



Charlotte Housing Authority

Building Community, People & Partnerships

Charlotte Housing Authority Board Highlights

Location: Central Office Board Room
July 18, 2006

Attain Long Term Financial Viability

Authorization was given to approve the Resident Opportunity & Self-Sufficiency (ROSS) Elderly project budget for the grant period beginning May 2005.

Approval was given to amend the budget due to the MTW Technical Assistance Plan addition and Conventional Low Income Public Housing Subsidy reduction.



CHA Employees review budget.

Authorization was given to reallocate money within the 2002 Capital Replacement Housing Factor Grant to finalize budgeted amounts for grant closeout. Funds are being reallocated from Administration and Fees and Cost to Site Acquisition and Demolition.

Approval was given to adopt the Financial Statement and Independent Audit Report for the fiscal year ended March 31, 2006 and concur with budget amounts that were exceeded. the use of the oldest funds first.

Maximize Economic, Social, and Physical Value of Real Estate



Arbor Glen

Approval was given to transfer \$400,000 in land sales proceeds from CHA to Horizon Development for Arbor Glen 50.

Approval was given to authorize a loan and/or investment of up to \$2,400,000 in CHA funds consisting of approximately \$1,800,000 in HOPE VI and \$600,000 in reduced land lease payment for Live Oak Seniors. Authorization was also given to staff/CEO to negotiate and execute terms and documents necessary and appropriate for the development of Live Oak Seniors including but not limited to necessary loans and land leases.

Vacancy Turns

- * Section 8 Voucher Utilization at 98.7%.
- * Occupancy Rate for CHA managed sites 99%.
- * CHA managed sites are at 14 days vacancy turn around time.
- * Privately Managed ACC units are at 13 days vacancy turn around time.



CHA Site Manager monitors vacancies.

Provide Highest Quality Real Estate Management Services

CHA Resident Safety provided a Safety Department Annual Review that showed 169 fewer crimes were reported from 2004 to 2005 and this decrease represented a 14% reduction in crime for CHA sites.

Facilitate the Development of Client Families

Authorization was given to include census tracts: 005809, 005805, 005804, 005803, 003010, 003009, and 003007 in the list of census tracts where the fair market rent has been increased from 100% to 110% for of one year to aid in the relocation of Live Oak residents and further the fair housing opportunities of all Section 8 Program participants.



Montgomery Gardens

Approval was given for the CEO to execute the Nia Point/Montgomery Gardens Family Self-Sufficiency (FSS) Contract with Community Link. Community Link will work with FSS participants at these sites to develop case plans and work towards the goals of self-sufficiency.

Approval was given for the CEO to execute an agreement with The Center for Applied Research to provide professional assessment services under the Moving to Work (MTW) Program. The overall objective for the project is to create an electronic assessment tool and assess the capacity for more than 2,900 public housing families in an effort to move towards independent living.