



Charlotte Housing Authority

Building Community, People & Partnerships

Charlotte Housing Authority Board Highlights

Location: Central Office Board Room
January 17, 2006

Strategy 1: Develop Collaborative Relationships for Affordable Housing Solutions

None this meeting.

Strategy 2: Attain Long Term Financial Viability

Approval was given to revise the budget to reallocate the 2002 & 2004 Capital Grant funds budgeted for the MIS department. The reallocations are between Professional Fees and Equipment and to keep the overall budget for all MIS budgets in all capital grants the same. This also finalizes all expenditures for the MIS department for the 2002 Capital Grant.

Consent was given to amend the budget for the Caldwell Street Connector. This amendment is necessary to recognize revenue from a city grant and corresponding expenses for the infrastructure. The infrastructure for this will allow access between 940 Brevard and the Bilbro condos.

Consent was given to revise the budget for Relocation Revenue in the Conventional Fund. The revision reflects a \$277,890 change. This revenue reduction is offset by an increase in fund balance appropriated and the Conventional Low Income Public Housing Budget remains balanced.

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

Consent was given for the Chief Executive Officer to award a contract for the interior renovations of Southside Homes Phase III & IV to LCM Construction in the amount of \$4,975,839.

Approval was given to authorize the Chief Executive Officer to execute the City of Charlotte Housing Trust Fund Grant Application for Phase V of Southside Homes interior renovations.

Consent was given authorizing loans of approximately \$1,600,000 in The Park at Oaklawn HOPE VI and Replacement Housing Factor Funds for the Live Oak multi-family apartments. Staff was also authorized to negotiate and execute terms and documents necessary for the redevelopment of Live Oak including any necessary land leases.



Live Oak Apartments

Vacancy Turns

- * Section 8 Voucher Utilization at 97.5%.
- * Occupancy Rate for CHA managed sites 99%.
- * CHA managed sites are at 19 days vacancy turn around time.
- * Privately Managed ACC units are at 39 days vacancy turn around time.

Strategy 4: Provide Highest Quality Real Estate Management Services

Vacancy turnaround time for all of CHA conventional sites is set at 20 days. CHA works vigorously to maintain this standard. The three homes in the Pine Valley neighborhood are a unique piece of the CHA portfolio. CHA has taken the following actions to properly maintain these lots until demolition and disposition is approved by HUD.

- All three homes were boarded up, secured, and freed of debris as of January 23, 2006.
- CMPD has assigned a specific officer to maintain contact with CHA Resident Safety regarding any activity at the properties.
- Staff from Resident Safety and Maintenance will periodically drive through the neighborhood to check properties.

CHA is executing a similar process at the vacant properties in the Belmont community. The properties are being periodically checked by CMPD, Resident Safety, and Maintenance until demolition and disposition is approved by HUD.

Piedmont Courts is completely boarded up and secure including fencing. The master developer of the Piedmont Courts revitalization will take the lead in monitoring the site during the next stage of the process.

Strategy 5: Facilitate the Development of Client Families

The Good Neighbors Program is a series of classes educating citizens of Charlotte on how to be a better neighbor. The program is offered by the City of Charlotte and all of the Charlotte Housing Authority Section 8 participants can participate. In 3 to 4 weeks, literature will be available for the Section 8 participants that will brief them on the program and let them know they are eligible to participate in these educational classes.



Four young girls killed in September 15, 1963 church bombings in Birmingham, Alabama.

The Resident Advisory Council (RAC) is currently raising money for six youths to take a trip in honor of Black History month to Birmingham, Alabama. The trip will include a tour of the museum and church where four little girls were killed in the September 15, 1963 church bombing and two additional teenagers were killed in riots that day. Currently RAC has held two successful fundraisers on January 6th and 20th. The next fundraiser is breakfast scheduled for February 3rd at Strawn Activity Center from 7:30am – 10:30am.