



Charlotte Housing Authority

Building Community, People & Partnerships

Charlotte Housing Authority Board Highlights

Location: *Tarlton Hills Apartments*
November 15, 2005

Strategy 1: Develop Collaborative Relationships for Affordable Housing Solutions

Consent was given to authorize, approve, and accept the transfer of 6.5 acres of land (known as Montgomery Gardens) from Montgomery Gardens, LLC to the Charlotte Housing Authority. Upon completion of construction, Montgomery Gardens will consist of 76 units of affordable housing.

Approval was given to authorize, approve, and accept the transfer of land (19.04 acres off Prosperity Church Road) from Prosperity Seniors, LLC to the Charlotte Housing Authority. Upon completion of construction, the new development will consist of 168 units of affordable housing for seniors.

Approval was given to ratify the Board of Commissioner's selection of Banc of America CDC as the developer of the Live Oak multi-family project.

Strategy 2: Attain Long Term Financial Viability

The Earle Village HOPE VI (First Ward) budget was amended to reallocate expenses from total dwelling structures to various other expense accounts as it relates to the final building phase for this project budget.



Tarlton Hills Apartments

Consent was given to approve the write off of 1.84% of total accounts receivable charges due to collection loss reports for quarter ending September 30, 2005.

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

Vacancy Turns

- * Section 8 Voucher Utilization at 99.1%.
- * Occupancy Rate for CHA managed sites 99%.
- * Boulevard Homes is at 30 days vacancy turn around time.
- * Southside Homes is at 10 days vacancy turn around time.
- * Privately Managed ACC units are at 33 days vacancy turn around time.

Strategy 4: Provide Highest Quality Real Estate Management Services

A call for a public hearing on the Charlotte Housing Authority Agency Plan for 2006 and the five-year plan for 2005-2009 was made for December 2005.



CHA Board of Commissioner David Jones Reviews Board Agenda.

Strategy 5: Facilitate the Development of Client Families

Consent was given to approve the budget for the ABC Board Grant. The grant is used to assist residents who indicate symptoms or a history of alcoholism and/or drug addiction.

Approval was given to revise the HOPE VI Family Self-Sufficiency (FSS) Action Plan. The following revisions were approved:

- * Piedmont Courts is now reflected as a HOPE VI site.
- * Applicant may have a valid trade certificate in lieu of a GED or high school diploma.
- * Applicant must be working and/or in school a minimum of 30 hours per week.

The Residents' Advisory Council (RAC) board retreat at the end of October in Atlanta, GA was very successful. The retreat focused on team building, education on Charlotte Housing Authority policies and procedures, and providing informative information to residents.

RAC held a Memorandum of Understanding workshop on November 7, 2005.

Reorganization of RAC at Gladedale and Cedar Knolls took place in the month of November.