

Housing Authority of the City of Charlotte

Regular Meeting of the Board of Commissioners

Central Office
1301 South Boulevard
Charlotte, NC 28203

May 19, 2009

12:00 p.m. - Regular Board Meeting Convenes:

Regular Meeting Agenda:

1. Pledge of Allegiance
2. Public Hearings:
 - First Amendment to the MTW Agreement
 - Revisions for the Admissions & Occupancy and Section 8 Administrative Plan
3. Public Forum
4. Additions to the Agenda
5. Consideration to Approve the Minutes for:
 - Regular Board Meeting held *April 21, 2009 (Tab 7)*
6. Resident Advisory Council (RAC) Report
7. Monthly Report from the CEO
 - a) Monthly Scorecard **(Tab 1)**
 - b) Preliminary Budget to Actual Reports-FYE 3/31/09 **(Tab 2)**
 - c) Preliminary Cash Balance and Restriction Report-3/31/09 **(Tab 3)**
 - d) Preliminary Land Sales Proceeds Report-3/31/09 **(Tab 3)**
 - e) Notification of Administrative Budget Changes-3/31/09 **(Tab 3)**
8. Committee Reports:
 - Client Relations Committee
 - Development Committee
 - Finance and Audit Committee
9. **Consent Agenda Action Items:**
 - A. Budget Amendment: Asset Management Project Budget **(p.1)**
 - B. Budget Amendment: Central Office Cost Center Budget **(p.2)**
 - C. Budget Amendment: Southside Phase II Capital Budget **(p.3)**
 - D. Budget Amendment: MTW Funds (p.1) **(p.4)**
 - E. Budget Amendment: Edwin Towers Renovation Project Capital Budget **(p.5)**
 - F. Collection Loss Report Quarter Ended March 31, 2009 **(p.6)**

- G. Procurement Policy Revision (p.7)
- H. Section 3 Policy Revision (p.8)

10. **Business Agenda Action Items:**

- A. Approve First Amendment to the MTW Agreement (p.9)
- B. Revisions for Admissions & Occupancy (A&O) and Section 8 Administrative Plan (p.10)

Consent Agenda:

Consent Agenda items for the May 19, 2009 Regular Board Meeting of the Charlotte Housing Authority Board of Commissioners.

9. A Budget Amendment: Asset Management Project Budget

Action: Approve Resolution No. 1697 which amends Resolution No. 1693 which adopted the Asset Management Project Budget for the fiscal year ending March 31, 2010.

Staff Resource: Ralph Staley

Strategic Business: Finance and Administration

Strategic Goal: Attain Long – Term Financial Viability

Explanation:

In Resolution 1572, the Board re-appropriated \$896,000 for the Live Oak Multifamily project. In this amendment staff would like to re-appropriate the \$896,000 for this project. Funding is from the Fund Balance Appropriated-Land Sale Proceeds.

The Fund Balance Appropriated and Capitalized Items are reflected on the attached Exhibit A for the Live Oak Multifamily project in the amount of \$896,000.

Committee Discussion:

The Finance & Audit Committee discussed and unanimously approved this item for inclusion on the consent agenda at its meeting on May 19, 2009.

Funding:

Fund Balance Appropriated-Land Sale Proceeds

Attachments:

Exhibit A for Resolution 1697 (**Tab 5**)

Resolution No. 1697 (**Tab 6**)

9. B Budget Amendment: Central Office Cost Center Budget

Action: Approve Resolution No. 1698 to Amend Resolution No. 1694 Which Adopted the Central Office Cost Center Budget for Fiscal Year Ending March 31, 2010.

Staff Resource: Ralph Staley

Strategic Business: Finance and Administration

Strategic Goal: Attain Long – Term Financial Viability

Explanation:

In Resolution No. 1571, \$122,536 was re-appropriated for Bilbo property and other land pursuit cost which is a part of the Piedmont Courts Revitalization Plan. In this amendment, staff needs to re-appropriate \$122,536. Funding is from the Fund Balance Appropriated-Land Sale Proceeds line item.

In Resolution No. 1571, \$5,606 was re-appropriated for the demolition phase of the Bilbro property project. In this amendment, staff needs to re-appropriate \$5,606. Funding is also from the Fund Balance Appropriated-Land Sale Proceeds line item.

In Resolution No. 1571, \$475,000 was appropriated for the mews infrastructure at the Enclave Condominiums. In this amendment, staff needs to re-appropriate \$71,407. Funding is from the Fund Balance Appropriated-Land Sale Proceeds line item.

In Resolution No. 1571, \$30,000 was appropriated for preliminary studies and other pursuit cost for the new office building site at Youngblood Street. In this amendment, staff needs to re-appropriate \$2,807. Funding is from the Fund Balance Appropriated line item.

In Resolution No. 1629, \$45,000 was appropriated for Professional Services in the Human Resources Department. In this amendment, staff needs to re-appropriate \$16,000. Funding is from the Fund Balance Appropriated line item.

Total re-appropriation for the five items listed above is \$218,356. Of this amount \$199,549 is in Fund Balance Appropriated-Land Sale Proceeds and the remainder of \$18,807 is in Fund Balance Appropriated. These changes can be seen in Exhibit A and the budget remains balanced with the appropriation of fund balance.

As part of the due diligence to convey the vacant parcels to Mecklenburg County and the Pine Valley Homeowners Association, HUD Greensboro required an updated survey of the parcels. Upon completion of the surveys, it was noted that the site acreage on the surveys did not match the site acreage designated in our disposition request to HUD's Special Application Center (SAC); therefore, a modification to the disposition request was required. In the meantime, a private citizen who owned property in the same community attempted to refinance her property. During the due diligence, her attorney found that the legal description

on her property matched a legal description on a property that we previously sold. As a result, the attorney's were called in to review and correct the problem thereby creating legal fees.

Furthermore, SAC recently approved our disposition request and the attorney's will begin drafting the legal documents to convey the Pine Valley vacant parcels to Mecklenburg County and the Pine Valley Homeowners Association. Fund balance is being appropriated in the amount of \$15,000.

The total appropriation in Exhibit A is \$33,807 and the total re-appropriation is \$199,549

Committee Discussion:

The Finance & Audit Committee discussed and unanimously approved this item for inclusion on the consent agenda at its meeting on May 19, 2009.

Funding:

Fund Balance Appropriated-Land Sale Proceeds

Fund Balance Appropriated

Attachments:

Exhibit A for Resolution No. 1698 (Tab 5)

Resolution No. 1698 (Tab 6)

9. C Budget Amendment: Southside Homes Phase II Capital Budget

<p>Action: Approve Resolution No. <u>1699</u> Which Amends Resolution No. 1665 Which Adopted the Southside Homes Phase II Capital Budget</p>

Staff Resource: Ralph Staley

Strategic Business: Finance and Administration

Strategic Goal: Attain Long – Term Financial Viability

Explanation:

In June 2005, the Authority entered into a contract with Blue Ridge Enterprises, Inc. (BRE) for renovation work at Southside Homes. Subsequently, BRE and the Authority have been engaged in mediation because of BRE's allegation that the Authority "failed to properly coordinate and administer the project". In April, 2008, the Authority offered a settlement of \$41,798 which represented the amount remaining to be paid on the contract. This amount was rejected by BRE. Staff estimates an increased funding need of \$20,000 for legal and arbitration costs. As well as \$254,501 in funding to meet maximum exposure needs at the settlement with BRE. Funding is from the transfers of moving to work funds in the amount of \$274,501.

The attached Exhibit A shows an increase in Other Sources of \$274,501 with corresponding expenditures in the Administrative section in the amount of \$20,000 and in Capitalized Items \$254,501.

Committee Discussion:

The Finance & Audit Committee discussed and unanimously approved this item for inclusion on the consent agenda at its meeting on May 19, 2009.

Funding:

Southside Homes Phase II Capital Budget

Attachments:

Exhibit A for Resolution No. 1699 (Tab 5)
Resolution No. 1699 (Tab 6)

9. D Budget Amendment: MTW Funds

<p>Action: Approve Resolution No. <u>1700</u> to amend Resolution No. 1659 Exhibit A, which adopted the MTW Funds budget for the fiscal year ending March 31, 2010.</p>
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Staff Resource: Ralph Staley

Key Business: Finance and Administration

Strategic Goal: Attain Long- Term Financial Viability

Explanation:

This budget amendment is necessary to include the purchase and installation of a new generator for Edwin Towers. This project was originally included in the 2005 Capital Fund. Project delays occurred extending the completion beyond the closing date of the 2005 Capital Fund. This amendment recognizes a transfer of funds from Moving To Work in the amount of \$68,512 which represents the actual costs for the purchase and installation of the generator.

Also in this amendment, staff is requesting the transfer of funds in the amount of \$20,000 for the legal and arbitration costs in the Southside Homes Phase II Capital Project. Also staff request to transfer funds in the amount of \$254,501 to cover the maximum exposure in the settlement with BRE.

The attached Exhibit A shows the appropriation of fund balance in the amount of \$343,013. The expenditures are Operating Transfer Out- Capital Fund for \$343,013.

Committee Discussion:

The Finance & Audit Committee discussed and unanimously approved this item for inclusion on the consent agenda at its meeting on May 19, 2009.

Funding:
MTW funding

Attachments:
Exhibit A for Resolution 1700 (Tab 5)
Resolution No. 1700 (Tab 6)

9. E Budget Amendment: Edwin Towers Renovation Project Capital Budget

<p>Action: Approve Resolution No. <u>1701</u> to amend Resolution No. 1664 which Adopted the Edwin Towers Renovation Project Capital Budget.</p>

Staff Resource: Ralph Staley

Strategic Business: Finance and Administration

Strategic Goal: Attain Long – Term Financial Viability

Explanation:

This budget amendment is necessary to include the purchase and installation of a new generator for Edwin Towers. This project was originally included in the 2005 Capital Fund. Project delays occurred extending the completion beyond the closing date of the 2005 Capital Fund. This amendment recognizes an additional transfer of funds from Moving To Work in the amount of \$68,512 which represents the actual costs for the purchase and installation of the generator.

The attached Exhibit A shows a Transfer In-MTW Funds in the amount of \$68,512 with a corresponding expenditure in Capitalized Items.

Committee Discussion:

The Finance & Audit Committee discussed and unanimously approved this item for inclusion on the consent agenda at its meeting on May 19, 2009.

Funding:
Edwin Towers Renovation Project Capital Budget

Attachments:
Exhibit A for Resolution No. 1701 (Tab 5)
Resolution No. 1701 (Tab 6)

9.F Collection Loss Report for the Quarter Ended 03/31/09

Action: Approve the write-off of \$46,352.23 in accounts receivable due to collection losses for tenants vacated through 12/31/08.

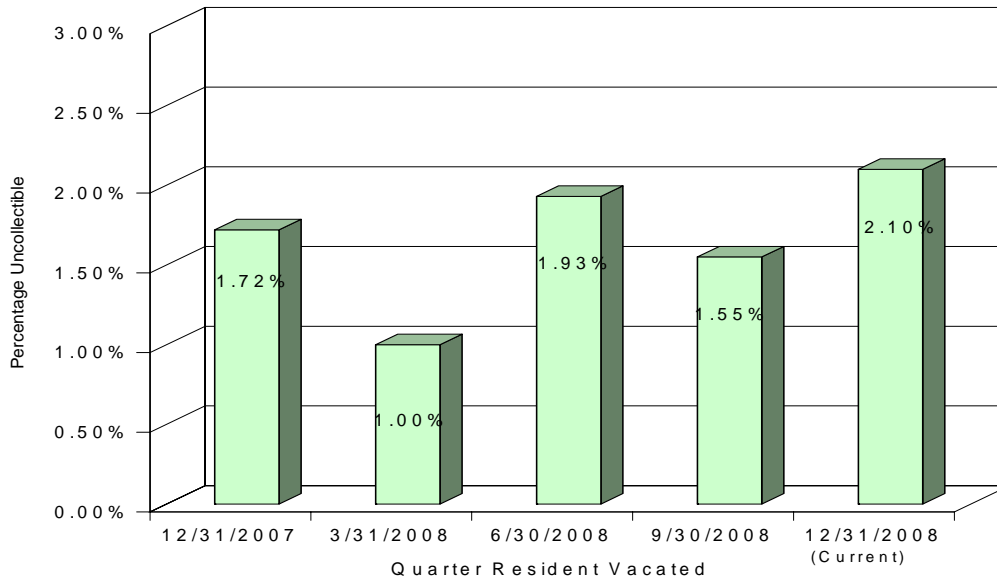
Staff Resource: Heather Franklin

Strategic Business: Finance Administration

Strategic Goal: Attain Long-Term Financial Viability

Explanation:

We are requesting to write-off as per the policy, the receivables outstanding as of March 31, 2009 from tenants who vacated during the quarter ending December 31, 2008. The amount proposed for write-off is \$46,352.23, which represents 2.10% of total charges for the quarter then ended. Below is a graphical depiction of the write-off percentages over the past several quarters. All quarters below compare Total Charges.



Committee Discussion:

The Collection Loss Report was discussed at the Finance Committee meeting and approved unanimously.

Community Input:

None.

Funding:

Conventional and Horizon Development

Attachment:

Collection Loss Report, 03/31/09 (Tab 3)

9. G Procurement Policy Revision

Action: Approve Resolution No. 1703 to Approve the Amended Procurement Policy for the Section 3 Administrative Policy and the Capital Fund Stimulus Grants Program.

Staff Resource: Steve Lamphere

Key Business: Finance Administration

Strategic Goal: Attain Long - Term Financial Viability

Explanation:

The purpose of this Board Agenda item is to approve the amended Procurement Policy to incorporate the major update to the Section 3 Administrative Policy and inclusion of the Procurement requirements of the American Recovery and Reinvestment Act of 2009 (the Recovery Act). The update to the Section 3 Administrative Policy requires that the Procurement Policy also be updated to further emphasize the preference for Section 3 concerns. The Procurement Policy provides specific procedures that may be followed by recipients and contractors for implementing the Section 3 contracting preference for each of the competitive procurement methods authorized in the 24 CFR 85.36(d). The changes cover a wide range of procurement issues from Solicitations to Contract Award. As a result, the attached revised policy will ensure CHA and its contractors are in compliance with the federal regulations and helping residents in their efforts to achieve self-sufficiency.

The inclusion of the Procurement requirements of the American Recovery and Reinvestment Act of 2009 (the Recovery Act) in the Procurement Policy update has been directed by HUD to all PHAs for processing the additional amount of Fiscal Year 2009 Public Housing Capital Fund Grants being provided in accordance with the Recovery Act. The Procurement Policy update states that PHAs shall give priority to Capital Fund Stimulus Grant projects and requires PHAs to follow 24 CFR 85.36 and that state and local laws shall not apply. PHAs shall instead use Part 85 requirements along with other requirements listed in the PIH 2009 -12 notice.

Committee Discussion:

The Finance & Audit Committee discussed and unanimously approved this item for inclusion on the consent agenda at its meeting on May 19, 2009.

Attachments:

Revised Procurement Policy (Tab 5)

Resolution No. 1703 (Tab 6)

9. H Section 3 Policy Revision

<p>Action: Approve Resolution No. <u>1702</u> to Approve the revised Charlotte Housing Authority Section 3 Administrative Policy.</p>
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Staff Resource: Steve Lamphere

Key Business: Finance Administration

Strategic Goal: Attain Long - Term Financial Viability

Explanation:

The purpose of this Board Agenda Item is to approve the revised CHA Section 3 Administrative Policy. The purpose of Section 3 of the Housing and Urban Development Act of 1968, as amended by Section 915 of the Housing and Community Development Act of 1992, is to “ensure that employment and other economic opportunities generated by certain HUD financial assistance shall, to the greatest extent feasible, and consistent with existing Federal, State, and local laws and regulations, be directed toward low- and very low-income persons, particularly those who are recipients of government assistance for housing, and to business concerns which provide economic opportunities to low- and very low-income persons.”

The Procurement Department has been designated to review the existing Section 3 policy and as a result, the policy has been revised to reflect federal updates. Procurement has received input from CHA departments to include Real Estate, Legal, Operations and Administration. As a result, the attached revised policy will ensure CHA and its contractors are in compliance with the federal regulations and helping residents in their efforts to achieve self-sufficiency.

Committee Discussion:

The Finance & Audit Committee discussed and unanimously approved this item for inclusion on the consent agenda at its meeting on May 19, 2009.

Attachments:

Revised Charlotte Housing Authority Section 3 Administrative Policy (Tab 5)

Resolution No. 1702 (Tab 6)

Business Agenda:

Business Agenda items for the May 19, 2009 Regular Board Meeting of the Charlotte Housing Authority Board of Commissioners.

10. A Approve the First Amendment of the Moving To Work Agreement

Action: Approve Resolution No. 1706 to Authorize CHA to approve the First Amendment of the Moving to Work Agreement.

Staff Resource: Shaunte Evans and Gwenarda Isley

Strategic Business: Executive

Strategic Goal: Provide Highest Quality Real Estate Management Services

Explanation:

A public hearing will be held on May 19, 2009 to conclude the 45 day public review/comment period of the U.S. Department of Housing and Urban Development (HUD) First Amendment to the Moving To Work Agreement.

There were several amendments to the Moving To Work Agreement that have been highlighted in same when they were put out for public review/comment on April 4, 2009. The amendment was placed at the following locations: the main branch of the public library; City Hall; 1301 South Boulevard, Charlotte, NC 28203; 2600 Youngblood Street, Charlotte, NC 28203; and 135 Scaleybark Road, Charlotte, NC 28209 and the Summary of Changes was provided at all property offices.

The following changes in the First Amendment of the MTW Agreement include:

1. **Section VIII: Termination and Default** – HUD will give the Agency written notice of any default with specificity the measures that the Agency must take to cure same.
2. **Section IV: Evaluation** – Presently HUD considers certain criteria for continued participation; the amendment notes if an Evaluation Plan is developed, the Agency has 30 days to review its criteria and submit any objections for consideration.
3. **Section V: Amendments and Continuation of Activities** – Letter C requests that an Agency plan and be able to end all features of the MTW Plan upon expiration and submit a transition plan not later than one year prior to expiration. In the Amendment, HUD will consider extending successful activities beyond the term of the MTW demonstration where legally permitted.

4. **Section I.E** – Deleted any provision set forth in the Restated Agreement shall supersede this Restated Agreement such that provisions of the law shall apply as set forth in the law.
5. **Section II.F** – Deleted entire paragraph relative to project level budgeting and accounting and conform to OMB circular A-87 and the HUD definition of reasonable fees. This paragraph was replaced with text in number 6 of the amendment referencing Local Asset Management Program.
6. **Section VII: Administrative Responsibilities** –Financial reporting on the local asset management plan added to B and agency use the original Attachment B for the Annual Plan and Report.

Committee Discussion: None

Funding: None

Attachments:

First Amendment to MTW Agreement Summary of Changes (**Tab 4**)

First Amendment to the MTW Agreement (**Tab 4**)

Resolution No. 1706 (**Tab 6**)

10. B Revision of Policies for Admissions and Occupancy (A&O) and the Section 8 Administrative Plan

Action: Approve Resolution No. 1696 to Authorize CHA to Revise Policies for Admissions and Occupancy (A&O) and the Section 8 Administrative Plan and consolidate the policies into one, “The Housing Administrative Plan”.

Staff Resource: Troy D. White and Cheryl Campbell

Strategic Business: Operations

Strategic Goal: Provide Highest Quality Real Estate Management Services

Explanation:

A public hearing will be held on May 19, 2009 to conclude the 45 day public review/comment period of the Charlotte Housing Authority’s Policies for Admissions and Occupancy (A&O) and the Section 8 Administrative Plan.

The purpose of the revisions of the policies is to bring them into compliance with Federal, State and Local laws. Additionally, changes are proposed to incorporate Moving Forward (MF) initiatives.

There were several proposed changes to the A&O and the Section 8 Administrative Plan policies that have been highlighted in same when they were put out for public review/comment on April 4, 2009. The policies were placed at the following locations:

the main branch of the public library; City Hall, 1301 South Boulevard, Charlotte, NC 28203; 2600 Youngblood Street, Charlotte, NC 28203; and 135 Scaleybark Road, Charlotte, NC 28209 and the Summary of Changes was provided at all property offices. Below are a few highlights of the proposed changes:

1. **Waiting List Management** - Public Housing waiting lists are now located at and managed by the site staff. Criminal background checks will be completed for applicants 16 and older. Occupancy Training will be completed for admission.
2. **Recertification Process (Baseline Data / Work Requirement)** - Recertifications will be completed every other year for senior and disabled residents. Baseline Data will be gathered during recertifications for tracking initiative progress. Work Requirement is added as noted in MTW plan as an appendix.
3. **Rent Reform/Hardship Policy** - Rent reform is added as noted in the MTW plan as an appendix. The hardship policy has been expanded to apply to all residents (previously it only applied to minimum renters) and is included as an appendix.
4. **Quality Control** - We have increased our quality control monitoring.
5. **Truancy** - Truancy policy has been added as an appendix to the plan to allow CHA to take action in conjunction with action taken by CMS in compliance with state law.

Committee Discussion:

Staff began reviewing the A&O and Section 8 Administrative Plan (DHTE). The Section 8 Administrative Plan Committee met and revised the Administrative Plan on the following dates: December 16, 2008; December 30, 2008; January 8, 2009; January 29, 2009; February 17, 2009; and February 26, 2009. Public Housing and Section 8 Administrative Plan Committee also met with RAC and Legal Aid on the merger document on the following dates: April 1, 2009; April 7, 2009; and April 16, 2009. The summary of proposed changes was also reviewed with RAC on May 27, 2008 at the Carole Hoefener Center. Board Members reviewed a summary of the proposed changes on April 28, 2009.

Funding: None

Attachments:

Summary of Proposed Changes (Tab 4)
Resolution No. 1696 (Tab 6)

**MINUTES OF THE REGULAR BOARD MEETING
OF THE COMMISSIONERS OF THE HOUSING
AUTHORITY OF THE CITY OF CHARLOTTE
HELD ON TUESDAY, APRIL 21, 2009**

The Board of Commissioners of the Housing Authority of the City of Charlotte, North Carolina held a regular meeting at the *Charlotte Housing Authority, Central Office, 1301 South Boulevard, Charlotte, NC 28203* at 12 noon on Tuesday, April 21, 2009.

Present: Chairman David Jones
Vice-Chairman Rodney Moore
Commissioner Joel Ford
Commissioner Dan Page
Commissioner Chris Moffat
Commissioner Lucille Puckett

Absent: Commissioner Will Miller

Also Present: Charles Woodyard, CEO
Sherrod Banks, General Counsel

Pledge of Allegiance:

Chairman Jones opened the meeting at approximately 12 noon. He then asked Vice-Chairman Moore to lead us in the pledge of allegiance.

Public Forum:

Chairman Jones asked if there was anyone present signed up to speak; hearing none he closed the public forum.

Additions to the Agenda:

Hearing none, the agenda was approved as submitted.

Consideration to Approve the Minutes for:

- Regular Board Meeting held on March 24, 2009

ACTION:

Motion was made to approve:	Commissioner Moffat
Motion was seconded by:	Vice-Chairman Moore
Outcome:	Passed unanimously

Regular Board Meeting
April 21, 2009

Resident Advisory Council (RAC) Report:

The following report was give by Ms. Belk:

- On April 1, 7 & 16 the RAC Board and members met with Ellis Mitchell, Section 8 Director, Cheryl Campbell, Deputy COO and other staff members concerning changes of the policies of Section 8 and the Charlotte Housing Authority.
- RAC held their successful monthly meeting on April 14, 2009.
- Residents were transported to Wal-Mart for the month of April 2009.
- On the 28th of April, RAC will hold its monthly Quality Circle meeting @ 2:00 p.m. Commissioner Will Miller has accepted the invitation to attend this meeting.
- On April 24th thru 26th RAC will be attending the CCHRCO 2009 resident retreat. The theme is “Making a Change”.
- The Board of directors request staff to remind the managers to meet with their president and Board for their monthly Quality Circle meetings. This is part of their monthly report to RAC. The Secretary will be in contact with the manager for a follow-up.
- Friendly reminder: If there are any questions, comments concerning RAC, please submit to RAC in writing.

Monthly Report from the CEO:

Mr. Woodyard, CEO, introduced Mr. Troy White, COO, to give the report:

Mr. White referred to Tab 1, which is Section 8 utilization. For the year we have reached the target of 98% for utilization. Below listed is the waiting list and we did issue 63 new landlord packages. The numbers have not changed on the waiting because those vouchers have been project based.

On page 2, for the Conventional Public Housing sites, which was at 99% for the month of March. We are at 99% for the TARS (Tenants Accounts Receivable) and we have 13 days for vacancy make-ready.

Referring to the Affordable Properties we are at 98% for our occupancy rate and at 97% for our TARS with 8 days for our vacancy turn.

On page 3, referring to the Private Management Companies, we are at 99% occupancy rate. It was noted that we have just started the new TARS tabulation. We are at 96%, and 19 days for vacancy turn. Mr. White, COO, asked for questions, hearing none he ended his report.

Regular Board Meeting
April 21, 2009

Committee Reports

Client Relations Committee (*Committee did not meet in April*)

Development Committee:

Commissioner Moffat gave the following report:

- ✚ The meeting took place on April 8th, 12:00 – 1:30.
- ✚ There are several items listed on the Consent Agenda. Which includes the recommendation for funding of the Strawn Site Master Plan. This is a continuation of the process that was begun as the Urban Land Institute panel last year.
- ✚ Also on the agenda, is the recommendation for the initial funding commitments for 915 Caldwell Senior Apartments, which is a CHA direct development. As well as the Steele Creek Seniors Apartments, this is in partnership with Wood Partners. Both deals will proceed to the full application stage for 2009 tax credits.
- ✚ The committee had an extended discussion about the policy on partnerships, which was designed to address both supportive housing issues and circumstances relating to CHA ownership of developments. While in favor of the policy to increase CHA leadership role in development of supportive housing, the commissioners raised several issues relating to the allocation of the project based Section 8 vouchers and waiting list as well as questions relating to the development in which there is a proposed mix of Section 8 & Section 9 subsidies. Staff was asked to revisit the policy for need clarifications and return the information to the May committee meeting. Due to the postponement of the decision of this policy action was deferred until after the revised policy is discussed and approved. Committee also expressed concern for the proper placement of the Hall House residents when the project closes for agreement.
- ✚ Discussed some miscellaneous issues in the VP Report.

Finance & Audit Committee Report:

Commissioner Ford gave the following report:

- ✓ Discussed the Budget Amendment for Strawn Apts. and Piedmont Courts which have been placed in the Board packages.
- ✓ McGladrey & Pullen gave an in-depth Audit presentation. It was very interesting, especially as it relates to fraudulent activities relating to the authority. No fraudulent activity is noted.

Consent Agenda Action Items:

Chairman Jones explained that these are the Consent Agenda Items which previously have been brought before their individual working committees. At this time you can select any item for

Regular Board Meeting
April 21, 2009

Discussion if you need further information or you can leave all the items as they are show under consent through **Items 8.A – 8.D.**

ACTION:

Motion was made by: Vice-Chairman Moore
Motion was seconded by: Commissioner Ford
Outcome of the vote: Passed unanimously

NOTE: Chairman Jones announced that he, Commissioner Miller and Commissioner Puckett attended the Hall House collaborative breakfast last Wednesday. He explained it was a very nice function and well attended. Kathleen Foster, VP of Real Estate Development, represented the Charlotte Housing Authority very well in her remarks concerning the collaboration.

A motion was made to suspend the regular meeting of the Charlotte Housing Authority and open the meeting of Horizon Development Properties, Inc.

ACTION:

Motion was made by: Commissioner Moffat
Motion was seconded by: Commissioner Puckett
Outcome: Passed unanimously

The meeting was re-convened to the regular session, and then officially adjourn the regular meeting to go into Executive Session to discuss personnel matters.

ACTION:

Motion was made by: Vice-Chairman Moore
Motion was seconded by: Commissioner Ford
Outcome: Passed unanimously

Minutes respectfully prepared by: Barbara G. Porter
Executive Assistant to the CEO

The next meeting will be held on Tuesday, May 19, 2009 at the Charlotte Housing Authority Central Office, 1301 South Boulevard, Charlotte, NC 28203 starting promptly at 12 noon. Lunch will be served @ 11:30 a.m. for the Commissioners. If any questions/comments, please contact the Executive Office @ 704.336.5221.