



# Charlotte Housing Authority

Building Community, People & Partnerships

## Charlotte Housing Authority Board Highlights

Location: Autumn Place  
February 21, 2006

### Strategy 1: Develop Collaborative Relationships for Affordable Housing Solutions

Consent was given to execute the following for The Crossings at Seigle Point Apartments:

- Invest approximately \$8,000,000 in Piedmont Courts HOPE VI and Replacement Housing Factor Funds for the apartments project subject to due diligence;
- Negotiate and execute terms and documents submittal of Federal Home Loan Bank – AHP application; and
- Execute the land lease to the ownership entity.

Approval was given to add Boulevard Centro, Enterprise Homes, Inc., Holmes Smith Developments, Inc., Norcom Properties, and StoneHunt LLC, to a pool of qualified developers to receive access to future CHA request for proposals.



Boulevard Homes

### Strategy 4: Provide Highest Quality Real Estate Management Services

CHA is actively working on a public safety initiative at Boulevard Homes. Plans are being finalized on the initiative. Two components of the plan include increased officer patrol and increased monitoring hours at the community.



Approval was given authorizing CHA to submit a demolition/disposition on Hall House to HUD's Special Applications Center. CHA desires to sell the Hall House property at Fair Market Value via public process and use the proceeds from the sale to further its mission of providing affordable housing.

Hall House

### Strategy 2: Attain Long Term Financial Viability

Approval was given to revise the procurement policy to ensure compliance with current HUD, Federal, State, and Local rules and regulations.

Approval was given to write-off 2.52% of total accounts receivable charges due to collection loss reports for quarter ended December 31, 2005.

Consent was given to call for a public hearing on the 2006-2007 operating budgets to be held on March 21, 2006.



Arbor Glen

### Strategy 5: Facilitate the Development of Client Families

Approval was given to authorize staff to modify the Arbor Glen Family Self-Sufficiency (FSS) Agreement. A triage level indicator has been added to facilitate better reporting and monitoring of services.

Parktowne Terrace held resident officer elections on January 23, 2006.

The Resident Advisory Council (RAC) has invited CHA staff to speak at the next group meeting about the Section 8 program, ROSS Homeownership, and Section 3 Job Training.

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

Approval was given to award a sole-source contract for the upgrade of the fire safety panel at Charlottetown Terrace to CRS Building Automation Systems.

#### Vacancy Turns

- \* Section 8 Voucher Utilization at 96.2%.
- \* Occupancy Rate for CHA managed sites 99%.
- \* CHA managed sites are at 15 vacancy turn around time.
- \* Privately Managed ACC units are at 46 days vacancy turn around time.