



# Charlotte Housing Authority

Building Community, People & Partnerships

## Charlotte Housing Authority Board Highlights

Location: Charlottetown Terrace  
May 15, 2007

### Develop Collaborative Relationships for Affordable Housing Solutions

Authorization was given to use up to \$774,000 in HOPE VI funds for pre-construction development expenses and second mortgages for the townhomes at Seigle Point.

A conditional commitment was approved to use up to \$1,250,000 of future land sales proceeds for 30 Project Based Section Eight Housing units in the Brooklyn Village rental apartments to be developed in Second Ward. The conditions include a like amount from the City of Charlotte, HUD's confirmation of acceptable use of land sales proceeds, and availability of adequate funds.

### Attain Long Term Financial Viability

Approval was given to write off 2.31% of outstanding accounts receivables for quarter ended December 31, 2006.

### Maximize Economic, Social, and Physical Value of Real Estate

A public hearing was held to allow the public to ask questions about the issuance of revenue bonds to finance a portion of the construction costs for the Live Oak Multi-Family Apartments, in an amount not to exceed \$21,000,000.

### Vacancy Turns

- \* Section 8 Voucher Utilization at 96.6%.
- \* Occupancy Rate for CHA managed sites 99%.
- \* CHA managed sites are at 11 days vacancy turn around time.
- \* Privately Managed ACC units are at 37 days vacancy turn around time.

### Provide Highest Quality Real Estate Management Services

The submissions of the Public Housing Assessment System (PHAS) Management Operations Certification and the Section Eight Management Assessment Program (SEMAP) Certification both with year ending March 31, 2007 were approved by the CHA Board.

The goal of PHAS is to enhance public trust by creating a comprehensive management tool that effectively and fairly measures a public housing authority's performance based on standards that are objective, uniform, and verifiable.

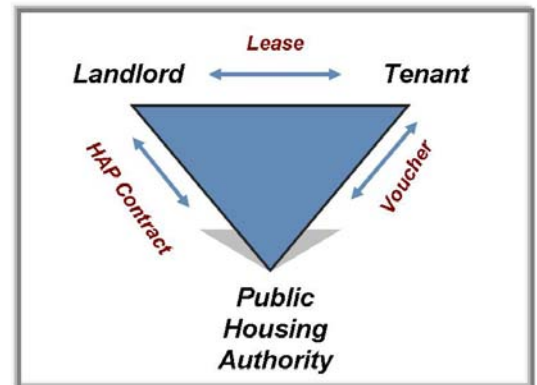
SEMAP is designed to assess whether the Section Eight Tenant-Based Assistance Program operates to assist eligible families afford decent rental units at the correct subsidy cost. SEMAP also has an established objective system the measures a housing authority's performance.

### Facilitate the Development of Client Families

The Resident Advisory Council will holds it next Quality Circle meeting on June 26, 2007 at 2:00pm at the Strawn Activity Center.



Seigle Point Townhomes Rendering



Section Eight Program Design



CHA Board of Commissioners