

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

Monday, May 24, 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 May 24, 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 May 24, 2021.

*Reading of Code § 2.2-3708.2(A)(3)*

**Roll Call of Commissioners**

	<b><u>Present</u></b>	<b><u>Absent</u></b>
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	

**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, May 24<sup>th</sup> & June 18<sup>th</sup> at 6:00 p.m.

Redevelopment Committee Meetings: 1<sup>st</sup> Thursday at 4:00 p.m., \*new meeting time

CRHA Regular Board Meeting: Monday, June 28<sup>th</sup> at 6:00 p.m.

Board Work Sessions: Thursday, June 10<sup>th</sup> at 5:00 p.m.

Resident Services Committee: Every 2<sup>nd</sup> Tuesday at 1:00 p.m.

**II. Public Comments Followed by PHAR Comments**

Shelby Edwards, Executive Director, PHAR, 1000 Preston Avenue Suite C, www.pharville.org, (434) 984-3255. Ms. Edwards reminded those present that PHAR is the federally recognized Resident Council and Resident Advisory Board for residents of public housing in Charlottesville. She stated that PHAR is beginning its Positive Vision workshops. PHAR Conducted two workshops last week; one at Westhaven and another at 6<sup>th</sup> Street. She

stated that there are three upcoming workshops which aim to assist residents in becoming familiar with what redevelopment is and how they may play a part in their site’s redevelopment. She added that she would like CRHA to create a calendar of the order of site redevelopment. In addition, she sought clarification of the role of the Charlottesville Police Department in security in the public housing communities and what policing would look like.

Brandon Collins, PHAR, 1000 Preston Avenue Suite C, www.pharville.org, (434) 984-3255. Mr. Collins encouraged the Board to pass CRHA Resolution 1426 regarding Westhaven and 6<sup>th</sup> Street resident engagement. He reported that two workshops were held last week and that PHAR has already begun outreach. He mentioned that residents are concerned about central air conditioning and want to include children in the redevelopment design process. He announced two upcoming workshops at Westhaven on Thursday at 2:30 p.m. and 6:00 p.m. and another at 6<sup>th</sup> Street on Wednesday.

**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 February 22, 2021

*Ms. Goldblatt motioned to approve the minutes of the virtual Board of Commissioners held on February 22, 2021. Ms. Slaughter 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			

Approval of the minutes of the Board of Commissioners held on March 22, 2021 was tabled until the June board meeting.

**B. Safety Committee Update**

Ms. Goldblatt gave a brief update about the most recent Safety Committee Meeting. She stated that there was much discussion about what policing would look like in their neighborhood. Residents also discussed the role of community-based initiatives and a lack of resources in their community to address the various challenges of the public housing experience. Concerns included mental health and trauma, peer support, youth services, access to services already available at other sites and anxiety surrounding not having security services. The next meeting is Tuesday, May 25, 2021.

Discussion ensued. Mayor Walker stated that in the absence of a security firm and despite a community request to defund the police, there is a request to increase police presence on

South First Street, Westhaven and 6<sup>th</sup> Street on Fridays, Saturdays and Sundays. Chief Brackney requested a letter from CRHA, the Board and PHAR that clearly identifies that CRHA is asking for an increased police presence and tools and technology to be able to respond to the increase in violence in the community and what that response might look like. She added that the letter will demonstrate a unified front and participation in a plan to reduce harm and violence on public housing properties. She provided facts about the number of shootings overall in the community and pointed out that 51% were on CRHA properties. She added that there is a need to determine a long-term, sustained approach to violence. After discussion, it was decided that a letter/survey would be included in the June rent statements to gather input from the residents.

**IV. Discussion of Creating a Non-Profit**

Kathleen Glenn-Matthews gave a presentation about how to establish a nonprofit entity. She provided an overview of the steps in forming a non-profit and elaborated on the types of programs and activities that it will focus on, such as organizing charitable events, fundraising, grant writing, advocacy and program development. Following the presentation, there was a discussion and questions. Ms. Glenn-Matthews will invite Delores Adams to the next meeting to speak about the non-profits she has been involved in creating.

**V. CRHA Resolution No.: 1425 - A Resolution Authorizing the Creation by Charlottesville Redevelopment and Housing Authority of a Non-Profit Corporation or Other Entities to Facilitate Development Efforts in The City of Charlottesville**

Chair Roettger read CRHA Resolution no. 1425 aloud. She explained that pursuant to Section 36-19(12) of the Virginia Housing Authorities Law, Chapter 1, Title 36, Code of Virginia of 1950, as amended, the resolution authorizes the Housing Authority, with the approval of City Council, to form a non-profit corporation or other entities to oversee activities that further the mission of the Authority and enhance the quality of life for the residents of the City of Charlottesville.

*Ms. Slaughter motioned to approve CRHA Resolution No. 1425. 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			
L. Green	X			
M. Green			X	
Henry	X			
Slaughter	X			
Walker	X			

**VI. CRHA Resolution No.: 1426 A Resolution Adopting the Recommendation of the Charlottesville Redevelopment and Housing Authority Redevelopment Committee to Include Redevelopment of Certain CRHA properties.**

Chair Roettger read CRHA resolution no. 1425 aloud. She explained that the resolution charges the CRHA Redevelopment Committee to commence resident engagement to begin

redevelopment of the Sixth Street property on vacant land and to submit a tax credit application in March 2022, and to begin engagement of the Sixth Street and Westhaven sites to develop a resident-led decision-making process for both communities.

Brandon Collins, PHAR Organizer, stated that PHAR supports CRHA moving forward to the next site redevelopment and thinks it is an opportunity for the Board to discuss some of its group and individual goals. He commented that many people are disappointed that Westhaven was not considered first for redevelopment and that it is a start towards making amends for urban renewal, i.e., Garrett Square, Vinegar Hill and Hartman’s Mill. He encouraged moving forward with 6<sup>th</sup> Street but reminded those present that the resolution does not address the scattered sites and homes.

Chair Roettger stated that the Redevelopment Committee is recommending moving forward with building new units on the vacant land on the corner of Monticello Avenue and 6<sup>th</sup> Street and then moving forward with Westhaven, a much larger project. Mayor Walker stressed the importance of making sure that the plan for Westhaven does not mirror other projects that resulted in displacement.

Joy Johnson, PHAR Board Chair, stated that it is important to make the other public housing sites aware of the redevelopment timetable and suggested implementing parallel track unit rehabilitation on the sites that are awaiting redevelopment. She stated that residents likely will not mind waiting as long as repairs are made and units are safe and livable.

*Ms. Lisa Green motioned to approve CRHA Resolution No. 1426. Ms. Goldblatt 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			

**VII. Executive Director Update on COVID-19**

Mr. Sales provided an update on the key activities of the Housing Department.

- Public Housing – There are 14 vacant units that are active (takes less than 30 days to turn), 16 units under modernization (30+ days to turn). CRHA submitted an application for \$600,000 additional shortfall funding.
- Housing Choice Voucher/Section 8 – 396 vouchers are leased. Awarded 15 emergency vouchers that provides assistance for up to 18 months for the homeless or at-risk for homelessness. The Housing Authority asked for up to an additional 100 vouchers.

- Staff – Consuela Knight has joined CRHA staff as the HCV Manager. She relocated from North Carolina.
- HUD – 2.44 months to reach reserve, goal is 2.0.
- A financial report was not available at this time.  
Mary Lou Hoffman stated that much had been done for expediency, not for accuracy. She explained that challenges with tracking expenditures had been snowballing for as long as the position was vacant. She mentioned that the new accountant starts in two weeks.
- Anticipating starting the Finance Committee in early July. Will close with the Fetrow’s at the end of June.
- Preparing to send annual Section 8 Management Assessment Program (SEMAP) assessments. The HUD audit will follow.

### **VIII. Redevelopment Update**

Kathleen Glenn-Matthews listed proposed changes to the Redevelopment Subcommittee. The changes include having an Admin Committee with voting and a CRHA Redevelopment staff person of designee as secretary. Also, it was suggested to include a non-voting representative from the Department of Neighborhood Development Services (NDS).

Jeff Meyer highlighted the key actions of the redevelopment team:

- Submitted a tax credit application in March for additional funding for SFS Phase I.
- Submitted a tax credit application to the Virginia Department of Housing & Community Development for additional funding for SFS Phase I and Crescent Halls because the cost of both exceeded projected costs.
- Working with PHAR to prepare an application for 6<sup>th</sup> Street for the March 2022 deadline.
- SFS Phase II is still in the Demo-Dispo approval process from HUD and he has to apply to HUD for mixed funding approval.
- Nearing completion of the finance package of SFS Phase II; tentatively close in spring 2022 and begin relocating resident in the summer.

John Sales stated that CRHA needed guidance from the Board regarding the proposed changes to the Redevelopment Subcommittee. He recommended adding a 6<sup>th</sup> Street resident. Ms. Lisa Green commented that without a city representative as a voting member, it’s unlikely the representative would be invested. Ms. Johnson remarked that having a city representative might have prevented the “stop.” Mr. Sales explained that the notice to stop was due to an oversight – a site plan amendment had not been completed.

After a fulsome discussion with questions and answers throughout, the Board was favoring having a non-voting member from NDS on the Redevelopment Subcommittee but the decision was not finalized.

### **IX. Public Comments**

Mr. Collins commented that the meeting was great and many important concerns were discussed. He thinks more work is required with the relationship with CPD. He invited

resident present to contact PHAR with their needs and attend the upcoming workshops.

**X. 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. Mayor Walker seconded. The motion passed. Chair Roettger adjourned the meeting at 8:42 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 May 24, 2021, Meeting Minutes on \_\_\_\_\_.**

\_\_\_\_\_  
Mr. John Sales, Executive Director

\_\_\_\_\_  
Date

Recorded by:

\_\_\_\_\_  
Leslie Deane, Administrative Assistant

\_\_\_\_\_  
Date