

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

Monday, April 26, 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 April 26, 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 6:05 p.m. on April 26, 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	
Ms. Maddy 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

Chair Roettger introduced Maddy Green who was appointed to fill the term vacated by Michael Osteen. Ms. M. Green mentioned that she attended the Redevelopment Committee meetings as a Legal Intern under Emily Dreyfus and recently completed a social work program.

Safety Committee Meetings: Every other Tuesday, April 27th & May 11th at 6:00 p.m.

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

CRHA Regular Board Meeting: Monday, May 24th at 6:00 p.m.

Board Work Sessions: Thursday, May 13th 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 announced that PHAR will be holding the first of Back-to-Basics and Positive Vision workshops. The Back 2 Basics workshops are an effort from PHAR with the help of its partners in the Strengthening Systems effort- CRHA, the City, and PHAR. They are a series of workshops covering basic topics relevant to residents. The most recent was held at Westhaven and the topic was general relocation. He noted that the meeting was not well attended. Positive Vision Workshops are a return to a process used many years ago to uses an asset-based approach to help residents identify the good things in the community and to work towards basic principles for redevelopment of their neighborhoods while learning about the factors that influence decision making such as funding and density.

He welcomed Commissioner M. Green and encouraged the new commissioners to be active and get involved and be an active commissioner. He mentioned that maintenance and safety remain high priorities. He commented that Phase I activities are “awesome and amazing” and that he is looking forward to what Phase II might look like. He stated that resident-led redevelopment came to fruition. And finally, he invited those present to attend the NLIHC honoring of Joy Johnson on Wednesday, April 26th.

III. 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 January 25, 2021

Ms. Goldblatt motioned to approve the minutes of the virtual Board of Commissioners held on January 25, 2021. Ms. Lisa 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			
L. Green	X			
M. Green				X
Henry	X			
Slaughter			X	
Walker	X			

B. Safety Committee Update

Ms. Goldblatt stated the residents have drawn up a list of priorities/issues around safety, their expectation of security, and what safety measures means to them. Residents feel an urgent need for a concrete safety plan so that they feel safe transitioning into the summer. They know about the Front Door/Greeter position advertised for Crescent Halls, but need a clear plan for the other public housing sites as well. Ms. Goldblatt said there was discussion about generating an RFP that would be managed by the Safety Committee. Mr. Sales confirmed

that the RFP would come to the Safety Committee, not the overall Board due to the value of the contract. Several commissioners were interested in attending the meetings; however, it would require public notice. Ms. Goldblatt explained a recorded public meeting might discourage residents from openly sharing concerns for fear of repercussions.

IV. Discussion of Subcommittee Assignments

Chair Roettger shared a list of the CRHA and the Board's working committee assignments and scheduled. She pointed out that there are still committees with open assignments for Board and staff members. She suggested that redevelopment be the topic for a Board work session or retreat to discuss what decisions need to be made and clarify how those decisions are made. It was suggested that a quick overview be presented at the next Redevelopment Meeting.

V. Redevelopment Update

Kathleen Glenn-Matthews presented the highlights of the Deputy Executive Director Report.

- The Redevelopment Project Manager position has not been filled.
- Meeting & Events:
 - Redevelopment Kickoff Celebration - CH, 4/14. It was hosted by the CH Tennant Association.
 - Relocation Assessment Team meeting - 3rd Monday of the month at 2pm.
 - Crescent Halls Relief Space & Program Meeting – hosted biweekly on Fridays at 11. Next meeting - 4/30 in the circle in front of CH.
- GMA has been mobilized at Ch; work begins on the first floor on May 17th . The expected completion date is November 25, 2022.
- Relocation Coordinator, Iyana Pointer coordinated the move of all 8th floor residents and preparing the 7th floor residents for relocation.
- Discussed the impacts to bus stops with relocation at CH & SFS; exploring options of increased city CAT funding to CH.
- The Part 58 has been accepted by the City; will address a site plan amendment that covers resident redesign work with BRW Architects and Collins Engineering.
- The first resident consultative meeting on SFS will be held virtually on Wednesday.
- Working with Jay Kessler to improve communication and reporting about redevelopment.
- Section 3- Work is really ramping up and Johnson is in her new office at Westhaven. Work has begun on updating the Section 3 policy. She shared a flyer that Ms. Johnson helped her create. Ms. Johnson recommended created a more detailed flyer including jobs description, rate of pay and clarifying if on-the-training is provided.

Mr. Sales stated that CRHA has a contract for a training academy program with Hollie Lee in the Department of Economic Development. 11 started in the first cohort, however only 4 graduated. Ms. Johnson added that prior to COVID-19 she had been working with Frank and Ridge Schuyler to provide wrap-around services through the Network2Work Program. There is much work to be done, including follow-up.

VI. Executive Director Update on COVID-19

Mr. Sales provided a brief update on Corrective Action Plan (CAP) items and key activities.

- HCV Program – Received more than 1300 application received in two weeks. Notices mailed to top 50 applicants, of which 20% currently live in Public Housing. There are 17 Mainstream vouchers on the street.
- Public Housing – There are 30 vacancies, of which 21 are in MOD status. Due to a shortage of staff and volunteers, Habitat was not able to rehab the 7 units they were working on. Maintenance turned 10 units in Crescent Halls for redevelopment. Funds from the City were applied to reduce tenant accounts to \$0 delinquency.
- Staffing – On May 3, the new HCV Manager is relocating from Raleigh, NC. She has over 15 years’ experience in compliance and managed a voucher program 5 times the caseload of CRHA’s. On May 17, a new Property Manager with a background in LIHTC is starting. The Redevelopment Program Manager and Maintenance II & III positions are still vacant.
- Section 3 Program – The policy has to be updated as part of CAP.
- Financials are due to HUD at end of the June. The Housing Authorities financial plan CAP outlines two years to meet the financial goal – 3/31/2022. Additional shortfall funds may be available.
- Completed 157 HCV inspections in the past two months. CRHA’s inspection scoring led to the agency’s troubled status. Working on inspection strategy for AMP 4 (Michie, Madison, Riverside and the homes). Due to COVID, some households rejected then/denied access, creating a challenge since scoring weighs heavily on inspections.
- Board Training – Regular Board training is a required CAP item. HUD offers Lead the Way, a free, online self-paced training designed primarily for public housing board members/commissioners., He will email the link to the Board.
- Board Retreat – Considering inviting Delphine Carnes back to give a training of the – duties and responsibilities of the role of commissioners. Chair Roettger added that the Center for Non-profit Excellence is also a resource for Board members.

Chair Roettger asked if hybrid meeting options (part virtual and part in person) were permitted post-COVID. Mayor Walker replied there is an option to phone into a public meeting, however it has restricted use. Dave Oberg stated that if/when the governor lifts the Executive Order, that all virtual meetings will be held in person.

Chair Roettger suggested that Ms. L. Green might offer insight into the inspection process. Ms. L. Green stated that she 20 years’ experience in inspections and would like to be used where she is most helpful. Melinda Hite offered to provide a copy of the handbook to review HUD’s inspection scoring system.

VII. Public Comments

Brandon Collins, PHAR, 1000 Preston Avenue Suite C, www.pharville.org, (434) 984-3255. Mr. Collins stated that meeting was great and liked the discussion on a variety of items. He offered clarification about the Fair Housing Amendment Act pertaining to demolition and creation of new public housing units. He added that neglected to mention

Section 3 but that is a high priority for PHAR moving forward.

VIII. 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. Lisa Green seconded. The motion passed. Chair Roettger adjourned the meeting at 7:51 p.m.

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

The Charlottesville Redevelopment and Housing Authority Board of Commissioners approved the April 26, 2021, Meeting Minutes on _____.

Mr. John Sales, Executive Director

Date

Recorded by:

Leslie Deane, Administrative Assistant

Date