



Charlotte Housing Authority

Building Community, People & Partnerships

Charlotte Housing Authority Board Highlights

Location: Central Office Board Room
March 21, 2006

Strategy 1: Develop Collaborative Relationships for Affordable Housing Solutions

Authorization was given to hold a TEFRA Hearing, a public hearing established by the Tax Equity and Fiscal Responsibility Act (TEFRA) of 1982 to hear public opinion on the issuance of bonds for South Oak Apartments. The hearing is for the issuance of revenue bonds in the amount \$10,000 to South Oak Crossing, LLC to finance a portion of the construction costs for the multifamily residential rental project.

Strategy 2: Attain Long Term Financial Viability

Approval was given to revise the Conventional Low Income Public Housing Budget for the year ending March 31, 2006 to include bond issuance revenue in the amount of \$77,400 for Oak Park at Nations Ford Apartments and \$94,750 for Stonehaven East Apartments.

Approval was given to amend the budget for off site costs paid above appraise value by Horizon Development Properties in the amount of \$45,010 for 12 offsite properties in the Piedmont Courts HOPE VI revitalization.

Consent was given to amend the budget for The Park at Oaklawn Community Center in the amount of \$3,000 which is accumulated interested from a \$50,000 donation from the United Way for the center.



The Park at Oaklawn Community Center

Consent was given to revise the Conventional Low Income Public Housing Budget for the year ending March 31, 2006 to include a payment of \$280,000 to Ameresco that reflects an agreement between the Authority and Ameresco to share utility savings from efforts to increase energy efficiency.

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

Consent was given to authorize the Authority to not only submit a disposition application for Live Oak, but also a demolition application.

Vacancy Turns

- * Section 8 Voucher Utilization at 96.3%.
- * Occupancy Rate for CHA managed sites 99%.
- * CHA managed sites are at 11 days vacancy turn around time.
- * Privately Managed ACC units are at 122 days vacancy turn around time.



Lawn/Landscaping services awarded to four contractors.

Strategy 4: Provide Highest Quality Real Estate Management Services

Consent was given to negotiate and award multiple lawn and landscaping service contracts for 52 CHA properties to Eric Kelly Landscaping, Environmental Design Landscape, Inc., Naturescapes Lawncare, and Sanders Lawn Service.



Tarlton Hills

Strategy 5: Facilitate the Development of Client Families

Resident Advisory Council President Mary Stitt and Charlotte Housing Authority Operating Officer Troy White have been holding meetings at Boulevard Homes, Hall House, Meadow Oaks, Tall Oaks, Tarlton Hills, and Southside Homes concerning the customer service & satisfaction survey.