

Charlotte Housing Authority Board Highlights

Location: Central Office Board Room

Strategy 1: Develop Collaborative Relationships for Affordable Housing Solutions

Prosperity Creek Senior Apartments received a tax credit award to build 168 senior units from the North Carolina Housing Finance Agency. Forward 2006 tax credit commitments were given for family units at Springfield Gardens, senior units at Live Oak, and senior units on Bilbro sites.



McAden Park Elevation

CHA received a \$400k AHP grant from the Federal Home Loan Bank of Atlanta for the development of McAden Park (formerly Seigle 60). The development is part of the Piedmont Courts Revitalization Plan.

CHA received a \$450K AHP grant from the Federal Home Loan Bank of Atlanta for the Home Ownership component of Arbor Glen.

Strategy 2: Attain Long Term Financial Viability

No topics applicable in July meeting.

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

Vacancy Turns

- * Average 15-19 days
- * Boulevard Homes 26 days (problems with break ins)
- * Privately managed ACC units 155 days. Management companies are being reviewed and new policies & procedures are being implemented to rectify the vacancy prep problems and decrease the time for vacancy turns.

Strategy 4: Provide Highest Quality Real Estate Management Services

HUD performed a site visit to investigate upfront income verification processes to prevent fraud from housing authority clients. Upon completion of visit, HUD reported that they were very pleased with CHA's security measures and upfront income verification.



HUD HOPE VI Program Review Site Visit

The HUD Greensboro Field Office did a comprehensive review of CHA's HOPE VI program. The report gave CHA an overall excellent rating. The report stated that CHA staff was knowledgeable and well organized and the HUD review team was impressed with our fiscal and supportive services.

July 19, 2005



First Ward Homes

Strategy 5: Facilitate the Development of Client Families

Consent was given to offer First Ward Home-owners alternative refinancing options to enhance affordability of the homes.

Consent was given to reallocate expenses from the Fairview Homes HOPE VI (now The Park at Oaklawn) budget for the construction of The Park at Oaklawn Community Service Center from Management Improvements (Community Supportive Services) and Nondwelling Equipment to Nondwelling Structures.

RAC Fundraiser held on July 8th at Strawn was very successful.

RAC to meet with CHA Client Services Director to go over van procedures.

Cedar Knoll and Dillehay Courts RAC Presidents were elected in July.

RAC Fish Fry Fundraiser to be held August 5th.



HOPE VI Site First Ward Rental Units