Charlottesville Redevelopment and Housing Authority
Board of Commissioners Virtual Board Meeting
Monday, January 23, 2023 at 6:00 pm

Agenda

I. Call to Order

Reading of Code § 2.2-3708.2(A)(3)

Roll Call of Commissioners

	Present	Absent
Dr. A'Lelia Henry, Chair	**X**	
Dr. Wes Bellamy, Commissioner	**X**	
Laura Goldblatt, Commissioner	**X**	
Judy Sandridge, Commissioner	**X**	
Airea Garland, Commissioner	**X**	
Brigid Wicks, Commissioner	**X**	
Michael Payne, Commissioner	**X**	

Moment of Silence

General Announcements / Meeting Dates / Reminders

II. Public Comments followed by PHAR Comments

III. Updates from Commissioners and Discussion

IV. Approval of Board Minutes from 12/8/22 *Attachment A*

Commissioner Payne motioned to approve minutes; Commissioner Sandridge seconded.

	Ayes	**Nays**	**Absent**
Dr. A'Lelia Henry, Chair	**X**		
Dr. Wes Bellamy, Commissioner	**X**		
Laura Goldblatt, Commissioner	**X**		
Judy Sandridge, Commissioner	**X**		
Airea Garland, Commissioner	**X**		
Brenda Wicks, Commissioner	**X**		
Michael Payne, Commissioner	**X**		

Brandon Collins:
Parallel Track:

-Things are being moved around from year to year because of money, but there is money that is being used from before 2022 that we are spending on these contracts. But mainly we have been focused on exterior improvements.

-Parallel track are 2 lines, one is redevelopment at the top and the other at the bottom is parallel track and they run simultaneously. The idea is that because we are doing redevelopment on some of the sites those are necessary and tearing things down and rebuilding things, which are funded through outside funding sources and a small amount of capital funds from HUD.

-More capital funds for small, scattered sites which are Madison Ave, Michie Dr, Riverside and single-family homes

-5-year plan starts with exterior, and over the next few years will be getting ready to do the interior of the homes.

-5-year strategic pooling and use of funds for meaningful renovations

-Spreading out full scale renovations over the 5 years

-CFP will have reduced funds after a few years

Resident led meetings:

-Planner meetings at Michie Dr., Madison, and Riverside. Also go out and get input from the rest of the community through door knocking and pooling. Stared in November 2021 and planners' group in March of 2022. Altogether 20 meetings, 25 planners, 46 residents on the site, and 10 children.

Process:

-Focus on exterior in 2022 (2019-2023 CFP)

-Meetings with Samples and Images for: Sidings, shingles, windows, doors, play spaces. And elevated playgrounds were a priority for kids.

-exterior improvements should take public housing look away and improve a lot of things about the site.

Next Steps:

-Start the work

-updates to Residents, changes/Tweaks Decisions

-Polling on new CFP

-Resume Residents Meetings in March: Constructions guidance, kitchen Redesign

HVAC, and want to engage a little better with single family homes.

-CRHA 5-year action plan and 1 year update

-section 3 opportunities through the parallel track

-partnership on playgrounds-work begins soon

-partnership on architecture (UVA) for kitchens

Questions:

- Commissioner Wicks: Are there incremental project management or oversight resources that will be allocated to these projects or are they the same resources that are working on redevelopment.

-Brandon: Its more of a CRHA side, John and tony will make sure the work gets carried out and Delores is the ace in the hold when it comes to contracting and procurement. My role is informing residents and getting their decisions on things.

-Mr. Sales: these are CRHA projects

- Commissioner Goldblatt: What is the Parallel track and what are the requirements for the different people who are bidding on these projects?

-**Mr. Sales:** They are required to have certain licenses and we have gone through the bid process and the resolution authorizing me to go in to contact the contractor for the projects. And parallel track is the progress of both large projects while also renovating and managing the smaller communities that we will not do a full redevelopment within the next 5-10 years. So, both programs redevelopment and renovations are happening at the same time.

-Kelcee: PHAR is also a redevelopment partner in the parallel track process with Brandon and hosts them. Is PHAR going to be in the bidding process?

Mr. Sales: No, the bidding has already taken place, and it was a quick bidding process. A lot of the money was old money, so we had a timing deadline on getting that money and getting the money obligated and then expended. 2 years obligated from the award and additional 2 year to spend the funds.

-Dr. Bellamy: How much capital funding would be needed to fund the work?

- Mr. Sales: estimated 15 million to complete all the projects. And this is only Federal funding along with resources that Riverbend is bringing to the table.

-Commissioner Payne: If the cost estimate did increase do you feel the Federal Funds would still cover cost overruns?

-Mr. Sales: we did have extreme cost increase on all three projects, and we cut some other projects and soft cost. The capital fund there is some built-in room for soft costs such as staff training. We have made some reductions and moved some other projects around to make these three projects valuable and soluble. Now we don't have to push them back and don't have to give back HUD funding.

-Payne: Are the newer coat estimates from last year?

- **Mr. Sales:** they are from last month.

-Payne: What are some examples of the contractors' other work.

-Mr. Sales: The new contractors have a lot of work in VA, Dc, and Nc around residential, commercial, and educational facilities.

-Commissioner Payne: If there are any cost increases or delays from contractors or sub-contractors what is that process like for CRHA, and how will that be? Does that depend on the initial agreement?

- Mr. Sales: It's how we structure the original agreement, but there are some cushions if needed. And the contractor amount in the resolution has been agreed upon by the vendor.

-Delores: Work with housing authority on its procurement issues. We are using cooperative procurement due to timing issues and wanted to make sure we spend funds in a timely manner so HUD wouldn't recapture any of the funds. The contract is with FHP tectonics for Michie, Riverside and Madison. They are responsible for the sidings, roofs, and windows to be completed to the satisfaction of the housing authority. Also, this firm is one of the industry leaders and they do rehabs, repair work, and have their own design group. They've been in business for over 100 years. Residential construction areas are where they have extensional work in. There will be some subcontractors. They have history of working with local businesses and making they are meeting all requirements with small businesses, women businesses, and minority businesses. Also help with section 3 laborers (people in area where they are doing the work at). Total bid amount for roofs, windows, and siding for Madison was $568,584; Michie was $656,185; and Riverside was $522,527. We hold the contractors to these prices; the only time there can be a change order is if there is an agreement between the housing authority and the contractor. Based on our selection criteria we recommend that we enter into contract with FSP tectonics for the roofing, siding, and window replacement for Madison, Michie and Riverside Avenue.

-Commissioner Goldblatt: Current plans for involving section 3

- Mr. Sales: Firms will have to work with section 3 which was amended last year, not sure how but they will have to adhere to.

-Delores: Work with housing authority on its procurement issues. We are using cooperative procurement due to timing issues and wanted to make sure we spend funds in a timely manner so HUD wouldn't recapture any of the funds. The contract is with FHP tectonics for Michie, Riverside and Madison. They are responsible for the sidings, roofs, and windows to be completed to the satisfaction of the housing authority. Also, this firm is one of the industry leaders and they do rehabs, repair work, and have their own design group. They have been in business over 100 years. Residential construction areas is where they have extensional work in.

-**Commissioner Goldblatt:** Are there any current plans involving section 3?

Mr. Sales: The firm will have to work with section 3 which was amended last year, they have not committed to have many positions that they will create sure how but, hey will have to adhere to our new section 3 policies.

V. Resolution 1447 Authorizing Execution of Contract for Riverside Dr — Attachment B

-Commissioner Goldblatt motioned to accept Resolution 1447, Dr. Bellamy seconded.

	Ayes	Nays	Absent	Abstain
Dr. A'Lelia Henry, Chair	X			
Dr. Wes Bellamy, Commissioner	X			
Laura Goldblatt, Commissioner	X			
Judy Sandridge, Commissioner	X			
Airea Garland, Commissioner	X			
Brenda Wicks, Commissioner	X			
Michael Payne, Commissioner	X			

VI. Resolution 1448 Authorizing Execution of Contract for Madison Ave — Attachment C

-Commissioner Payne motioned to accept Resolution 1448, Commissioner Goldblatt seconded

	Ayes	Nays	Absent	Abstain
Dr. A'Lelia Henry, Chair	X			
Dr. Wes Bellamy, Commissioner	X			
Laura Goldblatt, Commissioner	X			
Judy Sandridge, Commissioner	X			
Airea Garland, Commissioner	X			
Brenda Wicks, Commissioner	X			
Michael Payne, Commissioner	X			

VII. Resolution 1449 Authorizing Execution of Contract for Michie Dr — Attachment D

-Commissioner Goldblatt motions to accept Resolution 1449, Commissioner Payne seconded

	Ayes	Nays	Absent	Abstain
Dr. A'Lelia Henry, Chair	X			
Dr. Wes Bellamy, Commissioner	X			
Laura Goldblatt, Commissioner	X			
Judy Sandridge, Commissioner	X			
Airea Garland, Commissioner	X			
Brenda Wicks, Commissioner	X			
Michael Payne, Commissioner	X			

-Mr. Sales: The resolution that you all just approved does not include the HVAC, work will come later this year. There is a component that we did not include in the capital fund which is the upgrade of the electrical panel which is $105-$200,000 and we cannot absorb it in the regular budget and plan on adding it to the capital fund for 2023.
-Commissioner Goldblatt: are we going to have to wait to approve the budget in order to approve the upgrade?
-**Mr. Sales:** yes, we need to approve the budget first.
-**Commissioner Goldblatt:** When we upgrade that will be able to stay during redevelopment?
Mr. Sales: we do not anticipate a full scope redevelopment for another 10 years.

VIII. Finalization of Retreat Topics — Attachment E

-**Commissioner Goldblatt:** update from the center of nonprofit, they will provide a facilitator but could not offer the space on the weekends.

-**Commissioner Payne:** City space is available for February 11th, 18th, and 25th 11am- 4/5 pm. Have to make that we have someone with a city badge that can swipe us into the building. **-Dr. Henry:** Those hours would work

-Mr. Sales: looked into the community center (original/new S 1st street) and they will be available for the dates that you all have inquired about. We can work with whatever times up to 5pm.

-**Commissioner Goldblatt:** if you were given unilateral ability to pick a site which on?

Mr. Sales: S 1st street original center would work better because residents are not utilizing it around those times. And the new center is not open yet.

-**Commissioner Goldblatt:** Do you think its better than city space?

-Mr. Sales: Its more convenient for out residents to get to it that want to participate in the retreat.

-18th will work for all Commissioners, Dr. Henry: we will work out a time based on the material and whether or not we will need a facilitator]

-Dr. Henry: 1st I want the commissioners to become more familiar with everyone, come up with 5 fun facts that they would want to share with others. 2nd renewing our understanding for the vision of the work for CRHA (where we stand and where we are moving). Will work with Mr. Sales and his secretary on a PowerPoint and other materials. Also our roles in CRHA and how to follow them, and HUD expectations as well.

-Garland: in regards of the training is that something that I should partake in? Mr. Sales: every commissioner should take part in the training and he will assist with it (2 parts). Dr. Henry needs to sign up as well.

IX. Finance Director Update — Attachment F

-Mary Lou: in the packet I only addressed December in the notes and did provide audit for 2022, and there were no findings in the audit or any that was significant.
-Mr. Sales: Had our first audit within the first months of me getting here and we had a list of deficiencies in almost every file. The auditor came and informed us that we have had those deficiencies for the last 305 years and they have been cleaned up, the whole staff has been certified, trained and prepared so the same mistakes are not made.
-Mary Lou: Congratulations to Ms. Knight, she did a great job to make sure that department stays on track.
-Mary Lou: December financials is performing great but where we are not performing well has a lot to do with budgeting. On the revenues side a lot of it can relate to crescent halls and it shouldn't have been budgeted. Management line comes straight into COC and we are accruing it out and positioning it out as we earn it about $20,000 a month and same with operations and bringing that to the westhaven cost center at about 83,000 a month. So these are the monies that we have brought in from the capital fund and transferring it to operation's.
- Mr. Sales: 450,000 was budgeted and received and an additional half a million, which we have not budgeted yet and we are working with HUD.
-**Mary Lou:** Wages are always the biggest line, so we request funds from anyone who works in public housing admin office or gets wages charged to public housing for maintenance. In December we had 3 payrolls and 96,000 is the portion we can attribute to public housing. And we recorded 96,000 in accrued revenue but haven't drawn it yet.
-Mr. Sales: redevelopment plays a role in all of this, because of the ways we planned on redevelopment at Crescent Halls we had voucher and public housing. 52 voucher units leased up at Crescent Halls and 24 leased up at S 1st street and collecting management fees and bookkeeping fees on them. So all of this adds up into where we reduced revenue and income because none of those items happened when they were budgeted almost a year ago.
-Dr. Henry: What is HAP- fraud recovery>
-**Mr. Sales:** When we do recertification, we are able to identify if a family had more income than what they were telling us. We are able to collect that income and that is considered a fraud recovery because we were paying more than we should have. If money is recovered then it goes back into that pot, and we track that with HUD. Then they determine how much of that goes into future HAP.

-**Mary Lou:** In October HUD did not release the money which made us have a positive bottom line. New projects and city housing (duplexes that were purchased) have been brand new for us and nothing is booked or processed the same way. New fiscal year we will have budgets for those programs. The voucher program: For the last 4-5 months HAP money earned verse the money paid to landlords has been in surplus position and HUD grabbed it back. They do a calculation sheet and they withheld about $350,000 and we expected that but then in December and withheld about $300,000 out of $380,000 that we spent. For payments this year we are 250,000 under funded from HUD.
-Mr. Sales: every quarter HUD goes back to see what was spent and see whether or not we owe them money, or they owe us.
-Mary Lou: Overall on the expense side we are over budgeted on salaries and administrative offices. We added positions and spending more than what we have budgeted on salaries and the biggest thing is the bonuses that were done in November at $27,000 total for whole agency. Also we did go in and properly time out the wages because there an extra payroll in July and December and we missed doing that piece so this off by $18,000. Balance Sheet: Hud withheld over 700,000 to the HCV program and we did not have to borrow. Security deposit there was an accounting error, so we have to figure out internally how to flag those accounts.
-Dr. Henry: HUD cut some money, does HUD approve when we pass the resolution deciding to pay more for voucher to take into account Charlottesville/ Albemarle rental cost?
-Mr. Sales: HUD has an inflation factor they take into account but what HUD adjust the fair market rents to is not nearly what the actual market rate rents are in that community. But we try to maximize as much as possible.

X. Housing Department Update Attachment G

-**Mr. Sales:** Mass occupancy rate 96.79% which meets our goal. We have a total of 8 vacancies and our score did dip in January because we added 13 new public housing units at S 1st street. 4 vacant units at S 1st street out of the 34 units that are available. 3 are public housing units; 1 is project based voucher unit and 1 is tax credit unit . other public housing units (Westhaven, Michie, Madison, Riverside, and 6th street, scattered homes) we have 7 vacant units and 6 of them are at Westhaven. When you have vacant units you have them at different site. When a unit is going to take a certain amount of time to be rented again you can take it off line and HUD will pay you subsidy. We have 1 at westhaven that is in that status and we will work on that unit towards the middle of this year. There are 2 units that were just handed over to housing today and another 1 will be handed over on Friday and will cut the number in half of what's available at westhaven to 3. 1 vacancies at 6th street and no vacancies at Riverside, Michie, Madison, or the scattered homes. NO waitlist purge yes but once we have a director we will complete that. Updated number for rent relief $82,903 from United Way and $106,000 from rent relief program that was funded through the state. Working with PHA to assist with delinquent tenants accounts 120 now at 97,000. Meet with families to discuss delinquent accounts and payment plans. Also having discussions around evictions with residents who have not been open to working with us.
-**Commissioner Payne:** What kind of thing is the partnership with PHAR going to include?
-Mr. Sales: assisting with repayment agreements, financial literacy, and paying a portion of the delinquent balance.

XI. Housing Choice Voucher (HCV) Update Attachment H

-Mr. Sales: please explain the program vouchers, just so everyone's on a level playing field.
Consuela Knight: So the majority of vouchers was awarded may 2021. And we was awarded 15 vouchers for the emergency vouchers. ACC for regular vouchers is 600, So right now we are not at 600. Mainstream we are awarded 40 vouchers and that is for families that are disable and the mainstream vouchers at this time we only have 39 families utilizing that assistance. The tenant-based vouchers is what I've just spoke about is allocated 60, but that's what we do each time we pull families from the waiting lists. And that's at the initial lease up and pull families from the waiting list to see if they are eligible for the tenant-based vouchers. Project base developments at right now is the Crossing, South first St and anticipating Crescent Halls and we have a current waiting list for Crescent Hall. So first street is families that is transition from the development and use the product base. But some of the famous that we're anticipating getting

project based have been issued tenant based vouchers. VAG vouchers is that we work with the Department of Veterans Affairs, and they receive those vouchers. Those vouchers are awarded through the Department of Veterans Affairs. And we work with that case managers. So if they are veterans and they are meeting the homeless criteria they will be sent through a referral base. I want to talk about what the HCV department is doing at this time, we are networking with all of the agencies. Working with the Haven, Blue Ridge Coalition, Department of Social Services, and we are also working with POTCHUM. But we are working with outside resources to help with the homeless families that are chronically homeless and we are using the referral base to assist the families in Charlottesville. What we do is once we receive the referrals, then we try to see what program their family were qualify for. As we did we have different programs under the HCV for them to be assisted. So I want to go over the emergency vouchers which I have on the screen, we was awarded 15 and we currently have 11 vouchers leased so right at this time we have 73.3%. We have one family that we're currently working on right now that she turned in the RTA and once we get their family leased, we have three left. So we are currently working with the haven to assist with that. The next thing I want to do is talk about the HCV department of reporting. Okay, so at this time, this was information on reporting for portable vouchers. At this time we have three portable vouchers that's outside of the jurisdiction under the tenant base. We have different programs that have special funding. And that is mainstream that we are at 39 but we have one voucher that is searching for a housing. We have the TRVs and TPVs tenant protection vouchers and sending relocation routers and these other families that came from Crescent hall. So at this time, we have a total of 495 vouchers that we are a system where families in the whole program. Each time that we are pulling families from the waiting list, we are assisting with them trying to lease up and that is our goal. If you go down to the bottom of the page as of right now, we have one family. We did have three families we just leased up two families at the crossing. We have one family right now that's pending because we had a family that came out of the Crossing and have HCV voucher so basically if one family transition out we have an opportunity to lease up another family that's coming into the crossing. Housing Trust waiting lists right now it 498 we did a pull right after the holiday, New Year's so we put 73 families. So as of right now we screening them and we have a voucher issuance scheduled for the 31st. As of today right now we have 151 vouches on the street right now that families are searching for housing. Our first re certifications at one point in time was kind of behind but now that we have a new staff member Miss Barbara Morgan. She has been working diligently getting processed and the annual recertifications. We are working diligently with our HQS specialist now that we have Mr. Brad Henley on board with from the maintenance department. He's does all our issue HQS inspections. And the last thing I want to talk about is the Charlottesville supplemental rental assistance and what the HCV department has been doing. If the family is receiving services under the CISRAP program, and their name may be pulled from this HCV program. We've been for the last couple of months, the family already housed in the unit and basically what they are doing, they take their assistant and come off of CISRAP and utilize the housing choice voucher assistance and the HCV program. We had two this month starting January 1 it has been really working out given more families the opportunity to apply for CISRAP. We are doing our best to service the community and the people was the serving in housing, and the residence. That's it any questions?

Dr. Henry: It was in regard to the housing choice. And is that the 151 that people were searching?

Consuela Knight: Yes.

Dr. Henry: And what happens if they don't find?

Consuela Knight: At this time when we issue vouchers we issued them 90 days policy say 60 But due to the COVID numbers and some other families are having a hard time of searching due to different things that they may be in encountering. We've decided to do 90 days and once they are approaching the 90 days if they ask for extension we go ahead and get them the extension.

Mr. Sales: Can you pull the two year tool so we can take a look at that really quick? I want to take a look at the inflation factor and the success rate and the turnover rate for the vouchers. Just having those some reporting information to the commissioner.

Commissioner Garland: Also have a question about the vouchers um when they are issued do residents who they have. Is there like a listing? Do they get any help in the search?

Mr. Sales: So we do have a list of units but it's hard to update that list because the market is drastically changing every day. And so the list is just a starting point. We point residents and clients to housing Navigators and other sites that there may be more updated. We have been talking with landlords and we're going to do a landlord seminar here in partnership with the city at the beginning of spring, to work with landlords to identify barriers that they have and that they see with utilizing the voucher program and seeing if there's things we can do like one of the biggest things I heard originally was inspections take too long. I mean, we were right on up to the maximum allowed time to do inspections and so we've been able to cut that in in half I would say with the new inspector we have like last week I know we got a request that inspection was completed today. And so we're able to move a lot faster and so the years are staying vacant, less time. There's still work we need to do around incentives and landlord appreciation and education, I think the county has done a really good job on that so far, that the county funds the HCV department outside of what HUD funds it. So their program I think about two and developers smaller than ours. But they have eight staff members. So their program staff even though we have a larger program capacity wise and funding wise that's because the county outside of just the admin fee that they collect from an individual that just coordinating connects with landlords and engages with them all year long. And so we're going to be looking to put something in front of the city to request funding very similar. So we can have an incentive program to provide bonuses to landlords and also maybe some other things where we're making risks that they have. So creating a security deposit program where they can fully tap into utilizing the full two months. When it comes to security deposit. Most individuals can't afford to pay too much a security deposit to move into a unit. But if we have a pool of funds that we can use to help a family like we did, when I first got here, I think it was like in August or September, we passed the security deposit program. And so we need funding for those things. We don't have it now. But those are some of the things that will make it easier for individuals to lease up.

Commissioner Garland: thank you for that. Also, if someone wanted to be a landlord or looking into that is there like a website as far as what the landlord would need to do to ensure that their property would pass inspection?

Mr. Sales: Ms. Knight has a package for new landlords that she provides. And I will say I don't want to put you on the spot. But Mr. Bellamy did become a landlord through our program last year. And so he was a new landlord and he went through that orientation. And so we do provide some assistance, probably not nearly enough. I think we're seeing way more hands on with the relocation folks that are getting vouchers. And I'm seeing their landlords that are out there in our community that are new, and they have one unit or this is your first time and so they require a lot more assistance. And so I've been providing that on the relocation side because it's part of our commitment to ensure that every family that is displaced due to relocation and redevelopment that will make sure that their house and so I've been a lot more involved and I know what some things that are needed. And so we're going to be working on getting those things in place for new landlords. One he didn't have a lease, so we were able to provide a copy of a lease a standard Virginia lease where you would typically have to pay for that and so we were able to provide there for free and, and some of addendums well. But that's just an example of some of the things that we will start to do to make it easier for landlords to get involved in the program.

Commissioner Garland: Thank you. Appreciate it.

Dr. Henry : What were you doing with these figures? I asked you a question and you were getting those figures.

Mr. Sales: All right. So we have a success rate of 59% which is relatively low. Couple of things that play into that the number of units or units that are available in the market and then the number of units that will actually pass inspection and rent reasonable is low in the area. So typically, it takes a lot longer to find a unit plus clients may have other barriers that need to be addressed. That make it a lot harder for them to find a unit such as credit score, are finding it to be a big challenge nowadays, and criminal history. The annual turnover rate is about 4.1% and probably some of the most important information is right under the time from issuance to have an effective date. So the time that the voucher gets issued, the time that a HAP contract gets signed. And so when I first started here, we didn't have any that were getting leased out within 30 days. Now we're at 10% of the vouchers getting leased up in 30 days 57 of them getting 57% Getting lease up between 30 and 60 days 17% Getting leased up between 60 to 90 days, and 60% getting lease up between 90 and 120 days. Most families aren't allowed to go with 120 days for searching. But for special circumstances and reasonable accommodations we can authorize families to search between 120 and 150 days. But as you see we have 0% of families are leasing up during that time period.

Dr. Henry : So you don't have to keep data on evictions.

Mr. Sales: No, that is not something that we have been tracking. But we could probably pull that together relatively easy. The landlords are responsible, and they are required to let us know before evicting a family and providing us with the documentation. Some landlords don't do that. And we have to go after them for rent payments that were made on units that did not have a client in it. But most landlords do let us know.

Dr. Henry: Thank you.

Consuela Knight: I just want to state as stated earlier, the UMAs are 643. As you can see on the left hand side and what we actually doing and what we reported and we do this every month

Mr. Sales: I didn't have anything else on the two year tool for the voucher programs were underperforming such as the crossings we're currently working with the crossings to get new families leased up. When we do go through transition, where individual comes from any program that say they're coming from public housing going to the voucher, it takes time between the individual going from one program to the other, the other program to recover. So let's say they're going from public housing to the voucher. Well, it takes time we have to turn that unit, get another family as qualified in that unit. So then there's some turnaround time there. Well, the same thing happens for our voucher. It's not a well we take one voucher and give it to someone else is a very lengthy process that we have to go through in order to get a family leased up and so there are going to be months where there's up in ups and downs. But within the next, I would say three to four months, we're going to see the voucher program drastically increase its output, both based -+by the number of vouchers on the street which we have 151 and we did just do a poll so there will be additional vouchers on the street. Plus, we're going to be leasing up the 52 Party based vouchers at Crescent halls, and then the remainder of the project based vouchers at South first Street. And so we're supposed to have that third building at South first street towards April. And so they'll give us we'll have the vouchers at Crescent halls and so that's going to increase our low by at least 60 to 70 vouchers, not including what's on the street and so we're going to get a lot closer to 643. And once we get closer to that, that's where we'll be able to grow the program because they'll see that we're utilizing all our funds and we're getting to the total number of families and we're costing. The mainstream was a new program, received funding for the emergency housing voucher was a new program. And we've also submitted for the fostering Youth Initiative. And we'll send that again for additional mainstream vouchers when it opens.

Dr. Henry: I think you said something about a lot more affordable housing units becoming available in the Charlottesville area. Do you think that will impact people that are looking as well or is that going to be going to more of an affordable housing population?

Mr. Sales: No, it will positively impacting a vast majority of our families have to still reside in units that are income restricted because the fair market rents developed by HUD are not the actual fair market rents that we're seeing in a community. So an affordable unit will rent for the same amount that we have a payment standard set, but if it was non affordable unit, our families can't afford that unit. But the voucher nine times out of 10 is typically the affordable units. So the program in some basis was designed to be concentrated poverty. It actually isn't doing that because the rents aren't set the payment standards aren't set high enough to get families to move outside of areas that are typically non affordable. So a vast amount of our vouchers are at tax credit communities where it's income restricted anyway. And so we're really not getting to that goal. Or what HUD stated goal or possible goal was to when creating this program funding it the way they have funded it compared to how they fund the public housing program.

Commissioner Garland: My apologies if this has been shared previously, but is there a completion date for principals? We're anticipating

Mr. Sales: the one we have is not accurate based upon new work that's happening. And so we had a meeting with their bond Council the bond company that's responsible for ensuring that the project gets completed. We requested a meeting with the with the bond company. And so we had that meeting. Schedule was owed to us by the 27th of a final schedule, which was which should show early occupancy of the building. I drove to the site over the weekend. Jake Kessler, our owners rep was in a building last week and he was impressed on how much work has been completed thus far compared to what was happening before. GMA did bring in a team of their own employees from Chicago to help get the work completed. Based upon what's happening there. A lot more work is happening. I was there Saturday and Sunday. And there were workers end up building on Saturday and Sunday, which is a change from what has been happening on the site. So more attention is on the site. But I don't have a firm new construction completion date for substantial completion. I should have something by the time we meet again.

Commissioner Garland: Okay, thank you and is that um, is torn that property an option?
Mr. Sales: Miss Carey has reached out to you, Commissioner Gilbert, I believe about scheduling tours for the property. We're supposed to be taking residents and some folks from our development team and staff to the building. I believe next, next Friday. And so yes, we decided is in conditions now in the elevators working where we can do tours of at least some come far enough along floors on the eighth, seventh and sixth floor to do tours.
Commissioner Garland: Okay just wanted to ensure I know that we have been in email communication for First Street but didn't know if Crescent halls was included. Are you saying that that will be on the third did you think next Friday?
Mr. Sales: Yes, whatever date you have more with Miss Carey we're going to do South first street and crescent halls at the same time. And if you want to tour all of the sites. We can also do that all the other sites, but we're going in there with some residents next Thursday and Friday. But whatever date we already have on the books, this one will go in there.
Commissioner Goldblatt: Okay. Thank you for clarifying
Dr. Henry: Thank you. public comment. Public comment PHAR

Public comment:

Emily Dreyfus: Okay, thank you. I'm a community organizer with the legal aid Justice Center and I'm on the advisory board for the public housing association of residents PHAR and I appreciate all the information that's been here tonight. The parallel track modernization work that's happening is really exciting. I do have a concern about the potential for restarting evictions. And I understand why that's a concern and why it's being motivated but I would really hope that the housing authority can do everything possible not to take people to court and not to displace them. The housing market in Charlottesville, as we all know, it's just completely off the charts and unworkable and CRHA has been a wonderful safety net for many, many families. And I hope you can continue to do that without bringing evictions. Thank you.
Commissioner Goldblatt: yeah, I agree as Dr. Henry I'm sending you an email but I'd like this to be a topic at the retreat. If we could talk a little bit about the eviction policy direction measures
Dr. Henry: can we do that as a training, or do you are you wanted as at the retreat itself.
Commissioner Goldblatt: I'd like for us to have a discussion about it.
Dr. Henry: We can do that. That's fine.
Mr. Sales: This is a separate topic. I don't want to jump in. You all are still talking about the eviction piece. So I can wait. Assure completed on that.
Dr. Henry: Commissioner Goldblatt did you have anything else to add in terms of wanting to add on as an item? We can do that.
Commissioner Goldblatt: No I think we need a fuller conversation. He has more information.
Dr. Henry: any other comments with regard to eviction?
Mr. Sales: I did want to check with the board on the structure of this meeting with the updates coming from the departments, whether that's something we want to continue and not just having the paper report going forward.
Dr. Henry: I have a concern, and that is that I feel you know, I can go back and read the stuff well enough to do like the evaluations and stuff. But like I felt like I got way too much material at too short of a time. You know, this last go round and turns but it was it's good in terms of the structure of the board meetings but I don't know whether the board always has adequate amount of time to digest that much material. I didn't that's just me, others might disagree.
Mary Lou: I'll take responsibility for the late financial reports. It's been difficult since the holidays but we I wanted to give the audit report so that you had it but intentionally not speak about it because definitely, I want you to have more time for that. But the financial report should have gone out last week and we're trying to get to that. I just haven't met it yet. So I apologize for that to the board.
Dr. Henry: I just thought it might just be me in terms of being a slow reader or something because it was a lot a short time.

Commissioner Wicks: More time would be appreciated on my on my end. Because I'm going from work into these meetings. Anything that comes out on the day of I'm not going to have a chance to even look at

Commissioner Goldblatt: Yeah, I would agree with that. I did like hearing from so many different staff members and it would be great if the having people give various agents give section reports is a way for us to hear from a lot of staff and also be able to ask direct questions. I like that structure. I agree more time would be great. But also I appreciate hearing from staff members who we haven't heard from before.

Dr. Henry: I like the structure. I like the more access to things that HUD says we should actually be evaluating as important so I definitely like what we had today. Any other questions, comments?

Dr. Henry motioned to adjourn, and Commissioner Wicks seconded.

XII. Adjournment

	Ayes	Nays	Absent	Abstain
Dr. A'Lelia Henry, Chair	X			
Dr. Wes Bellamy, Commissioner	X			
Laura Goldblatt, Commissioner	X			
Judy Sandridge, Commissioner	X			
Airea Garland, Commissioner	X			
Brenda Wicks, Commissioner	X			
Michael Payne, Commissioner	X			