



Charlotte Housing Authority

Building Community, People & Partnerships

Charlotte Housing Authority Board Highlights

Location: Central Office
August 18, 2009

New Mission Statement:

To lead, develop, and execute community-wide strategies that meet the broad range of housing needs for families who cannot otherwise attain conventional housing.



(L) President/CEO Woodyard and Residents (R) Boulevard Homes Meeting

Attain Long Term Financial Viability

Wallace Wood renovations for new carpet, plumbing fixtures, painting, and energy efficient HVAC systems were approved from the Capital Fund Project Budget.

Approval was given to write off 1.86% of outstanding accounts receivables for the quarter ending March 31, 2009.

Amendments were made to the 2009 American Recovery and Reinvestment Act (ARRA) Capital Fund Formula Grant for needs assessments and professional fees at community centers and elderly towers.

The MTW Funds Budget was amended for the fiscal year ending 3/31/2009.

C.O.R.E. Programs, Inc. has been authorized to act as the Trustee and to execute the necessary documents for the Piedmont Court Community & Supportive Services (CSS) Endowment Trust.

Authorization was given to the Finance Committee to negotiate and award the contract for legal services with The Banks Law Firm. The contract shall be for a two year period with an option to extend it up to a total of five years.

Provide Highest Quality Real Estate Management Services

Approval was given to amend the 2009-2010 Moving Forward Annual Plan. The amendment includes: 5 Capital Fund Recovery Competition (CFRC) Applications, a streamlined multi-family development approval process, and a new activity for funding flexibility on an office building acquisition.

Develop Collaborative Relationships for Affordable Housing Solutions

Authorization was given to commit up to 20 Section 9 rental subsidies to the YWCA's Women in Transition (WIT) Program which provides transitional housing and intensive support services for single unaccompanied who are homeless or at risk of being homeless.

Maximize Economic, Social, and Physical Value of Real Estate

Approval was given for the renewal of the Designated Housing Plan which is required every two years

Approval was given for staff to move forward on efforts related to constructing a new building at the Youngblood site.

A commitment of up to \$5,000,000 in CHA MTW Funds was approved for the rehabilitation of Parktowne Terrace.

A \$200,000 loan from MTW Funds to Horizon Development Properties, Inc. was approved for pursuit costs incurred in predevelopment activities for substantial rehabilitation of Strawn Apartments, Charlottetown Terrace, and Parktowne Terrace.

CHA staff was authorized to proceed with negotiating and finalizing a component development agreement with Crosland LLC for the family and senior rental component of the Boulevard Homes Revitalization.

Occupancy Data

- * Section 8 Voucher Utilization is at 96.04%.
- * Occupancy Rate for CHA managed conventional sites is 99%. The sites have an average of 10 days vacancy turn around time.



Boulevard Homes Perspective