

**Charlottesville Redevelopment and Housing Authority
Board of Commissioners Virtual Board Meeting
Monday, April 24, 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	
Ms. Laura Goldblatt, Commissioner	X	
Ms. Judy Sandridge, Commissioner	X	
Ms. Airea Garland, Commissioner	X, Sub late	
Ms. Brigid Wicks, Commissioner	X	
Dr. Wes Bellamy, Commissioner	X	
Michael Payne, Commissioner	X, Sub late	

Moment of Silence

General Announcements / Meeting Dates / Reminders

Dr. Henry-Our next board work session will be Thursday, May 11. And it's listed here at 5pm but I wanted to perhaps hold the board to find out and I guess the audience and staff as well. Whether six o'clock might be better because we have to go back to public session for chambers and, I know a lot of you guys work so a five o'clock it might be a difficult time any discussion with regard to that? Want to keep it at five o'clock.

Commissioner Goldblatt-Do we have a topic for this meeting?

Dr. Henry-Well I just came back from completing but virtually the ethics part of NARO training, I have a template for that. So I wanted to start kind of working on revising some parts of our bylaw so I wanted to have a template that I could give you with regard to ethics policy that we could discuss, and also wanted to begin discussion with regard to the committee structure. One particular one that I like is Richmond one. You guys have any other examples or ideas? Those would be equally something that we could share. that's what I wanted as far as topics for our next one.

Commissioner Wicks-Sorry, when? And where are we? In person supposed to be?

Dr. Henry-We are suppose to be at chambers, Mike is on the program to explain all that a little bit later once I finished with the announcements. Once I get through the announcements and come back to this then, to give people time to think about it. Our regular board meeting would be Monday, May 26 at 6pm. Redevelopment meeting every first Thursday at 4pm is the updated time and may 4 at 330 is a regular CRHA redevelopment meeting 330 May 4 on May 18 at 1pm is the CRHA Admin redevelopment meeting and the safety committee every other Wednesday at 4pm on April 26. At 4pm in May, the 10th. The resident Services Committee the next meeting is May 9 at 1pm.

Commissioner Goldblatt-I think actually we are a little off with the safety committee meeting so we met last week the 19, So our next meeting will be may 3rd and next one will be May 17th and every other week following.

II. Public Comments followed by PHAR Comments

Dr. Henry-Any Public comments, followed by comments from PHAR

Dr. Bellamy-I'm sorry, did we come to a conclusion in that regard? Will the times stay the same?

Dr. Henry-no, I'm going to let you guys think about it now then in a few minutes we will hear from Michael Payne about the overall update and you guys can let me know.

PHA ED-Just wanted to give updates on the last month of activity our development team has been very busy Crescent Halls, which is still almost done. But there's also been work on six street planning this month. So going on with renovations and the renovations are going some of them are really faster than projected, has been has a full team just finished the first review so I think then that looking at what the first actual team getting a study and doing review how that worked and looking at trying to build a more robust pipeline studies for them to review so that's pretty exciting. And the youth program had a Spring Festival at Riverside. And also these programs and the internship program were together to meet with City Council on budget hearings and were able to convince city council to fully fund the youth program request that was put into vibrant communities and so there's like that's, I mean, the youth program really stepped up and showed that they got a lot of support from partners in the community and from parents and young people. And the internship program stepped up in the sense that they were several of them. Have children and came to city council budget hearings to talk about the needs for these programs. So it was a really solid group effort. And it really it really bore fruit. Lastly, my I hadn't signed on for a six month to be interim director for six months and my role at far will be ending in early May and the transition is that Emily Dreyfus will be we're really grateful Emily Dreyfus will be stepping back in as Interim Executive Director and that transition my last day as interim ed will be May 5, and Emily will be starting on May 8 that Monday. So we are still looking for an executive director the search continues. I think we've had an opportunity to really learn a lot from the last six months in terms of what kind of candidates are coming, what kind of candidates we're finding but also to kind of rethink what it is that would be best for PHAR and so there should be a new job posting coming out later this week after the committee has a chance to review it. And I think what we're looking for is someone who can provide a leadership on the on the grounds leadership that PHAR needs and then having somebody else who's doing more than administrative tasks, the accounting and HR and reporting and all of the paperwork that needs to be done. So there'll be more coming out on that. But I also just wanted to say that I've really appreciated the chance to serve PHAR and to be part of this group. So thank you.

Dr. Henry-Does that mean you're going to be dividing the directorship into two different positions are just looking for someone who can do both of those things?

PHA ED-Rather than continuing to look for somebody who can do all of that, we are hoping that by dividing it into two different positions we can actually find a strong person for the leadership doesn't necessarily have a long track record of accounting and financial oversight and grant writing and all of that but has really understands the community and really understands the needs of this community and has the people skills.

Dr. Henry-Any Questions, commissioners?

Dr. Bellamy-When did you all, one thank you for your service, but when did you all say that you are anticipating posting that position again?

PHA ED-hoping by later this week after?

Dr. Bellamy-Ok best of luck, do you all know the salary range?

PHA ED--since we're splitting the position into two, we must rethink it, but as soon as we know, we will put that out.

Dr. Bellamy-thank you.

III. Updates from Commissioners and Discussion

Dr. Henry-No other questions. Turn to updates from commissioners, safety committee.

Commissioner Sandridge-I don't think we have to greater response yet? We're trying to get people to know that we're back and get them on.

Commissioner Goldblatt -Yeah, we yeah, we didn't have a ton of attendance the last meeting, but we did talk about the camera policy and Mr. Sales said that he was going to work on updating the policy and then it was going to go through the safety committee at the next meeting and then we are going to present it to the board that we should have an updated camera policy to pretty soon and I believe there's some plans to post about the safety committee meeting and rent statements and things like that. So hopefully we can get a more regular presentation again. have you been able to find out why there might be problems with participation? It's mainly scheduling? You know, we're not sure if there's any staff on the call who have any thoughts about that? If they, you know, what's going on in general participation those meetings would have been slow, but it would be great to have some really regular participation. But yeah, I don't have any staff that have thoughts about how to, you know, is it scheduling? Is it something else? What's going on with participation?

Mr. Sales-Yeah, I think I think when we had the most participation last year was when we had a topic and sent notice out to the community. So when we were building the camera policy, determining location, those type of things, we had a whole lot of engagement. And so I think if we are more of an agenda then I think, get that engagement that we're looking for. But typically, we get a whole lot of engagement where there's incidents in the community, and when we have an agenda on a specific topic. I think the time is the same time that we were using for like the redevelopment meetings. We had some communication about engagement for the parallel track and redevelopment and we found that time was a suitable time in all the communities. We have

IV. Approval of Board Minutes from 1/23/2023 and 2/27/2023

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

Attachment A

V. Ending of Virtual Meetings (Discussion of future meetings)

Dr. Henry-Turn to a discussion of ending virtual meetings, discussion of future meetings change a work time session, perhaps from five to six to accommodate people with work schedules. I talked to Mike about this and I was going to let him deal with this session, if you don't mind. Commissioner Payne?

Commissioner Payne-Sure. So yeah, just step back for a second, obviously for several years. The city and our boards and commissions have been meeting virtually and this has been allowed because of two states of emergency declared by the president at a federal level. On May 11, divine administration is ending both of those states of emergency. And so as a consequence of that, the city will not be able to hold virtual meetings anymore. Both the city council as well as all of our other boards and commissions. That is beginning May 11. We would not have the legal authority under the State Information Act laws to continue doing that. So as the preparation for that last week on Monday, the city rescinded boards that allowed for beginning May 1, it is going to take effect, which means that CRHA like every other board and commission will unfortunately need to return to having an in person quorum. In order for us to conduct public business in order for it to be legal under

state public meeting, Open Meeting FOIA laws again we'll need an in person quorum for any decision to be made. And we will meet in council chambers. If anyone wanted to I'm happy to meet with anybody ahead of time just walking through council chambers to the layout. One of the things I have inquired with city staff about is whether it's here at do hybrid meetings where we would still need an in person quorum if we have that. You could still have people know, participate via zoom, or have members of the public participate via zoom for public comment. That would still be legal. But we would need to have our city staff set that up and ensure bandwidth and maximum capacity to do that ahead of time. So I have asked if that could be possible for CRHA I haven't heard an answer back yet but we'll continue to follow up. But that's something I know I've already heard. I know it's possible. At least a hybrid option would still be really beneficial not just for commissioners but for members of the public who may want to speak at meetings. So that's pretty much it. I'd be happy to answer any questions or anything else, but I guess that's kind of just the background.

Dr. Henry-Is there anything that you would like to add Mr. Sales?

Commissioner Payne-No, Commissioner Payne covered everything.

Dr. Henry- I wanted to return to the point that I had asked earlier in terms of commissioners and staff as to how people would feel about changing the time from five to six. To accommodate folks who work nine to five job, who will now have to get down to the city find parking and all that type of stuff.

Commissioner Goldblatt-So I can only speak for myself. I already have to cut out of work early to make the five o'clock work. So to be in person and I'm going back to work in person so six o'clock would definitely be preferable for me.

Dr. Bellamy-six o'clock works for me

Dr. Henry-Dr. Goldblatt, did you have the right to say something?

Commissioner Goldblatt-I was just going to say you know, child so the in person meetings are quite a challenge for me. I'll make it to as many as possible, but in the hopes that I can get some grace in terms of you know, other people showing up in person meetings. And six o'clock is great. I'm happy to make that change.

Dr. Henry-I think that's fine again, as long as we have a quorum, and you know, we know that certain folks also have certain medical conditions or other things that might make it difficult for them to get to all the in person meetings as well. So that's why we kind of thought that it would be probably easier to move that to six o'clock. Commissioner Garland any thoughts?

Commissioner Garland-yeah, I'm not going to do whatever works for the majority. Six o'clock, I'm fine with that.

Commissioner Wicks-Dr. Henry, because I've only been here since COVID. Anybody that was here before, like, how did we have hybrid meetings kind of pre pandemic or was it not the meetings just weren't very inclusive.

Dr. Henry-They weren't there. And anybody can come?

Commissioner Wicks-Well, just because everybody can come if there weren't accommodation. It's not super inclusive, I guess. Is what I'm saying. Just asking.

Dr. Bellamy-Zoom wasn't as prevalent as it is now. So I'm interested in hearing from legal and the city's perspective if we can have those hybrid meanings, I think that will be beneficial. Council chambers has the screen and we could zoom folks and make it in person. I think there's ways for us to be creative.

Commissioner Wicks-I think it improves the affectability significantly.

Dr. Henry-All of this stuff is there and all you got to really do is turn on the button and know how to use the zoom and I think we can do it. I'm not volunteering my services. You know, my son who's sort of an expert in this area told me never to do that. But I think there's like he said he's looking into it and I think it's a would be a great option. Because you never know when someone must be out of town but can still participate.

Commissioner Payne- Yeah, just wanted to say hybrid meetings are no definitely allowed legally. It's a question of whether city staff has requested we do it and either City staff or CRHA staff is able to set up every meeting. But legally it would be allowed to do hybrid we just there just has to be the ability to set it up every meeting and again we need that in person quorum legally and I have no preference of five or six o'clock either definitely works for me.

Dr. Henry-Do we need to put a resolution or a question to prove it?

Mr. Sales-No, I don't think so. It's a requirement. We don't really have a choice.

Dr. Henry-It seems like our board is amenable to changing to six.

Mr. Sales-We will get it noticed online and so this next meeting will be at 6pm at the Chamber's. Counselor Payne one question, are we sure that its at city council chambers, and not city space in a work session.

Commissioner Payne-I wouldn't to be 100% Sure. I thought it was council chambers for both CRHA meetings and work sessions but I'm not 100% sure, So I'm sorry. I need to double check.

Dr. Bellamy-In the past has always been council chamber

Dr. Henry-Yes, I don't think they return us to someplace else. I know the Planning Commission has been doing their work sessions in city space, but I think they're returning to council chambers but again, I need to double check that.

Mr. Sales-As soon as I receive that clarification then I'll post it online.

VI. Resolution 1455 Sixth Street Phase 1 Dispo

Attachment B

Dr. Henry- I want to turn to the next item on our agenda which is the resolution 1455. six week phase one dispo.

Mr. Sales-Tonight, on funding resolution to give CRHA authorization to submitting fiction 18 demo dispo application. This application will only be for disposition of one approximately one acre of land on the Sixth Street Community site. This parcel was to the corner of Monticello and Sixth Street. Where the gardens currently is one block of apartments that are going to be affected based on this distribution, we are working with those families, relocation options, which you will see the relocation plans in future meetings. What's included in this distribution is the authorization from HUD to move forward with our development process that you're previously approved. But to refresh your memory, we are looking to build a 47-unit apartment building with first floor community space that includes in nursing planning, that will be housing, a partner in the community that will be providing rental payments to the housing authorities to subsidize some of the development costs also nonprofit space for a food hub for the residents that live in the community. And other CRHA communities also includes a resident service office for residents not only at South 1st St but other CRHA communities here and a leasing office with ample community space which includes a children's game room, large community gathering space with a kitchen, a computer lab, two individual study rooms. The property did receive a 9% tax credit award last year and now we're looking to finish the gap funding together to finish this project to completion. We are anticipating in early 2024 construction start date at this point. This disposition application is one of those steps to get us to the construction start date. We're working with Dominion Due Diligence Group they completed the demo disposition application and so this is what they need in order to finish up their process. If you all have any questions, I can take them at this time.

Commissioner Goldblatt-Can you remind us of the context of this, because there was a parcel of land that habitat wanted to buy on that particular property or is it something separate?

Mr. Sales-Well habitat was interested in buying a piece of land at Madison Ave, and we are actually in talks with the current owner of that property to acquire from them. To add more land to consider as our property for future redevelopment opportunity.

Dr. Henry-Are you scaling based on the changes in the cost structure?

Mr. Sales-No not at this project, we believe that we're dead on worth the price on this property because we bid on it recently and the number was high and so we think we're close. South First street pays too, its just a little different project we were talking about. That project was estimated at the beginning of 2020 before pandemic and before inflation.

Dr. Henry-Looks like it's going to be a beautiful building.

Mr. Sales-It's going to be a lot of communities' space. This is the first development that we have looked at that has commercial space. So, it's going to be an income generator as well on personal and so it's going to give us a walkability that everyone is talking about where you have what's the street, a storefront on the first floor that looks inviting.

Dr. Henry-Questions or discussion? if not, I would like for someone to move to adopt resolution 1455 authorizing the submission of a demolition disposition application to the US Department of Housing and Urban Development for 6th street phase one I'd like to now turn to the housing director okay.

Dr. Bellamy moved and **Commissioner Wicks** Second:

Ayes Nays Absent Abstain

Dr. Henry

X

Commissioner Goldblatt	X
Commissioner Sandridge	X
Commissioner Garland	X
Dr. Bellamy	X
Commissioner Wicks	X
Commissioner Payne	X

VII. Housing Director Update

Attachment \

Navonya Thomas-It's just Can you see my screen? Yes. the vacancy update. Sixth Street is 100% occupied, Riverside is 100% occupied, Madison Avenue is 100% occupied, South first Street phase one is 100% occupied, Michie drive does have one vacant that's offline due to some exclusive damages. Coleman does have one vacant which is right now it's pre-leased. And Westhaven has 5 vacant. 802 is offline due to extensive damage. 811,1020 and 820G are all preleased. Relocation uptake: we did have a date change and we're now looking to start moving residents around the middle of May due to Inspection hurdles, over at Crescent Halls with the ceiling. So once that's figured out, we should begin to move residents around the 15th. Also, ribbon cutting changed the date for that as well. The ribbon cutting is now scheduled for June the fifth. That's the tentative date, The relocation has initiated sending the first few files to compliance for approval of those residents to begin moving in. I think they've got 6 approved so far. The pre move out inspection for Crescent Halls have already been completed and the relocation meetings will continue to be hosted on the third Monday. We haven't had a lot of changes and right now because we did go through a little bit of a staff change. So the young lady that was working on that is no longer with us. So we did train a new young lady to start working on the wait list. So these numbers will be a little bit more accurate. In regards to collection even though they are high right now, they are significantly lower from the previous month. We were able to pay off some of the residents rent with using the CDBG fund, that Mr. Sales allowed us use. We did pay up about \$25,000 in back rent. With that which got us down to about \$39,000 for the month, naturally that is a cumulative of about 15 families. So we don't have the issue that we're running into right now. It's getting funding right now and no one has the rent relief money except for Pathways. Pathways is now giving \$1,000 only, before they were giving \$3000. Right now we are focused on residents have humongous balances in \$8000s and \$10,000 balance to get them rent relief through an organization. We are trying to council the residents on paying their own rent. So right now, south first street only has \$893 left, sixth street they are down to \$8000, Mickie Dr is at about \$3000. Riverside is at \$2908, Westhaven \$37,000 the bulk of that is with about 10 residents, Madison \$2853, the scattered sites \$4830 to about \$2900 being one resident so it is not a group delinquency problem. So right now we are doing a big push with our curb appeal at each site. New Roofs at Maddison, Riverside, and Michie. We're planting flowers. We're updating the signage and a few of the signs, littering signage manage. We are just trying to spruce things up.

Dr. Bellamy-Thanks for the report outstanding job. In regards to the waitlist that was opened up last month. If I'm not mistaken? Do we have the numbers on how many people who applied last month were actually housed or that information not available?

Mr. Sales-You're talking about HCV and this is public housing right now. But Ms. Knight will speak more about HVC next.

Dr. Henry- Any other questions related to public housing? Thank you, Miss Thomas

VIII. HCV Program Manager Update

Attachment D

Consuela Knight -Good evening board of commissioners and staff I am doing the report for the HCV program as you can see the numbers are steadily going up. We have three portable vouchers. The Crossing is 100% leased up which is a total of 21 PVB South First Street, total is 13 at this time with the two buildings, enhance vouchers is a total of 9 and that is that is at Greenstone 4 VASH vouchers and 37 mainstream vouchers, 37 TPV/TRV and with that funding some of the families are relocating back to Crescent halls. Next month there will be a drop in those numbers. We have emergency vouchers 10, We currently have three families are currently searching. We have 461 Total, regular HCV. So with all counted vouchers we are at 526, we don't have any VASH vouchers out searching we allocated five at 100%. The waiting list was open April 3 to April 7, and we have a total of 1889 Ms., Jacksonville is doing a complete audit of the waiting list and she's going through each applicant and make sure the family check the resident preference. The mainstream vouchers, we have awarded 40 and 3 is currently searching. Emergency vouchers we only have 3. 6 Additional is three that we will received from DSS are we currently waiting on the other three from DSS through referral base and the foster youth initiative we are awarded 25 and we receive 8 referrals so far. Consuela Knight We annual inspections the First Inspection if there's any type of deficiencies in the unit if it requires 24 hours. If the repairs are not done within 24 hours the unit becomes abated until the landlord fixes the repairs. Then we will start the process of issuing the family a voucher because the unit is deemed safe. And that's also with the 30 days if the repairs are not done in 30 days, we have two processes 24 hours and 30 days. When they're spread that goes out they determine if it's a 24 hour violation and they determine 30 days and when the repairs are not fits within the allocated time, then the unit and the payment turns into abatement status. And with the abatement we start the process of inviting the family to our relocation class and that's when we issues the family a searching voucher to start a search from one unit to another. They will still be able to search if the landlord fits the repairs we will remove the abatement, but the abatement period the landlord does not get that back at all. And we have quite a few abatements what the annual inspections Right now we have 26 vouchers on the street and 3 mainstream, our numbers had went down drastically. Because right now, the program as you can see by the numbers, we don't really have a lot of vouchers. There's a lot of families that's searching at this time. This report is the HCV 2 year tool and basically it gives you the numbers that are how many vouchers were issued and how many was leased per month. March we issue 11 vouchers and we had 4 at leased up, and we're not completely out of April. So right now is showing five. We issue some vouchers on Friday. Our software lets you know our success rate and how long it takes our family within 30 days 30 to 60 days 60 to 90 days, 90 to 120 days and 120 days to 150 days to search for a unit when we issue the voucher. So overall we are at 72% And this is for last month because we are currently in April 2023. So is based on the information as we move the families in. We're going to see a big increase of with the percentage leased monthly. As we add more units and have more expenditures for of HAP.

IX. Finance Update

Attachment E

Mr. Sales- Getting once again so we know that utilization is going to go up because we're projected to spin or had 52 project-based vouchers at Crescent Halls and another 11 at South first street phase one. And so we're guaranteed to add over 60 additional vouchers to this pull. We're balancing how many vouchers we issued based on how many we need that we've already committed to these two projects and so we're going to be at a stagnant point, probably for a few months and so get everything leased up at those two sites, because we've already committed those sites. The financial update for the fiscal year we just ended. These are going to be the last time you see these numbers until you get the audit report back. This is a budget comparison that looks at all of our accounts central office, the public housing and HCV. Not the greatest report because it doesn't break down all of the properties because each property is important in its own right but them together. And so we've talked about this almost every month, or at least the last six months. Since we've had issues getting Crescent Halls back online it has caused impact on the tenant rent. What we projected compared to what we received were variants of 20%. But as you'll see we have some incomes that have improved so like the shortfall was a 19% variance increase in self some of the increases net out as you'll see your financial report. The public housing for a year to date is a \$740,000 increase is what we're seeing in excess income is a but as a profit. It is almost double what we projected. So that's good. We have minimized spending. And we've used capital funds to cover as many expenses as possible. And we've also brought in additional revenue from shortfalls. The shortfall funding from HUD received local grants that have been able to minimize what we've had to

charge the properties taken out of salary costs and so that has helped with that number and so we're going to look to continue doing that. But this has safely built our reserve that it has been pushing us to build for a very long time and so when I got here, we were projected a negative amount and so now I think once you see at the very end of this are like \$1.2 million reserve, I think in the public housing account base from last year's information and this year's number so far, this is not final subject to change. We have an audit that will happen that will finalize it, but this is the early projection. The Housing Choice Voucher program we were running a reserve in this account, but I believe HUD is effed up and actually HUD is in a negative and they owe us money. And so we actually spent more on the HAP payments and HUD actually projected we were going to spend and so now we are waiting for a reconciliation process to occur for HUD to pay us back into office had to loan money to the HCV office to make sure the rents were paid and covered because we leased up additional vouchers at South first street that we're not planned. HUD looks at the VMS reports in utilization to determine our estimate of how much we will spend the next few months, well with that site at South First Street. We issued vouchers and immediately leased them up. And so typically you're waiting months before a voucher is leased up in days. We expected but HUD did not so that caused HUD not to provide us with enough funds. And so we've had to tap into our account, but we'll get reconciled and we'll get our money back in. The central office will be whole and HCV will be in zero. Central Office the last call center that we're looking at I don't think there's anything that jumps out here. It did in the year with positive cash flow of 20,000. We did not get 149,000 Like we anticipated, and that's because we didn't receive the operating and management fees, or Crescent halls that we projected not for four year at South First Street like we projected and so that negatively impacts the central office, but overall the central office was positive. And so that will add to the reserve that we had already built up but this account this call center. The next set of financial statements for each individual property, I will say Westhaven is one of the properties where the projected rent income and what we actually receive did better and so that's because we leased up more units than we projected. Westhaven performed the greatest out of all the properties, financial aid, they gave receive a \$240,000 transfer from the capital budget. And so that of course help but naturally performed well even if you take that 240,000 all out because that property netted \$622,000 this fiscal year. South first street did not meet or even get close to its go or rent income. And that's because we are starting to empty out that property. It's been less than half full since last November. And families started moving out at the beginning of last fiscal year and we let those units say empty and so that has a lot to do with that rental income being as low as it is. Historically the property always performed a lot better than what we see now. But we're getting ready to demolish it. You're going to continue seeing that number decrease, because you're only going to have the Six street property. We demolish that entire property. You'll see some additional units come off around this time next year. For the year the property did perform a close to what it was projected at \$10,000 increase. For the public housing all the properties are looked at the same at the end of the year where you're talking financially so they all looped into one. The fact that Westhaven performs so well. It picks up the slack on the other two. The scatter site the tenant rent actually performed well. Those sites are 100% occupied. Michie received a vacancy due to some issues we had in the unit and it's going to take longer to turn that unit. And so that unit will stay vacant, probably for another month and a half, two months. And then we'll be 100% occupied. These sites are the easiest to lease out, they are small sites, and with the repairs and modifications that we're making via parallel track. They will continue to be the easiest sites to lease up, especially when we have central air, which we're working on now. And you'll have something coming back in front of you for us to sign a contract to get that project completed and making Maddison and Riverside and the work that Miss Thomas is doing with curb appeal will certainly keep it to where it's easiest to lease up. This site also produced really well financially for the year. A net increase of \$113,000 which is not double will you project it but it performed really close to Westhavens number. This is the balance sheet for the central office. We're going to look at the central office and the Public Housing Offices. This is talking about the actual cash, liabilities and assets that is in the accounts for each of each of the call centers. And so it's very beginning of the year to where we're ending the year and so we're seeing a net cash increase in a central office of 20 Almost \$25,000 sitting in our Rabobank account and public housing, it's seeing a net increase of almost double we had 659 and April of 2022 and in March 2023 We're looking at \$1.2 million in the public housing account. And so we're finalizing the end of the year. We're still getting some invoices and still paying some invoices. So the numbers could change and will change. But while So, still seeing some increases that will come to the central office due to some uncalculated management fees for some of the non public housing sites and so the central office will improve and you'll see the public housing numbers change a little not drastically. So what you're seeing is really close to where we are for the end of this year, which is really good financially. For all of the call center six but especially for public housing

X. Public Comment

Commissioner Goldblatt-Thank you for this update. Are we planning to hire a new finance manager.

Mr. Sales- the position has been posted two/three weeks before Ms. Hoffman left. But we do have a good team in place right now. I have someone that's coming to visit come to visit Charlottesville next week from Seattle.

Kathleen Glenn Matthews-I just wanted to give everyone a reminder that our next annual five-year plan meeting it's going to be coming up on May 3. And at this meeting, we're going to just start off with a quick tutorial on goal and outcome training. And then Molly who did our affirmatively furthering fair housing training is going to come back down from Richmond and do a refresher with us. Looking at our current goals that we set for our fiscal year that just began at the end of this month for fair housing.

Mr. Sales-One update on the Dogwood properties acquisition. The city council did vote at its last meeting to approve the \$5 million grant.

Commissioner Goldblatt- Hi that is where our big round of applause

Mr. Sales- So we're currently finalizing everything now. We're going back and forth to get the agreement in place. Delphine Carnes is drafting but we are a step closer to completing that. acquisition. And we're working on one small acquisition right behind that one, where that may end up closing before around the same time of one single home. Three-bedroom property that's currently rented at \$750 to a family that's been in the property for I think 30 years now. And so we're looking to acquire it to ensure that she can continue living in that property. **Dr. Bellamy**- Outstanding work Mr. Sales and the rest of your stuff that is absolutely phenomenal.

Commissioner Goldblatt- Yeah, I'm really glad to hear this.

Dr. Henry- Collaboration between the city and CRA right?

Mr. Sales-Yeah, so all the deals we have our collaboration between the city and CRAH hearing strg taken 50% ownership a speeding ticket 80% ownership. We can both move forward with our missions of assuring that low income folks can continue living here, both naturally and with the voucher. And just like today I had several calls where individuals have complained about not being able to find a unit to lease up with their voucher. The work that we're doing here ensures that families will be able to utilize those vouchers in the city.

XI. Adjournment

Dr. Bellamy moved and **Commissioner Sandridge** seconded

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

CRHA Meeting Announcements

CRHA Board Work Session:

Thursday, May 11, 2022, at 5:00 pm

CRHA Board Regular Meeting:

Monday, May 26, 2023, at 6:00pm

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#

May 4st 3:30pm Regular CRHA Redevelopment Meeting

May 18th 1:00pm CRHA Admin Redevelopment Meeting

Safety Committee every other Wednesday at 4:00pm

April 26th at 4:00pm

May 10th at 4:00 pm

Resident Services Committee: May 9th at 1:00 pm

Join Zoom Meeting:

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

One tap mobile: +16465588656,,95147780948#

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