



Charlotte Housing Authority

Building Community, People & Partnerships

Charlotte Housing Authority Board Highlights

Location: Central Office Board Room
December 20, 2005

Strategy 1: Develop Collaborative Relationships for Affordable Housing Solutions

Consent was given to revise the City Relocation budget based on a mid-year review of clients served versus clients projected. The City Relocation Program is an initiative between the Charlotte Housing Authority and the City of Charlotte working together to assist families that need housing due to adverse events such as property condemnation or destruction by fire.

Approval was given to transfer land for the Prosperity Creek development from Prosperity Seniors, LLC to the Charlotte Housing Authority. The property transfer was done at the request of the tax credit investor (Apollo Housing Capital, Inc.) and to receive ad valorem property tax exemption/payments in lieu of taxes (PILOT). The development will consist of 168 units of affordable housing for seniors.

Consent was given to transfer land for the Montgomery Gardens development from Montgomery Gardens, LLC to the Charlotte Housing Authority. The property transfer was done at the request of the tax credit investor (Apollo Housing Capital, Inc.) and to receive ad valorem property tax exemption/payments in lieu of taxes (PILOT). The development will consist of 76 units of affordable housing for families.

Approval was given to increase HOPE VI loan amount previously approved from McAden Park from approximately \$1,300,000 to \$1,900,000. The increase in HOPE VI funds does not exceed the total development cost limits established by the U.S. Department of Housing and Urban Development (HUD).

Authorization was given to the CEO to execute the City of Charlotte Housing Trust Fund Grant Application for Special Needs. CHA is submitting grant applications for the purchase of HVAC through-the-wall units at Strawn Apartments, Charlottetown Terrace, and Parktowne Terrace.



From Left to Right: Charlottetown Terrace and Parktowne Terrace

Strategy 2: Attain Long Term Financial Viability

Consent was given to ratify the seat management contract for distributed computer services not to exceed \$380,000 for up to three years. CHA will move to developing a master agreement for these services with BankSys Management.

Strategy 3: Maximize Economic, Social, and Physical Value of Real Estate

Approval was given to approve the reallocation of \$814,000 from demolition to dwelling structures in the 2004 Capital Grant Program to be used in funding the interior renovations at Mallard Ridge, Cedar Knoll, Leafcrest, and Southside Homes.

Authorization was given to allow the CEO to award three contracts for construction to Central Builders. The contracts are for the interior renovations of Cedar Knoll Apartments (\$1,811,420), Leafcrest Apartments (\$1,638,711), and Mallard Ridge Apartments (\$1,227,382).

Consent was given for the use of land sales proceeds for additional rehabilitation at the Arbor Glen 50 development. The additional funds will allow appliance replacement, new floor covering, ceiling fans, plumbing fixtures, installation of smoke/co detectors, HVAC systems, hot water heaters, etc.

Vacancy Turns

- * Section 8 Voucher Utilization at 98.9%.
- * Occupancy Rate for CHA managed sites 99%.
- * Boulevard Homes is at 42 days vacancy turn around time.
- * Southside Homes is at 4 days vacancy turn around time.
- * Privately Managed ACC units are at 68 days vacancy turn around time.



Chief Executive Officer Charles Woodyard

Strategy 4: Provide Highest Quality Real Estate Management Services

Authorization was given for CHA to submit the Annual Agency Plan for 2006 and Five Year Plan to the U.S. Department of Housing and Urban Development (HUD). The plans describe the mission of CHA and CHA's long-range goals and objectives for achieving its mission over the subsequent five years. The Authority will issue improvement strategies in 2006 to address housing needs in the local area with \$110,000,000, which includes approximately \$45,000,000 of HOPE VI Grant monies, as well as, approximately \$10,000,000 in City of Charlotte Housing Trust Fund money. The Authority has adopted a development-based asset management philosophy that utilizes an operating pro-forma for each property to assist in understanding the true financial needs of the Authority. This new management philosophy, along with close scrutiny of Capital Fund spending and dramatic transformations of CHA owned property outlined in the Demolition and Disposition plan, are key components of the Five Year and 2006 Agency Plans that will continue to move CHA's mission forward.

Strategy 5: Facilitate the Development of Client Families

In addition to the PHAS Resident Assessment Survey conducted in compliance the U.S. Department of Housing and Urban Development (HUD), CHA is developing its own customer service survey to review its site management and maintenance. The survey initiative is slated to begin in February 2006.

On December 12, 2005, Hall House elected officers.

On December 13, 2005, RAC hosted their election for officers.

Resident Advisory Council (RAC) officers, Ms. Stitt and Ms. Hill met with Donna Hughes, CHA Director of Client Services, to discuss the RAC Annual Plans on December 13, 2005.