**Minutes of the Virtual Special Meeting of the**

**Charlottesville Redevelopment and Housing Authority  
Board of Commissioners Virtual Meeting**

Monday, August 24, 2020

**Minutes**

The Board of Commissioners of the Charlottesville Redevelopment and Housing Authority, (hereinafter “CRHA” or the “Housing Authority”) held the Special Meeting at 6:00 p.m. on August 24, 2020, via Video Conference with Chair Betsy Roettger presiding.

1. **Call to Order**

Chair Roettger called the Special Meeting of the Board to order at approximately 6:07 p.m. on August 24, 2020.   
  
*Reading of Code § 2.2-3708.2(A)(3)*

**Roll Call of Commissioners**

**Present** **Absent**

Ms. Betsy Roettger, Chair X

Ms. Laura Goldblatt, Commissioner X

Ms. Lisa Green, Commissioner X

Dr. A’lelia Henry, Commissioner X

Mr. Michael Osteen, Commissioner X

Ms. Carolyn Slaughter, Commissioner X

Mayor Nikuyah Walker, Commissioner X

**Staff Present:**

John Sales, Executive Director

**Moment of Silence**

Chair Roettger called for a moment of silence.   
  
**General Announcements**

Safety Committee Meetings: Every other Tuesday, Next Meeting; September 1st and September 15th at 6:00 p.m.

Redevelopment Committee Meetings: Thursdays at 2:30 p.m. via Video Conference

CRHA Regular Meeting: Monday, September 28, 2020 at 6 p.m. via Video Conference.

1. **Public Comments Followed by PHAR Comments**Brandon Collins, PHAR, 1000 Preston Avenue Suite C, www.pharcville.org, (434) 984-3255. Mr. Collins invited those present to the commencement of the PHAR Internship Program at 5:00 p.m. on Thursday at 5:00 p.m. He announced that the keynote speaker is Delegate Sally Hudson of Virginia’s 57th District. The honorees are Annette Brock, Randall Crawford, Katrena Cooper, Cynthia Holliday, and Kathy Green.

He remarked that he is excited about the communications that have come from Mr. Sales and has confidence in Commissioners Green and Henry. He stated that there are many challenges, but safety remains the priority in the public housing communities. He commended CRHA for implementing the “most impressive redevelopment effort of any housing authority in the country.”

1. **Updates from Commissioners and Discussion about Board Work Sessions**  
   **A. Safety Committee Update**  
   Commissioner Goldblatt stated that safety and community engagement are longstanding issues. She would like to see the residents feel a sense of pride and ownership in their communities, so they feel as though they are active participants in any discussion about safety. She reported that the most serious issue is the recent shooting in the South First Street community. Other pressing issues were discussed during the most recent Safety Committee Meeting including installation of cameras, community policing, and problems traveling between sites. She added that CRHA is working on a Memo of Understanding with the Charlottesville Police Department.

**B. Approval of the Minutes**  
Mr. Osteen requested that his attendance be corrected on page 6 of June 2020 meeting minutes.   
  
*Mr. Osteen motioned to approve the minutes of the virtual meeting of the Board of Commissioners held on June 22, 2020, with the amendment. Ms. Goldblatt seconded. The “Ayes” and “Nays” were as followed.*  
 Ayes Nays Absent Abstain  
Ms. Betsy Roettger, Chair X

Ms. Laura Goldblatt, Commissioner X

Ms. Lisa Green, Commissioner X

Dr. A’lelia Henry, Commissioner X

Mr. Michael Osteen, Commissioner X

Ms. Carolyn Slaughter, Commissioner X

Mayor Nikuyah Walker, Commissioner X

1. **Executive Director Update on COVID-19**  
   Mr. Sales summarized key activities and events during the period of July 27 to August 24, 2019. Key initiatives and activities highlighted were:
   * Public Housing - There are 58 total vacancies; an additional six to be added by the end of the week.
   * Habitat for Humanity for Greater Charlottesville has pledged assistance with rehabilitation of some of the vacant units.
   * Held a discussion with a contractor who will potentially partner with CRHA to fund turning 15-30 units.
   * Anticipating hiring 3-4 additional maintenance techs and potentially retaining three on a permanent basis.
   * 49 HCV voucher holders are currently seeking to lease up with a goal to issue 20 more vouchers.
   * Purchased several briefing videos for HCV and Public Housing to view – HCV briefing, housekeeping, fair housing, and Public Housing orientation.

Mayor Walker asked for clarification of what an HCV purge is. Mr. Sales explained that annually the HCV staff mails letters to applicants to determine if they wish to remain on the wait list. Applicants not responding within 30 days are removed from the wait list. Ms. Green added that the last HCV purge was conducted in December 2018; the last Public Housing purge was completed in January 2019.  
  
Chair Roettger inquired about the financial health of CRHA. Mr. Sales confirmed that CARES funds are sustaining CRHA. He reported that several vehicles were purchased for maintenance because some techs were driving their personal vehicles. He stated the projections for public housing and HCV have not been met. The Payroll Protection Program funds were used for staffing for the past two months. The average amount of time to lease up in Charlottesville is 90-150 days as compared to most Housing Authorities averaging below 60 days. The success rate of leasing up is 56%, primarily due to past rental and credit history. There are 77 applicants on the HCV wait list. He met with PHAR and Legal Aid to discuss opening the wait list and ways to assist families with the application process.  
  
Ms. Green asked if CRHA had tried to purchase vehicles from the state contract and suggested contacting Albemarle County as well. He replied that CRHA is registered through eVA. He explained that he purchased one van to replace one that had been totaled and may purchase a second. He added that he has contacted the City about obtaining their used vehicles since they replace them every 3-4 years.  
  
Chair Roettger asked for an update on the status of the HUD Recovery Agreement. Mr. Sales stated that HUD has decided to move forward with the agreement and that the City Attorney’s Office and HUD’s lawyers are finalizing the terms. Additional information will be available on October 1st.

1. **Redevelopment Update**Dave Norris gave a brief update on the redevelopment efforts. He stated that redevelopment of Crescent Halls and South First Street Phase I (SFS) are nearing closing. Both projects have been cleared the site and neighborhood standards review and have been approved by the Fair Housing Office. The general contractors, GMA and Breeden, are finalizing their contracts.   
     
   He reported that the Trade Builders Academy held its first graduation last week. There were four graduates, of which two have secured jobs from local contractors. Four of the Section 3 participants were hired by CRHA maintenance. He commended Joy Johnson for recruiting residents into the program and Hollie Lee (City Office of Economic Development) for coordinating the academy and getting another underway.

Ms. Goldblatt asked how the pandemic affected the timeline for redevelopment. Mr. Norris explained that CRHA has expected to break ground on Crescent Halls in the early spring of 2020 but was delayed due to the need to preserve the health and safety of the residents. He is confident that work will be begin in the fall.   
  
Mayor Walker asked how safety would be maintained when touring an on-site unit mock-up. Mr. Norris stated that virtual walkthrough tours of a mock-up and the construction itself were designed. Monitors will be installed in Crescent Halls for viewing by the residents.

Chair Roettger asked if CRHA needed to register for the September 7, 2020, City Council Meeting for public comment. Mayor Walker stated that CRHA is the topic of the Closed Session for tomorrow and that the next Council Meeting is on September 8, 2020, due to Labor Day.

1. **Public Comments**  
   Brandon Collins, PHAR, 1000 Preston Avenue Suite C, www.pharcville.org, (434) 984-3255. Mr. Collins stated that he forgot to mention that PHAR is the federally and locally recognized resident council and advisory board for residents of public housing in Charlottesville. He believes it is a problem to have so many HCV vouchers on the street at once, but he understands that there is no other solution. He is pleased that Mr. Sales is going to commit staff to managing outreach to the landlords. He remarked that although the General Assembly prohibits discrimination due to source of income, landlords find other ways to not lease up voucher holders. He added that redevelopment Phase I and II are adding a significant amount of affordable housing to Charlottesville and hopes that CRHA will continue to grow and become the “major affordable housing player” in Charlottesville.  
     
   Don Gathers, PHAR Organizer, 1000 Preston Avenue Suite C, www.pharcville.org, (434) 984-3255. Mr. Gathers thanked everyone for their hard work, welcomed the new commissioners and Mr. Sales for “hitting the ground running.”   
     
   Ms. Green reported the Planning District Commission launched a new emergency mortgage and rental assistance to support housing stability in the Thomas Jefferson Planning District. Emily Dreyfus, PHAR Advisory Board, clarified that the assistance is not applicable to applicants whose rent is adjusted by income, i.e., public housing and Section 8.
2. **Adjournment**

Chair Roettger called for a motion to adjourn the virtual special CRHA Board meeting. Dr. Henry motioned to adjourn the virtual special meeting of the CRHA Board of Commissioners. Ms. Goldblatt seconded. Chair Roettger adjourned the meeting at 7:04 p.m.  
  
 Ayes Nays Absent Abstain   
Ms. Betsy Roettger, Chair X

Ms. Laura Goldblatt, Commissioner X

Ms. Lisa Green, Commissioner X

Dr. A’lelia Henry, Commissioner X

Mr. Michael Osteen, Commissioner X

Ms. Carolyn Slaughter, Commissioner X

Mayor Nikuyah Walker, Commissioner X

**The Charlottesville Redevelopment and Housing Authority Board of Commissioners approved the August 24, 2020, Meeting Minutes on ­­­­­­­­­­­­­­­\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_.**

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Mr. John Sales, Executive Director Date

Recorded by:

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Leslie Deane, Administrative Assistant Date