



Charlotte Housing Authority

Building Community, People & Partnerships

Charlotte Housing Authority Board Highlights

Location: Central Office
November 17, 2009

New Mission Statement:

To lead, develop, and execute community-wide strategies that meet the broad range of housing needs for families who cannot otherwise attain conventional housing.

Attain Long Term Financial Viability

The Agency has written off 1.1% of outstanding accounts receivables for the quarter ending June 30, 2009.

The Banks Law Firm has been selected and awarded a contract for general counsel legal services by CHA. The contract shall be for a two year term with an option to extend up to a total of five years.

The procurement policy at CHA has been revised to allow the Executive Director to approve all procurement actions up to \$100,000 for construction, maintenance, or repair contracts and up to \$50,000 for purchases of apparatus, supplies, materials, equipment, service contracts, consultants, architects, or engineers. Any procurement that will cause a single vendor to exceed the above stated amounts will require prior approval from the CHA Board of Commissioners.

Maximize Economic, Social, and Physical Value of Real Estate

CHA has loaned \$1,500,000 to Horizon Development Properties, Inc., a CHA subsidiary, for the acquisition and renovation of Hampton Creste and the MTW Funds budget was amended accordingly.

A partial demolition application will be submitted to HUD to partially demolish the common and dwelling areas on the 1st and 11th floors in Charlottetown Terrace to build amenity and supportive service space.

Up to \$3,000,000 in MTW Funds has been loaned to Horizon Development Properties, Inc., a CHA subsidiary, for the acquisition of Mill Pond Apartments. The apartments are located in an amenity rich area with good school districts and will provide development leverage for CHA's HOPE VI application and some replacement housing for Boulevard Homes families. The budget has been amended accordingly.



Maximize Economic, Social, and Physical Value of Real Estate (cont'd)

Occupancy Data

- * Section 8 Voucher Utilization is at 94%.
- * Occupancy Rate for CHA managed conventional sites is 99%. The sites have an average of 13 days vacancy turn around time.
- * Privately Managed ACC units are at 31 days vacancy turn around time.



Provide Highest Quality Real Estate Management Services

CHA has submitted a new 5-Year Designated Housing Plan to HUD Washington. The plan designates the following sites for exclusive occupancy by the elderly and near elderly: 940 Brevard, Arbor Glen (cottages), Edwin Towers, McAlpine Terrace, Parktowne Terrace, SpringCroft at Ashley Park and Strawn Apartments (high rise). Charlottetown Terrace and McCreesh Place are designated for exclusive occupancy by the disabled. The Prosperity Creek community is exclusively designated for occupancy by the elderly.

Open Wait List Page
Updates Available!
www.cha-nc.org