

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

Monday, February 22, 2021

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 February 22, 2021, via Video Conference with Chair Betsy Roettger presiding.

I. Call to Order

Chair Roettger called the Special Meeting of the Board to order at approximately 6:00 p.m. on February 22, 2021.

Reading of Code § 2.2-3708.2(A)(3)

Roll Call of Commissioners

	<u>Present</u>	<u>Absent</u>
Ms. Betsy Roettger, Chair	X	
Ms. Laura Goldblatt, Commissioner	X	
Ms. Lisa Green, Commissioner	X	
Dr. A’lelia Henry, Commissioner	X	
Ms. Carolyn Slaughter, Commissioner		X
Mayor Nikuyah Walker, Commissioner	<i>X, subsequent arrival</i>	

Staff Present:

John Sales, Executive Director

Moment of Silence

Chair Roettger called for a moment of silence.

General Announcements

The NLIHC (National Low Income Housing Coalition) awarded Joy Johnson the Cushing Dolbeare Lifetime Service Award for serving her community and the nation for decades as a public housing advocate, organizer, and activist-leader. The award was named after the NLIHC’s founder Cushing Niles Dolbeare, a pioneer of the affordable housing movement and was one of the leading experts on federal housing policy and low-income housing.

Safety Committee Meetings: Every other Tuesday, March 2nd & 16th at 6:00 p.m.

Redevelopment Committee Meetings: 1st Thursday at 5:00 p.m., *new meeting time

CRHA Regular Board Meeting: Monday, March 22nd at 6:00 p.m.

Board Work Sessions: Thursday, March 11 & 18th at 5:00 p.m.

Resident Services Committee: 2nd Tuesday at 1:00 p.m.

II. Public Comments Followed by PHAR Comments

Brandon Collins, PHAR, 1000 Preston Avenue Suite C, www.pharville.org, (434) 984-3255. Mr. Collins reminded those present that PHAR is the federally recognized Resident Council and Resident Advisory Board for residents of public housing in Charlottesville. Mr. Collins congratulated Ms. Johnson and welcomed the new PHAR interns – Alexis Cooper, Syleethia Carr, Ashley Freeman and HCV recipient Gwen Allen. He explained that the interns receive a stipend while learning about civic engagement and community organizing. He thanked Mr. Gilmore for attending the Board meeting and expressed support for effective community-based solutions to violence. He suggested scheduling an additional public meeting about the Capital Fund Budget.

Don Gathers, PHAR, 1000 Preston Avenue Suite C, www.pharville.org, (434) 984-3255. Mr. Gathers thanked Mr. Gilmore and added that he is looking forward to his presentation. He thanked the City Council for providing funds for the B.U.C.K. Squad.

III. Redevelopment Update

Jay Kessler provided a brief update on the redevelopment effort. He serves as the Owner’s Representative for CRHA and a consultant to the Affordable Housing Group, LLC. He has more than 30 years of experience in construction and has been an Owner’s Representative for the past 10 years. He manages the relationships with general contractors, architects, construction companies, and other stakeholders involved in the redevelopment projects.

He reported that the South First Street (SFS) Phase I project is underway. The groundbreaking is scheduled for March 8th and the estimated completion date is June 20, 2022. The Maintenance staff have been busy emptying out their facility, which will be demolished to make way for utility work that must be completed. The Crescent Halls project is in the final stages of contract negotiation with the general contractor – GMA Construction. The anticipated start date is mid-March/early April with completion around the fourth quarter of 2022. He meets twice monthly with CRHA and the project team.

IV. Updates from Commissioners and Discussion about Board Work Sessions

Chair Roettger stated that recent Work Sessions were cancelled.

A. Approval of Minutes

Meeting of the Board of Commissioners held on Nov. 23, 2020

Ms. Green motioned to approve the minutes of the virtual Board of Commissioners held on November 23, 2020. Ms. Goldblatt seconded. The “Ayes” and “Nays” were as followed.

	<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>	<u>Abstain</u>
Roettger	X			
Goldblatt	X			
Green	X			
Henry	X			
Slaughter			X	
Walker	X			

B. Safety Committee Update

Ms. Goldblatt stated that the Safety Committee has been considering the draft of the camera policy drawn up by Mr. Sales and will be submitting it to the Board soon. Residents have concerns about controlling camera usage on the properties. Other issues discussed included a no loitering policy, community-based violence prevention initiatives.

V. Presentation, Discussion & Approval

Official CRHA Redevelopment Subcommittee Membership

Chair Roettger explained that the Redevelopment Subcommittee was established to make decisions about redevelopment and advance the timeline. It was formalized into a voting membership. The composition of the subcommittee is three residents, two commissioners, a PHAR, Legal Aid, a City representative, and ex-officio. Several vacancies must be filled, including former commissioner Michael Osteen’s position. Mr. Sales replaced Gant Duffield *ex-officio*; Alice Washington was voted into the late Richard Shackelford. Chair Roettger’s and Commissioner Slaughter’s terms expire in July.

Ms. Green motioned to approve Mayor Walker in place of Michael Osteen as a voting member on the Redevelopment Subcommittee. Dr. Henry seconded. The motion passed. The “Ayes” and “Nays” were as followed.

	<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>	<u>Abstain</u>
Roettger	X			
Goldblatt	X			
Green	X			
Henry	X			
Slaughter			X	
Walker	X			

VI. Executive Director Update on COVID-19.

Mr. Sales summarized key activities and events during the period of January 26, 2021 to February 22, 2021. The key initiatives and activities of the report were highlights.

- He thanked Mayor Walker and City Council for funding CRHA’s COVID-19 Rental Assistance Program and the Eviction Prevention Program.
- He explained that 100% of operations will be affected by redevelopment. Rental Office staff have begun to relocate. The HCV Office will move to the 6th St. Community Center, the Rental Office and Public Housing staff to SFS and Westhaven office spaces, and Central Office to 110 5th Street NE on April 1st. Rental Office to SFS. The Maintenance Dept. will transition to the SFS Community Center by March 15th to make way for demolition until they can transition to the space at Avon-Levy (former site of Community Bikes and the Urban Agriculture Collective of Charlottesville (UACC)) on July 1st.
- Corrective Action Plan (CAP) – Working to address the CAP, particularly focusing on the occupancy rate. He meets with Brano Popovic meet nearly daily to discuss the progress of turns. There are 35 vacancies aside from Crescent Halls; 9 are expected to be ready for lease-up by the end of the week. Maintenance is working on turning three units; Habitat for Humanity is focused on six units at Westhaven.

- Finance – HUD examines the finance levels of the AMPs (Asset Management Project) to ensure they maintain enough reserves. This concern has always been an issue (COVID-19, government shutdown). He is exploring additional ways to increase financial reserves for all the sites. Each AMP must demonstrate 3-4 months reserve funds.
- Virtual groundbreaking scheduled for March 7th at 3:00 p.m.
- The Capital Fund Plan is available at cvillerha.com.
- The draft Annual Budget will be posted on the website tomorrow by the close of business.

Presentation: Guns Down Inc.

Pertelle Gilmore, Executive Director of Guns Down, Inc., was invited to in response to residents’ request to take action to address the safety issues on the Public Housing sites associated with gun violence. Mr. Gilmore stated that the death of close friend Jamarcus Washington on December 28th was the catalyst that spurred him to establish a local chapter of New York-based Guns Down, Inc, called the B.U.C.K. Squad (Brothers United to Cease the Killings). He assembled a team of 15 individuals who followed his vision and volunteer to reduce violence in the city. He has raised some funds on his own and is seeking funding from community members and city officials for funding to invest in professional training for the group’s violence interrupters and outreach workers under Marcus McAllister – International Trainer & Implementation Specialist of Cure Violence Global of Chicago, Illinois.

VII. Public Comments

Katrina Cooper, Public Housing resident and PHAR intern. Ms. Cooper stated that she liked Mr. Gilmore’s presentation and asked for the weekly meeting information. Mr. Gilmore stated that weekly meetings are held at Mt. Zion First African Baptist Church on Thursdays at 6:00 p.m. Food is served at 5:30 p.m.

Brandon Collins, PHAR, 1000 Preston Avenue Suite C, www.pharcville.org, (434) 984-3255. Mr. Collins thanked Mr. Gilmore for his organization and dedication to reducing violence in the Charlottesville. He thanked the City of Charlottesville for providing funding for the B.U.C.K. Squad. He invited Mr. Gilmore to attend the Resident Services Committee and Safety Committee meetings and encouraged him to connect with the Section 3 Program.

Emily Dreyfus, Community Organizer at the Legal Aid Justice Center, 1000 Preston Avenue Suite A, (434) 977-0553. Ms. Dreyfus commented that she was impressed with the information that Mr. Gilmore shared and is pleased that his organization is homegrown.

Pertelle Gilmore, Executive Director of Guns Down Inc. Mr. Pertelle provide the B.U.C.K. Squad hotline number – (434) 284-6768.

VIII. Adjournment

Chair Roettger called for a motion to adjourn the virtual CRHA Board meeting. Ms. Green motioned to adjourn the virtual meeting of the CRHA Board of Commissioners. Ms. Goldblatt seconded. Chair Roettger adjourned the meeting at 8:20 p.m.

	<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>	<u>Abstain</u>
Roettger	X			
Goldblatt	X			
Green	X			
Henry	X			
Slaughter			X	
Walker	X			

The Charlottesville Redevelopment and Housing Authority Board of Commissioners approved the February 22, 2021, Meeting Minutes on _____.

Mr. John Sales, Executive Director

Date

Recorded by:

Leslie Deane, Administrative Assistant

Date