



Charlotte Housing Authority

Building Community, People & Partnerships

Charlotte Housing Authority Board Highlights

Location: Central Office
September 16, 2008

Strategy: Develop Collaborative Relationships for Affordable Housing Solutions

Authorization was given to CHA staff to provide up to \$93,500 in Land Sales Proceeds for ongoing expenses for Arbor Glen Single Family Homeownership.



Arbor Glen Single Family Homes

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

Authorization was given to adopt the new MTW Community Based Rental Assistance Policy (formerly Project Based Section 8). The policy is part of the 2008-2009 MTW Initiative to streamline that Project Based Section 8 Process. The policy will allow CHA to place assistance in stable neighborhoods so families can have better access to amenities and higher performing schools. It will also promote de-concentration of CHA's Rental Assistance Portfolio.

Occupancy Data

- * Section 8 Voucher Utilization is at 99.3%.
- * Occupancy Rate for CHA managed conventional sites is 99%. The sites have an average of 19 days vacancy turn around time.
- * CHA managed affordable sites are at 19 days vacancy turn around time.
- * Privately Managed ACC units are at 17 days vacancy turn around time.

Strategy: Attain Long Term Financial Viability

Authorization was given to amend the MTW Fund Budget to allocate \$350,000 for grant application consultants, architects, and legal fees for the Boulevard Homes Redevelopment.

The Asset Management Project Budget was amended to recognize the 5% Real Estate Development Group Fee for the sale of 4.0211 acres of land at Arbor Glen to Thompson Child and Family Focus.

Approval was given to allow Piedmont Courts HOPE VI Grant Funding of an Endowment Trust for Community & Supportive Services (CSS) Programming.

Consent was given to adopt the Code of Ethics/Standards of Conduct Policy revisions. The Standards of Conduct Policy has been merged with the Code of Ethics. The policy language has been simplified & redundancies removed. All declarations of ownership or interest in any property included or planned to be included in any housing developments must be declared to the Human Resources Director and President/CEO. The section regarding gifts has been clearly defined and falls in line with state law. Employees will sign policy upon hire and Board Members upon appointment. This policy was revised and reviewed by the CHA's General Attorney and staff.

Authorization was given to adopt the Investment Policy revision. The revision recognizes the July 8, 2008 HUD decision to allow NC State investment guidelines to be used for the investment of the CHA investable funds as part of the CHA Moving To Work Program.

Revisions were made to the CHA Petty Cash Policy. Authorizations, single purchase limits and refund frequency are a sample of items in the policy reviewed for practicality and updated to reflect the current financial environment.

