects underway by August.

Vibrant Community Initiative – CRHA was awarded a $2 million Vibrant Community Initiative (VCI) grant this week from Governor Northam for Phase II of its South First Street (SFS) redevelopment project. The VCI grant is a very competitive grant; only two are awarded each year. He thanked Ashley Davies of Riverbend Development, Shantell Bingham for their roles in the submission of the grant application, as well as all the other partners for their contribution to the success of this effort.   
  
The Low-Income Housing Tax Credit (LIHTC) application for SFS Phase II was approved by the Virginia Housing Development Authority – $16 million in tax credits. He thanked Jeff Meyer of the Virginia Community Development Corporation for his work on the LIHTC application.   
  
Crescent Halls Renovation - On Thursday, June 18, GMA Construction presented a revised renovation plan for Crescent Halls to the project review team. The changes involve shifting from a floor-by-floor renovation back to a tiered approach, with the goal of minimizing interactions between residents and construction crews in light of COVID-19. The next step is to present the new scheme to the Relocation Advisory Team for input from CRHA’s public health partners.

Section 3 – Mr. Norris stated the Section 3 Program has a partnership with City and PVCC. Joy Johnson reported that the first class of participants in the Trade Builders Academy completed the online construction training and are on-site at Michie Drive obtaining hands-on experience in carpentry, flooring, painting, and drywall. She expressed concerns with some participants being removed from the program due to challenges with testing or needing to retake core competencies. She believes additional supports may be beneficial. The program started with 10 participants but ended with six; most are public housing residents.

New Appointment to Redevelopment Committee - During his tenure as President of the Crescent Halls Tenant Association (CHTA), the late Richard Shackelford was appointed by the Board as an official voting member of the Redevelopment Committee. The Redevelopment Team recommends that the Board appoint Ms. Alice Washington, current CHTA President in place of Mr. Shackelford.

Ms. Goldblatt motioned to appointment Alice Washington as a voting member of the Redevelopment Committee. Mr. Osteen seconded. The “AYES” and “NAYS” were as follows.

AYES NAYS ABSENT ABSTAIN

Betsy Roettger X

Audrey Oliver X

Laura Goldblatt X

Michael Osteen X

Carolyn Slaughter X

Latita Talbert X

Nikuyah Walker X

Commissioner Goldblatt congratulated the Section 3 team and commented that “people are going to write books about this.” Joy Johnson commented that working from home is hard, especially when trying to connect people with resources. She commended Commissioner Oliver and the 12 women of South First Street for making history as resident planners.

1. **PUBLIC COMMENTS**  
   Ms. Oliver thanked the commissioners. She reminded those present that although she is no longer on the Board, she is still a public housing resident.
2. **ADJOURNMENT**

Chair Roettger called for a motion to adjourn the virtual regular CRHA Board meeting. Ms. Slaughter motioned to adjourn the virtual regular meeting of the CRHA Board of Commissioners. Ms. Oliver seconded. Chair Roettger adjourned the meeting at 7:27 pm.

The “AYES” and “NAYS” were as follows.

AYES NAYS ABSENT ABSTAIN   
Betsy Roettger X

Audrey Oliver X

Laura Goldblatt X

Michael Osteen X

Carolyn Slaughter X

Latita Talbert X

Nikuyah Walker X