

**Charlottesville Redevelopment and Housing Authority
Board of Commissioners Virtual Board Meeting
Monday, October 24, 2022 at 6:00 pm**

Agenda

I. Call to Order

Chair Dr. Henry called the Monthly Meeting of the Board to order at approximately 6:00 p.m. on October 24, 2022.

Reading of Code § 2.2-3708.2(A)(3)

Roll Call of Commissioners

	Present	Absent
Dr. A'lelia Henry, Chair	X,	
Ms. Laura Goldblatt, Commissioner	X	
Ms. Judy Sandridge, Commissioner	X	
Ms. Airea Garland, Commissioner	X	
Ms. Brigid Wicks, Commissioner	X	
Dr. Wes Bellamy, Commissioner	X, subsequently late	
Michael Payne, Commissioner		X

Moment of Silence

Chair Dr. Henry called for a moment of silence.

General Announcements / Meeting Dates / Reminders

CRHA Meeting Announcements

<u>CRHA Board Work Session:</u>	Thursday, November 10, 2022, at 5:00 pm
<u>CRHA Board Regular Meeting:</u>	Monday, November 28, 2022, at 6:00 pm

Redevelopment Committee Meeting: Every 1st Thursday of the month at **4:00 pm -Updated Time**
Join Zoom Meeting: <https://zoom.us/j/94663021086?pwd=ZEhHZ3U0VGNXdnczZFIENkR3cDU2Zz09>
One tap mobile. +13017158592,,94663021086#

November 3rd 3:30pm Regular CRHA Redevelopment Meeting
November 17th 1:00pm CRHA Admin Redevelopment Meeting

Resident Services Committee: November 8th at 1:00 pm

Join Zoom Meeting:

<https://zoom.us/j/95147780948?pwd=YUEyYmZCOVBQUkQ3cy9zZ1NVYkg2UT09>

One tap mobile: +16465588656,,95147780948#

Kathleen Glenn-Matthews, matthewsk@cvilleha.com; 434-987-9639

II. Public Comments followed by PHAR Comments

Shelby states that PHAR has expanded their youth programs efforts and have successfully hosted fall festival events at our sites. Programming at these youth festivities include redevelopment bingo, as they provide fun ways to engage with the redevelopment process with all ages. Shelby also introduced Taylor Frum (PHAR interim executive director); she states that it is a pleasure to help PHAR amplify the voices of low-income individuals in the Charlottesville area.

Emily Dreyfus extends her thanks to Shelby Edwards and she has been a bundle of energy, she also welcomes Taylor Frum.

III. Updates from Commissioners and Discussion

IV. Approval of Board Minutes from 9/26/2022

Attachment A

Dr. Henry called for a motion to accept the minutes from 9/26/2022. Dr. Bellamy motioned to approve the minutes and Commissioner Wicks seconded the motion.

	Ayes	Nays	Absent	Abstain
Henry	X			
Goldblatt	X			
Sandridge	X			
Garland	X			
Bellamy	X			
Wicks	X			
Payne			X	

V. Amendment of the HCV FMR's: Resolution 1442

Attachment B

John Sales requested to increase payment standards to 105% of the 2023 fair market rents that were established by HUD. Inside the resolution it displays payment standards and its does include utility allowance. But Mr. Sales may ask to increase payment standard at the beginning of the year to 110%.

Chair Dr. Henry motioned to approve Resolution 1442, Charlottesville Redevelopment Housing Authorities 2022/2023 voucher payment standard schedule. Dr. Bellamy motioned to approve the Resolution 1442 and Commissioner Sandridge seconded the motion.

	Ayes	Nays	Absent	Abstain
Henry	X			
Goldblatt	X			
Sandridge	X			
Garland	X			
Bellamy				X
Wicks	X			
Payne			X	

VI. Finance Director Update

Attachment C

Mary Lou states that we are in the same position that we have been in, consistently drawing the short fall funds as HUD has requested and, a little over budget on the shortfall funds. Also, year to date it is over budget on the draw but the effect on the budget is balanced out from capital money that is allowed to move over from current capital fund and will hit the books in October. Overall, there is a positive net income of 437,000 and ahead of budget. In addition, revenues are behind in the tenant rent due to how they budgeted Crescent Halls. It was expected that they would have occupancy by now. But going forward by the end of the year they need to pull crescent halls off the operating statements and only pull budgets that are related to the revenue. Once they start occupying the building the revenue will be different. As well as; we do earn repositioning fee and we are still getting HUD funds and we are charging some salaries to that. This must be separated out once they start occupying the building. So the budget won't change it will be presented in two different formats. Also, Section 8 HAP money (HAP earned vs HAP spent) have almost \$2.3 million in funds(cash) because there haven't been an accrual adjustment. This is what HUD has paid for the housing assistant payments on HCV side. There is almost 300,000 that HUD has over paid, they do an analysis of that, and then they will take it back and not give money for HAP. That will happen in November and did happen last November, but we do have money in the HAP checking account, so it evens itself out. These are two big pieces that contribute to the bottom line. Also, the COC budget is a little behind in the revenue but the bottom-line year to date is \$26,000.

The revenue side charges a management fee and bookkeeping fee per voucher but has not been charged to the city. Yes, those fees do get paid to us by the city but they stay in the HCV program.

Dr. Bellamy: Will the residents of Crescent Halls still being charged rent while the construction is taking place? Mary Lou states: No, the residents of Crescent Halls are not paying rent while the construction is taking place and they are residing at Carlton Heights or other apartments within the community on a voucher.

Mary Lou: The CAP Restricted HAP (\$396,000) will reduce greatly in November, also there is a healthy cash position from some of the PPP money used. And the A/R tenants are down from 99,000 last month to 90,000 due to rent getting paid by third parties. Now that they have moved out of the rent relief being widely available there is concern as to how to keep it low.

Commissioner Sandridge: What is being done about the AR tenant accounts; Mr. Sales informed that they are reaching out to all tenants and they have some that are undergoing some court proceedings, payment plans and third parties to pay down balance.

Dr. Chair Henry: Will the residents be moved to other vouchers or evicted if they cannot pay their rent?

Mr. Sales: says there are payment plans set up that they can afford to assist with this, and they have assisted with a few tenants that have already moved and owed balances.

Dr. Chair Henry: also asked with the overrun and the building not being completed on time do the cost go with tenants or are they cost that CRHA eat.

Mr. Sales: states the CRHA is not paying that, but the funds raised by private donors will cover the cost.

Commissioner Goldblatt: is concerned with inflations and cost of living increases, what flexibility do they have with taking care of staff with this difficult financial period? Mary Lou states that Mr. Sales did a one-week bonus for majority of staff over summer, and they will look for year end bonuses. Also Mr. Sales states they have looked for other sources to bring in additional revenue to the housing Authority such as, acquiring properties that produce revenue every month, a grant from Sentara along with a grant from VA Housing for 1,000,000 and a part of these grants will go towards staffing.

Dr. Chair Henry called for a motion to convene a closed session to consider a personnel matter, Commissioner Goldblatt motioned to approve, and Commissioner Wicks seconded.

	Ayes	Nays	Absent	Abstain
Henry	X			
Goldblatt	X			
Sandridge	X			
Garland	X			
Bellamy	X			
Wicks	X			

Payne X

IX. Board Closed Session: Personnel

VII. Public Comments

VIII. Adjournment

Dr. Chair Henry called for a motion to adjourn the close session, Commissioner Goldblatt motioned to approve, and Commissioner Wicks seconded.

	Ayes	Nays	Absent	Abstain
Henry	X			
Goldblatt	X			
Sandridge	X			
Garland	X			
Bellamy	X			
Wicks	X			
Payne			X	

Dr. Chair Henry called for a motion to adjourn the regular meeting, Commissioner Goldblatt motioned to approve, and Commissioner Wicks seconded.

	Ayes	Nays	Absent	Abstain
Henry	X			
Goldblatt	X			
Sandridge	X			
Garland	X			
Bellamy	X			
Wicks	X			
Payne			X	

