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

**Monday, September 28, 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 September 28, 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 September 28, 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 29th, October 13th, and October 27th at 6:00 p.m.

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

CRHA Regular Meeting: Monday, October 26, 2020 at 6 p.m. via Video Conference.   
  
John Sales announced that one of the items identified on the HUD CAP (Correction Action Plan) was to draft a new HCV Admin Plan. The draft has been created and posted for public comment for 30 days. He anticipates sharing it with the Board prior to the October meeting.

1. **Public Comments Followed by PHAR Comments**Brandon Collins, PHAR, 1000 Preston Avenue Suite C, www.pharcville.org, (434) 984-3255. Mr. Collins stated that he feels comfortable with Mr. Sales and the amount of communication and collaboration over the past month. He has confidence in CRHA’s approach to handling public housing vacancies. He mentioned the crowd control issues of the past weekend and added that he is not sure of a solution. He encouraged residents to participate in the Sept. 29th virtual Safety Committee Meeting. Mr. Collins remarked that that the Housing Director’s report indicated three non-rent related court cases pending. Ms. Greene confirmed. He asked if repayment agreements were available to residents with delinquent rent.

Mr. Sales replied that the public housing staff are coordinating repayment agreements. He added that staff has submitted applications on behalf of residents with delinquent rent to three rent relief resources.

Don Gathers, PHAR, 1000 Preston Avenue Suite C, www.pharcville.org, (434) 984-3255. Mr. Gathers remarked that he shares the same safety concerns as Mr. Collins and offered to help in way possible.

Joy Johnson, Hardy Drive. Ms. Johnson stated that she had a stressful day because residents are looking to her for answers to their safety concerns. She mentioned a recent shooting at Westhaven. She suggested a “march on poor people for poor people.”

Chair Roettger summarized public comments for Mayor Walker, who rejoined the meeting after troubleshooting technical difficulties. Mayor Walker stated that there have been many intense, uncomfortable conversations since last spring about how to handle some of the complaints about the incidents occurring in the public housing communities. There is no clear approach on how to help the community heal. She advised against adopting a “these people are problematic and just got to go” mentality. She mentioned that Chief Brackney made the decision that CPD should not be involved with barment.

Dr. Henry stated that since all the nightclubs are closed, people are gathering in open air nightclubs because they have nowhere else to go. She suggested that since they pose COVID-19 hazards, the COVID-19 laws should be used to reduce the crowds.

Mayor Walker asked whether “the systems that created these behaviors be held responsible or the people who have not been able to grow out of these behaviors for doing exactly what they were created to do.” How do we create this change in culture and how do we keep people safe while working on this large systemic change? Chair Roettger replied that there is usually a more urgent issue that draws attention away from dealing with systemic issues.

Claudette Green stated that staff wants to walk the sites, but if they encounter a situation requiring the police’s attention, there is a concern about how the police will handle the matter. She mentioned that there have been instances when police were called, but they did not come. Mr. Sales added that the reasons given for not appearing varied from being busy, not available right now, or not being authorized to address certain matters. He stated that there needs to be a larger dialogue that needs to be held.

Dr. Henry said that there were eight police cars on site two days ago. She added that there were incidents occurring at three different locations and individuals were openly confronting the police. The officers do not want to conflict with CRHA policies. Residents are divided about the level of enforcement and police presence. Still, everyone wants to be safe.

1. **Updates from Commissioners and Discussion about Board Work Sessions**

**A. Approval of the Minutes**  
*Mr. Osteen motioned to approve the minutes of the virtual meeting of the Board of Commissioners held on August 24, 2020. Ms. Goldblatt seconded. The “Ayes” and “Nays” were as followed.*  
 Ayes Nays Absent Abstain  
Roettger X

Goldblatt X

Green X

Henry X

Osteen X

Slaughter X

Walker X

**B. Committee Appointments**  
Chair Roettger worked to assign at least one commissioner to each of the Housing Authority committees – Safety, Redevelopment, Personnel, Resident Services, Finance, and Maintenance committees. She asked Kathleen Glenn-Matthews to match staff committees.

1. **Brief Update on Budget and HUD Score**Mr. Sales reported that the Housing Authority was awarded $658,000 in Public Housing shortfall funding which can be used for deficiencies in operations such as purchasing vehicles, restocking maintenance materials, and leasing or purchasing a structure for a maintenance facility. The HCV Program did not receive adequate funding from the government. CRHA will use reserves to cover the shortfall and be refunded later from HUD.

The Housing Authority is making progress towards improving its HUD score. The actual score results will be available in April 2021. Ninety HCV vouchers were handed out; twenty-six are ready to be leased up. CRHA is focused on turning vacant units. Some of the vacancies are due to transfers from one public housing site to another and partly to residents receiving vouchers.

1. **Executive Director Update on COVID-19**  
   Mr. Sales summarized key activities and events during the period of August 24 to September 24, 2020. Key initiatives and activities highlighted were:
   * Admin Plan - Drafted and posted for public comment.
   * HCV - There is no wait list. To open the wait list, the Admin Plan must be approved by the Board.
   * Testing a 4-day 10-hour work schedule with the HCV team since there are a lot of people in the office.
   * Office Space - Searching for office space. Met with Interim City Manager John Blair on Friday to discuss potentially acquiring space from the City.
   * Maintenance - Exploring HUD funding resources to purchase a site for public housing maintenance facility.

Mr. Osteen asked if there were a timeline and value in hiring an inspection firm. Mr. Sales stated that REAC was planned for October but has been postponed until March 2021. He stated that 271 units will be inspected (excludes Crescent Halls). The firm will inspect every unit and train staff on inspection methods as well.

Mr. Sales reported that he had investigated two structures: 3,000 square feet and 11,000 square feet. The facility must accommodate eight vehicles, appliances, and cabinets for at least five units. Procuring the larger structure could offer a stream of rental revenue. Mr. Sales commented that he would reach out to LEAP who might be interested in a collaboration.

1. **Safety Committee Update**Ms. Goldblatt stated the Safety Committee is working hard towards becoming a policy committee as well as a forum to hear resident concerns. She hopes to push toward concrete solutions but believes there needs to be more participation from the residents. She mentioned that some of the PHAR interns such as Katrena Cooper have innovative ideas about resident-led activities on the sites. The committee also discussed the parking policy, the Memo of Understanding with the police and cameras.
2. **Redevelopment Update**In the absence of Dave Norris, Kathleen Glenn-Matthews gave a brief update on the redevelopment efforts. She reported that CRHA anticipates closing prior to the end of October. She stated that one of the biggest challenges is resident engagement. She mailed an update from Mr. Norris with 90-day notices attached to the residents of Crescent Halls. She will be purchasing materials to create social distancing for meeting one-on-one with residents who require additional explanation of the relocation process. Mr. Norris plans to display information on the TV in the lobby and community center. A Relocation Coordinator has not been hired yet. She is exploring ways to disseminate information, such as Public TV or Facebook Live.
3. **Public Comments**  
   Joy Johnson, a public housing resident of the Westhaven Community, stated that the Housing Authority’s lease guarantees residents safe and decent housing. She said that many residents are looking to her to advocate for a solution about their safety concerns. She mentioned that some residents appear to think that the rules and regulations in the lease do not apply to them. She mentioned that she feels safety is the responsibility of CRHA, the residents, and the community.

Mayor Walker stated that she discussed concerns about oppositional behavior from officers with Chief Brackney. She welcomed suggestions about how to create a community where residents send the message that destructive behavior is neither welcomed nor allowed. She mentioned that she has been made aware of negative feedback about her attentiveness to safety concerns. She committed to scheduling a meeting with Mr. Sales.

Audrey Oliver, a public housing resident of the South First Street Community, stated that she has experienced some officers saying that they are not being allowed to do their job. Mayor Walker stated what police offices are saying or implying about might not be true. She mentioned that today, the police were called for a gas leak for the purpose of blocking the area off; however, they did arrive until after the fire department had left. She said it seems like the residents must fix the problems themselves.

1. **2021 Annual Meeting Preparation (Closed Session)**

Chair Roettger stated that the annual meeting to discuss the Board positions (Chair, Vice Chair and Treasurer) is usually held in July. David Oberg clarified that the discussion should not be held in a Closed Session. He added that it could be a topic for a work session. Chair Roettger added that the Treasurer should participate in the Finance Committee.

Joy Johnson said she thinks Lisa Green would be a tremendous help to the resident planners of South First Street and explain some of the technical and design elements.

Mr. Sales announced that CRHA has three candidates for the Finance Director position and asked for participants for the interview panel. The panel will meet next Wednesday.

Chair Roettger invited ideas about work session topics and update on staffing. Ms. Goldblatt suggested a training on Housing Authority finances.

Mayor Walker asked for clarification on what constitutes a public meeting. Mr. Oberg provided a definition and communication guidelines.

1. **Adjournment**

Chair Roettger called for a motion to adjourn the virtual CRHA Board meeting. Ms. Goldblatt motioned to adjourn the virtual meeting of the CRHA Board of Commissioners. Mayor Walker seconded. Chair Roettger adjourned the meeting at 7:41 p.m.  
  
 Ayes Nays Absent Abstain  
Roettger X

Goldblatt X

Green X

Henry X

Osteen X

Slaughter X

Walker X

**The Charlottesville Redevelopment and Housing Authority Board of Commissioners approved the October 26, 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