Charlottesville Redevelopment and Housing Authority

Board of Commissioners Virtual Annual Board Meeting

Thursday, January 24, 2022 at 5:00 p.m.

The Board of Commissioners of the Charlottesville Redevelopment and Housing Authority, ("hereinafter "CRHA" or the "Housing Authority") Board of Commissioner Virtual Meeting on January 24, 2022, with Chair A'Lelia Henry presiding.

I. Call to order

Chair Henry call the Annual Board Meeting to order at

Virginia code Section 2.2-3708.2(3)

Roll Call of Commissioners

	Present	Absent
Chair A'Leilia Henry	X	
Commissioner Laura Goldblatt		X
Commissioner Maddy Green	X	
Commissioner Rosia Parker	X, subsequent arrival	
Councilor Michael Payne	X	
Commissioner Brigid Wicks	X	

Moment of Silence

II. Public Comments Followed by PHAR Comments

PHAR Comments

PHAR Executive Director Shelby Edwards gave a brief update, PHAR has continued to host camera related meeting with residents, for the purpose of receiving more feedback from the residents. Two more meeting will be held. Feedback will be given to the Safety Committee. Ms. Edwards is looking forward to having a vigorous conversation about the Capital Fund plan in the coming weeks. Maintenance Committee will be up and running soon.

Public Comments

Concerned residents of Fry's Spring Neighborhood and Belmont/Carlton Neighborhood expressed concerns about the five-mile 24-inch pipe that will link the Observatory Water Treatment Plant to Pantops Mountain. There has been no public in-put about the project. The residents are looking for communication on this project.

III. Updates from Commissioners

No update from commissioners.

IV. Recognition of Former Mayor Nikuyah Walker

-Resolution 1434

Chair Henry read CRHA Resolution #1434. A Resolution Recognizing the Dedication and Effort of former Mayor Walker. The commissioners voted, and the vote was unanimous.

	Ayes	Nays	Absent	Abstain
Chair Henry	X			
Commissioner Goldblatt			X	
Commissioner Green	X			
Commissioner Parker	X			
Commissioner Payne	X			
Commissioner Wicks	X			

V. HCV Utility Allowance Update

HCV

VI. HCV Payment Standard Update

HCV Manager Ms. Consuela Knight did a thorough review of the HUD payment standard for 2022. Rent is increasing across the board for participants and there becoming rent burden. Ms. Knight is proposing a 105 % increase in the HCV payment standard. The new payment standard will begin when participants have their annual review, families that are coming off the waiting list, and if participants are moving from one unit to another. New payment standard does not apply for participant's who have an interim change.

Question from Commissioner Green, families are rent burden because the HUD payment standard is too low? Are the families paying Charlottesville Redevelopment and Housing Authority their total tenant payment, then CHRA pays the property owner the other portion? Executive Director Mr. Sales said CHRA does not receive any payment. The payment goes directly to the property owner and CHRA make payment to the property owner as well. The difference of contract rent in the tenant portion is what CRHA pays.

Question from Chair Henry, are you having problems getting the community to accept vouchers? Ms. Knight said the biggest problem we are facing is families who do not have income to secure the unit.

Question from PHAR's Executive Director Ms. Shelby Edwards, if the payment standard is going to be increased, would the people who are current voucher holder be able to move? Ms. Knight stated yes. Mr. Sales said but only after their recertification. Ms. Knight claimed if you have a current HAP contract and a lease agreement during initial term you cannot move if you in the initial term of your lease and HAP contract. Ms. Edwards follow up question, how often do participants use the zero-bedroom efficiency, studio payment standard? Mr. Sales said we have quite a few at The Crossing, we also have some on the PHA properties. 600 West Main has several studio apartments and I believe that 10th and Dairy Market have studio apartments.

Chair Henry question, are you getting the city properties to accept more vouchers? Mr. Sales said were getting the city properties to accept the voucher with the CSRAP program, but not as many in the HCV program.

Commissioner Parker wanted to hear more about the mobile homes. Mr. Sale stated they use a low payment standard, 40% of the 2-bedroom payment standard.

Commissioner Green stated is the utility schedule and the utility standard are nestled within the payment standard? Ms. Knight stated, what we do is the gross rent, and the utility allowance schedule is calculated to see which one is the higher, is it fixed in the contract rent and the utilities? Is it the payment standard? If it is less than the payment standard, we use the utility allowance in the contract rent. If it is over, then we use the payment standard. Chair Henry said so, this would stop the tenant from being charged to much for utilities. Ms. Knight stated this would stop the tenant from being charge to much rent. Commissioner Wicks commented we can control the rent, but can we control the utilities if it's not included? Mr. Sales uttered we cannot dictate what the utility is going to be or control how much utilities the tenants will use. The reason some property owners are raising rent for tenants, is there trying to compensate for the money that was lost. Chair Henry question, do Dominion Energy offer discounts to public housing or to low-income housing tenants? Mr. Sales declared that Dominion Energy offers budget billing, where your average bill is stretched out over a period of 12 months. Commissioner Wicks question if the payment standard is increased will it have a negative impact? Mr. Sales stated yes, we have not received any additional funds from HUD. We are expecting to get additional funds from Congress.

	Ayes	Nays	Absent	Abstain
Chair Henry	X			
Commissioner Goldblatt			X	
Commissioner Green	X			
Commissioner Parker	X			
Commissioner Payne	X			
Commissioner Wicks	X			

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VII. Finance Director Update

Mary Lou gave an update of the finances.

VIII. CRHA Board Committee Appointments

IX. Public Comments

X. Adjournment

Chair Henry call for a motion to adjourn the CRHA Board meeting. Commissioner Wicks seconded. Chair Henry adjourned the meeting at 8:05 p.m.

	Ayes	Nays	Absent	Abstain
Chair Henry	X			

Commissioner Goldblatt		X
Commissioner Green		
Commissioner Parker	X	
Commissioner Wicks	X	

The Charlottesville Redevelopment and Housing Authority Board of Commissioner approved the January 24, 2022 Meeting Minutes on _____

_____ _____

Mr. John Sales, Executive Director Date

Recorded by:

_____

_____ Date

Raquel Jackson

Charlottesville Redevelopment and Housing Authority

Board of Commissioners Virtual Annual Board Meeting

Monday, March 17th at 6:00 p.m.

The Board of Commissioners of the Charlottesville Redevelopment and Housing Authority, ("hereinafter "CRHA" or the "Housing Authority") Board of Commissioner Virtual Meeting on March 17, 2022 with Chair A'Leila Henry presiding.

I. **Call to Order**
II. **Virginia Code Section 2.2-3708.2(3)**
III. **Roll Call of Commissioners**

	Present	**Absent**
Dr. A'Lelia Henry, Chair	X	
Commissioner Laura Goldblatt	X	
Commissioner Michael Payne	X	
Commissioner Brigid Wicks	X	

IV. **Moment of Silence**

V. **General Announcements/Meeting Dates/Reminders**

Safety Meeting (Every other Tuesday): March 29th at 6:00 pm
*Please note that participants need to enter the passcode (181698) to get into the meeting.
Join Zoom Safety Meeting:
https://virginia.zoom.us/j/94162482463?pwd=cURYc2VQUnFVK0VCaFB1blNkakN0QT09
One tap mobile: +16465189805, 94162482463# US
Redevelopment Committee Meeting: Every other Thursday of the month at -Updated Time April 7th at 3:30 pm and April 21st (Admin Comm.) at 1:00 pm.
Join Zoom Meeting:
https://zoom.us/j/94663021086?pwd=ZEhHZ3U0VGNXdnczZFlENkR3cDU2Zz09
One tap mobile. +13017158592,,94663021086#
Resident Services Committee: April 12, 2022 at 1:00pm
Join Zoom Meeting:
https://zoom.us/j/95147780948?pwd=YUExYmZCOVBQUkQ3cy9zZ1NVYkg2UT09
One tap mobile: +16465588656,,95147780948#
Kathleen Glenn-Matthews, matthewsk@cvillerha.com; 434-987-9639
Maintenance Committee:

Personnel Committee: (Quarterly Meeting)

Finance Committee

VI. PHAR Comments followed by Public Comments

No PHAR comments or public comments.

VII. CRHA Proposed Fy2022-2023 Annual Budget Presentation

Mary Lou Hoffman did a thorough review of the 2022-2023 annual budget.

VIII. Adjournment