



Charlotte Housing Authority

Building Community, People & Partnerships

Charlotte Housing Authority Board Highlights

Location: Central Office Board Room
May 14, 2006

Develop Collaborative Relationships for Affordable Housing Solutions

Approval was given to authorize HOPE VI funding and lot sales for the Arbor Glen single family homeownership on-site phase in the amount up to \$600,000. The Board also approved staff to enter into related agreements.

Attain Long Term Financial Viability

Consent was given to re-appropriate \$122,736 from the Fund Balance Appropriated-Land Sale Proceeds line item for the Bilbro Property (the corner of 12th Street and Brevard Steet) and other pursuit land costs which are a part of the Piedmont Courts Revitalization Plan. Consent was also given to re-appropriate \$48,934 and request an additional \$11,066 for the demolition phase of the Bilbro property from the same line item.

Consent was given to amend the 2002 and 2003 Capital Grant Funds. This realignment of the budget covers overages due to relocation expenses and overages from spending older grants first.

Approval was given to write-off 2.4% of total accounts receivable charges due to collection loss reports for quarter ended March 31, 2006.

Maximize Economic, Social, and Physical Value of Real Estate

Approval was given for staff to make an offer to purchase McAlpine Terrace and Glen Cove, two properties that CHA has leased from Wachovia for the past fifteen years.



McAlpine Terrace

Consent was given to authorize staff to execute an easement agreement with Bell South on the Bilbro site.

Vacancy Turns

- * Section 8 Voucher Utilization at 98%.
- * Occupancy Rate for CHA managed sites 99%.
- * CHA managed sites are at 23 days vacancy turn around time.

Provide Highest Quality Real Estate Management Services

Approval was given to authorize the submission of the Section 8 Management Assessment Program (SEMAP) Certifications for the year ending March 31, 2006. SEMAP is designed to assess whether the Section 8 Tenant-Based Assistance Program operates to assist eligible families to afford decent rental units at the correct subsidy cost and also establishes an objective system for HUD to measure a Housing Authority's performance in key Section 8 program areas.



CHA Board Vice Chair Eric Douglas and Chair Dan Page

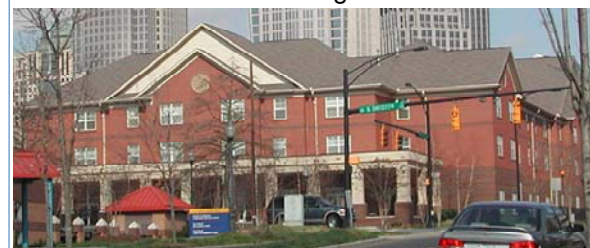
Approval was given to authorize the submission of the Public Housing Assessment System (PHAS) Management Operations Certification for the year ending March 31, 2006. The goal of PHAS is to enhance public trust by creating a comprehensive management tool that effectively and fairly measures a public housing authority's performance based on standards that are objective, uniform, and verifiable. The standards include physical condition, financial condition, management operations, and resident service & satisfaction.

Consent was given to call for a public hearing at CHA's June Board Meeting to hear comments on a substantial change to the CHA Annual Agency Plan for 2006.

Facilitate the Development of Client Families

On April 18, 2006, the Board of Directors of the Resident Advisory Council attended a meeting at Dillehay Courts with Chief Operations Officer Troy White and Client Services Director Donna Hughes.

On May 4, 2006, Ms. Belk of the Resident Advisory Council went to Autumn Place to set up a nomination committee for elections to establish a Resident Organization Board.



Autumn Place