

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

Monday, March 22, 2021

Minutes

The Board redacted 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 March 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 March 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	X, <i>subsequent arrival</i>	

Staff Present:

John Sales, Executive Director

Moment of Silence

Chair Roettger called for a moment of silence.

General Announcements & Meetings

Mr. Sales announced the opening of Housing Choice Voucher/Section 8 waitlist. The wait list will open on Monday, March 29th at 9:00 a.m. via portal.cvillerha.com and close on April 2, 2021. The opening will be advertised via Facebook and the local news.

Special Board Meeting: Tuesday, March 30, 2021, at 5:00 p.m.

Safety Committee Meetings: Every other Tuesday, Next Meeting: March 30th at 6:00 p.m.

Redevelopment Committee Meetings: 1st Thursday at 2:30 p.m.

CRHA Regular Meeting: Monday, April 26, 2021, at 6:00 p.m.

Board Work Sessions: Thursday, TBD: April 8th or 15th at 5:00 p.m.

Resident Services Committee: 2nd Tuesday of the month 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 expressed excitement about the upcoming opening of the Housing Choice Voucher/ Section 8 (HCV) wait list. He mentioned that he knows how to access the applicant portal and added that PHAR will be available to assist with the online application process. He stated that PHAR is preparing a notice about the pending construction at Crescent Halls that will be distributed to the residents.

Tim Sansone, Sentry Force Security. Mr. Sansone wanted to go over incidents that occurred over the past three months at several public housing sites. He reported that there was a considerable increase in drug activity and gambling at two sites which is attracting non-resident elements. He is currently coordinating with the Charlottesville Police Department about the hotspots. He offered to address the Board dialogue regarding changes in the scope of services and discontinuation of the contract. He mentioned that he provided a revised budget proposal with a 23% reduction in services in consideration of CRHA’s budget challenges. Mr. Sansone agreed to postpone addressing the security contract until the annual budget discussion.

Emily Dreyfus, Legal Aid Justice Center, (434) 977-0553. Ms. Dreyfus expressed excitement about the opening of the HCV wait list and remarked that the online portal will be difficult for many. She hopes much help will be made available.

Chair Roettger asked for a motion to add the presentation of CRHA Resolution No. 1423 – Authorizing the Acceptance of a Payroll Protection Program loan to the agenda.

Ms. Goldblatt motioned to add CRHA Resolution No. 1423 to the end of the agenda. Ms. Green 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			

III. Updates from Commissioners and Discussion about Board Work Sessions

A. Approval of Minutes

Mr. Sales stated that approval of the minutes is postponed until to April 26, 2021 Board meeting based on inaccurate dates based on the agenda.

B. Safety Committee Update

Ms. Goldblatt reported that one of the items discussed during the meeting was Charlottesville Area Transit’s (CAT) proposal to change the scope of its services to Crescent Halls. Given the nature of the population at Crescent Halls and the location of the bust stop, residents are concerned with the hazards involved in crossing busy streets, walking distances, and

frequency of service. A survey was posted on Facebook for residents to comment on the transit services. Kenneth Martin suggested creating a standing committee including PHAR and residents to dialogue with the CAT Director. The B.U.C.K. Squad gave a presentation about its organization and discussed their outreach and successes experienced. She mentioned that there was a recent shooting in the vicinity of Westhaven and the committee is waiting for an update from CPD to clarify whether the shooting occurred onsite or near Westhaven. Residents feel inaccurate reporting creates an unfair bias or stigma against Westhaven.

IV. Public Hearing FY22 CRHA Annual Budget

Mr. Sales highlighted the significant changes in FY22 Annual Budget:

- Net Tenant Revenue – projects a loss of \$150,000 after increasing the number of units leased.
- Increase in overall Operating Fund – overall \$258,00 received in shortfall funding.
- Increase in Other Revenue – reflects the rent that the HCV Program pays the Housing Authority for using 6th Community for one year.
- Increase to Administrative Salaries and Benefits – Split the housing programs in two, HCV Manager and Public Housing Manager added.
- Larger Administrative Fee - The more units occupied, the larger the Admin Fee
- Reduced Legal Expenses – Using a new model to include counseling and services to address lease violations prior to punitive action; less evictions.
- Tenant Services – Added \$50,000 for use toward community-based safety initiatives; Safety Committee will determine distribution of funds. The B.U.C.K. Squad has sought funding and Peace in the Streets is an additional community-based initiative to consider.
- Maintenance – Doubled the amount of maintenance salaries: A Director, 10 techs, a Work Order Clerk, and a janitorial staff person for Crescent Halls.
- Reduced of Contracts – Brano Popovic has been using expertise to make many necessary repairs to equipment.
- Eliminated \$253,000 in unit turnover contracts – Turns now performed in-house.
- Security Services – Prior to Mr. Sales onboarding CRHA entered into a contract with Sentry Force Security firm. Based on January’s cost, the Housing Authority cannot afford to continue the contract.
- Insurance – Increased because a property that was not included in the past was added. Adding some security features such as cameras or a door person would reduce the amount of the insurance.

Brandon Collins, PHAR, 1000 Preston Avenue Suite C, www.pharville.org, (434) 984-3255. Mr. Collins stated that Mr. Sales has done well in prioritizing ways that funding can be used more efficiently and improving staff in a way that can make a difference. He supports the budget changes made to improve maintenance efforts. He stressed that the consensus among residents is that the current and previous security companies did not improve resident safety. He favors the community-based initiatives and thinks that Crescent Halls residents will find the Door Greeter position acceptable. He added that residents want 24-hour security and feels that would be more effective and less expensive than the security contract.

Tim Sansone, Sentry Force Security. Mr. Sansone provided some statistics from their tracking system. He stated that 147 incidents have occurred in the last three months, of which 23 were very serious. He stated that the firm has established a very close working relationship with CPD. He does not believe that a neighborhood initiative without the support of security or the police department can effectively resolve the nature of some of the incidents. He strongly discouraged the Board from eliminating all security.

Mr. Sales confirmed receiving the new proposal. After a lengthy discussion, Mayor Walker explained to Mr. Sansone that the Board will make a decision about the security contract. She stated that the residents and Safety Committee will determine what they would like in terms of community-based initiative. She committed to contacting CPD to discuss CRHA's policing needs in consideration of the seasonal transition.

Don Gathers, PHAR, 1000 Preston Avenue Suite C, www.pharville.org, (434) 984-3255. Mr. Gathers asked for clarification of the \$150,000 Net Tenant Revenue and the \$357,113 Net Revenue. Mr. Sales explained that the Net Revenue includes shortfall funding from HUD and that HUD would like to see the Housing Authority maintain at least \$500,000 in reserves.

V. Executive Director Update on COVID-19

Mr. Sales provided a brief update on key activities.

- In the process of changing offices – Crescent Halls Rental Office to South First Street and Westhaven. The HCV team has moved to 6th Street.
- Tuning Units – 2 at Riverside, 2 at Michie Drive and one at Westhaven. Families are ready to move in. Public Housing – 11 new move-ins; 17 YTD.
- HCV – Wait list will be open March 29-April 2, 2021. Online portal is live for applicants to register an account.
- Tenant Delinquent Accounts – About \$51,000. Awarded CDBG funding that will bring all accounts current and pay tenants' rent for April and May.
- Applied for and was approved for a Paycheck Protection Program. The funding will be a loan until CRHA completes the steps for the funds to be forgiven.

VI. Redevelopment Update

Kathleen Glenn-Matthews provided a brief update on redevelopment.

- Held groundbreaking ceremony for SFS.
- In the planning process to close on Crescent Halls and plan its groundbreaking ceremony.
- Vincent Mani, the Redevelopment Project Manager, begins work today.
- In the process of meeting with Dave Norris, Program Manager, Financial Opportunity Center (FOC) at the Piedmont Housing Alliance. There is potentially an opportunity for CRHA staff to be present at the FOC certain days of the week.

VII. CRHA Resolution No.: 1423 A Resolution Authorizing Application to Paycheck Protection Program “PPP”

The resolution authorizes the Executive Director to apply for a PPP loan on behalf of CRHA under the Small Business Administration Paycheck Protection Program.

Ms. Goldblatt motioned to approve CRHA Resolution No. 1423. Ms. Slaughter seconded. The resolution 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			

VIII. Public Comments

Alice Washington, Crescent Halls resident and President of the Tenant Association. Ms. Washington asked Mr. Sales what other public housing sites will use in place of the security firm. Mr. Sales explained that other sites are considering of community-based approaches.

Brandon Collins, PHAR, 1000 Preston Avenue Suite C, www.pharville.org, (434) 984-3255. Mr. Collins reminded public participants to register on the portal in preparation for the opening of the HCV wait list. He said that he is pleased that Ms. Washington joined the Board meeting tonight. He noted that the Safety Committee clearly supports the budget as presented by Mr. Sales. He announced that PHAR will be present at Crescent Halls during the week to share information about redevelopment, collect feedback about the CAT bus stop issue and to discuss the idea of changing from a security firm to a door greeter model.

Mayor Walker expressed a concern for a backup plan for the door greeter in the event of a callout or burnout. Chari Roettger suggested holding a meeting at Crescent Halls to discuss solutions.

Ms. Green asked if there were other Housing Authorities who use a door greeter model that CRHA could contact. Mr. Sales committed to contacting similar developments to learn what model they are using. Also, she asked how CRHA would address potential liabilities associated with the position. Dave Oberg clarified that the door greeter would be vetted and made aware of company policy as well as covered by Workman’s Compensation.

Joy Johnson, CRHA, PHAR and Public Housing resident. Ms. Johnson stated that at the Safety Committee, residents expressed interest in community-based initiatives. She recommended setting boundaries via a MOU with the chosen organization.

Tim Sansome, Sentry Force Security. Mr. Sansone reiterated that the proposal is not mutually exclusive. He stated that he supports community-based approaches. He offered to provide contacts for similar Housing Authorities to obtain feedback.

IX. Adjournment

Chair Roettger called for a motion to adjourn the virtual CRHA Board meeting. Dr. Henry motioned to adjourn the virtual meeting of the CRHA Board of Commissioners. Ms. Green seconded. Chair Roettger adjourned the meeting at 8:24 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 March 22, 2021, Meeting Minutes on _____.

Mr. John Sales, Executive Director

Date

Recorded by:

Leslie Deane, Administrative Assistant

Date