

Charlottesville Redevelopment and Housing Authority  
Board of Commissioners Board Meeting  
City Council Chambers  
Monday, May 22, 2023, at 6:00 pm  
Agenda

I. **Call to Order**

**Roll Call of Commissioners**

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

**Moment of Silence**

**General Announcements / Meeting Dates / Reminders**

**General announcements:**

**Dr. Henry:**

- CRHA work session will be held Thursday, June 8, at 6 pm.
- The next CRHA regular board meeting is Monday, June 26, at 6 pm.
- The redevelopment committee meeting is on June 1 at 3 pm,
- The Admin meeting is on June 15 at 1 pm.
- The safety committee every other Wednesday; the next meeting will be May 24 At 4 pm and June 7 at 4 pm.
- Resident Services Committee is on June 13 at 1 pm.

II. **Public Comments followed by PHAR Comments**

**Public comment:**

**Anne Wilcos:** bring back the Grace Tinsley dance that was held at Carver Center.

**Dr. Henry:** talk to Andrea Douglas, who is at the African American Foundation at the Jefferson School.

**Comments from PHAR:**

- Emily Dreyfus. the Interim Executive PHAR.
- We will be distributing canvas bags for all residents later this week.

- The internship program is rolling, and people are digging into learning about the history. And our local government racial equity, and of course, HUD and how Public Housing Works.

### **III. Updates from Commissioners and Discussion**

#### **Commissioner Sandridge - Safety meeting update:**

- Residents are not participating like before.
- Residents have received flyers to complete to inform us of their interest.
- We will visit residents to answer any questions.
- The Executive Director can now give law enforcement property footage about a certain crime.

#### **Mr. Sales**

- law enforcement can only access our cameras if we give it to them.
- Law enforcement only can access certain cameras that are in proximity to the crime.

### **IV. Approval of Board Minutes from 4/24/2023**

Commissioner Wicks motioned and Commissioner Sandridge seconded

### **V. Resolution 1456 Property Acquisition Authorization**

#### **Mr. Sales**

- Resolution 1456- to acquire 100 Harris Road.
- It is a single-family home with three bedrooms and two baths. It's currently a rental unit.
- The family has lived there for over 30 years, and the current rent is \$750 monthly.
- The city is willing to provide \$175,000 of the 275,000-acquisition price, and CRHA will provide \$100,000
- from its redevelopment account to acquire the property.
- The City and CRHA will co-own the property with 50/50 interests on both sides.
- We will continue housing the individual family that's in the home.
- Good opportunity for homeownership.
- The acquisition will protect that affordability and allow us to acquire the home.
- We will close in the middle of June.

### **VI. Housing Director Update**

**Navonya Thomas-** Updates from the Housing Director:

**Vacancies:**

- 6th street is 100% occupied. Riverside is 100% occupied with the exception of one, Madison Avenue is 100% occupied, South 1st street phase one is occupied, Michie drive has one vacant, Coleman St. 100% occupied, and WestHaven has four vacant all pre-leased and currently being turned.

#### **Relocation update:**

- Crescent Halls residents will move in Wednesday.
- 25 units that are ready to go and have been through compliance. The residents will be able to move in as soon as scores are released.
- Pre move out inspections have been completed
- Relocation assessment team meeting is on the third Monday of each month.

#### **Waiting list:**

- We have 2300 families, 1399 families on the waitlist, one bedroom 995 families, two bedrooms 622 families, three bedroom 416 families, the four bedrooms 202 families, and the five bedrooms are at 167 families.
- The Crescent Halls property we have 1442 families on that waitlist of that 744 families are one bedroom, and 698 families are the two bedrooms.

#### **Delinquency update:**

- Noticeable decrease in our delinquency over the last 60 days.
- Mr. Sales allowed us to allocate the money transferred from the CBG fund to the residents struggling to get caught back up.
- We Started financial counseling to help residents stay on track.
- Delinquency numbers: South 1st street phase 1 at \$1782, 6th St at \$8,000. Michie Drive \$1,800 and Riverside \$2300. Westhaven is down to \$20,000. Madison is at about \$3000. Madison is a small property the issue is the rent is higher than the other sites. The scattered sites are sitting at about \$7,900. Again, some are just a couple of residents with large balances.
- 15% of the residents are carrying the balance.

### **VII. HCV Program Manager Update**

#### **Mr. Sales, HCV program manager updates:**

- Total of 580 vouchers
- 21 vouchers at the crossings fully leased up
- 9 vouchers that are enhanced vouchers.
- VASH vouchers, five of those are fully leased up.
- 40 mainstream vouchers but only 37 of them are leased up.
- Tenant protection vouchers and tenant relocation vouchers are a combination with total of 36.
- CRHA was awarded 15 emergency housing vouchers, and we have 10 of them that are leased up, the general program has a total of 463 vouchers leased, total monthly payment of \$370,4000.

#### **The waitlist:**

- Currently we have a total of 1896 individuals on that waitlist
- 650 live or work in the city of Charlottesville.
- 1500 female heads of household individuals or families
- 396 male heads of households
- 335 of them are zero income

- 443 of them make between \$1 - \$10,000,
- 1492 make between 10,000- 20,000
- 332 make between 20,000- 30,000.
- 192 make between 30,000-40,000,
- 70 make between 40,000-50,000.
- 20 make between 50,000-60,000.
- 12 make 60,000 Plus.
- We only plan on pulling families from our waitlist once we get the Crescent Hall families and South first street families back in their homes; we will not pull until August or September of this year.
- We are meeting with the Department of Social Services and TJAC to discuss a partnership to apply for additional vouchers under the family unification program.
- We will submit an application on the 26th of this week.
- Applied for additional VASH vouchers because they're seeing a rise in veterans needing them in the area. We also plan to submit an application for VASH vouchers before the June 5 deadline.

#### VIII. **Public Comments**

#### IX. **Adjournment**

Commissioner Wicks motioned to adjourn the meeting and Commissioner Sandridge seconded.

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

#### CRHA Meeting Announcements

<u>CRHA Board Work Session:</u>	Thursday, June 8, 2023, at 6:00 pm
<u>CRHA Board Regular Meeting:</u>	Monday, June 26, 2023, at 6:00pm

Redevelopment Committee Meeting:

Join Zoom Meeting:

<https://zoom.us/j/94663021086?pwd=ZEhHZ3U0VGNXdnczZFIEkR3cDU2Zz09> One tap mobile.  
+13017158592,,94663021086#

June 1<sup>st</sup> 3:00pm Regular CRHA Redevelopment Meeting

June 15<sup>th</sup> 1:00pm CRHA Admin Redevelopment Meeting

Safety Committee every other Wednesday at 4:00pm

May 24<sup>th</sup> at 4:00pm

June 7<sup>th</sup> at 4:00 pm

Resident Services Committee: June 13<sup>th</sup> at 1:00 pm Join

Zoom Meeting:

<https://zoom.us/j/95147780948?pwd=YUExYmZCOVBQUkQ3cy9zZ1NVYkg2UT09>

One tap mobile: +16465588656,,95147780948#