

**Charlotte Housing Authority**

**BOARD OF COMMISSIONERS**

**BOARD MEETING**

*February 15, 2011*

*Charlotte Housing Authority  
1301 South Boulevard  
Charlotte, NC 28203*

*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”*

*Commissioners:*

*Chairman – Joel Ford  
Vice-Chairman – Will Miller  
Lucille Puckett  
Benjamin Hill  
Geraldine Sumter  
David Jones*



**HOUSING AUTHORITY OF THE CITY OF  
CHARLOTTE**

***NOTICE***

***BOARD MEETING***

BOARD OF COMMISSIONERS MEETING

*February 15, 2011*

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*NOTICE* is hereby given that a Board meeting of the Board of Commissioners of the Housing Authority of the City of Charlotte will be held on *February 15, 2011* as follows:

**TIME/Date:**      *5:00 P.M.*  
                          *February 15, 2011*

**LOCATION:**        *Charlotte Housing Authority*  
                          *Central Office*  
                          *1301 South Boulevard*  
                          *Charlotte, NC 28203*

  
*Charles Woodyard/CEO*

**Housing Authority of the City of Charlotte**  
**Regular Meeting of the Board of Commissioners**

*Central Office*  
*1301 South Boulevard*  
*Charlotte, NC 28203*

**February 15, 2011**

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**5:00 p.m.** - **Regular Board Meeting Convenes:**

**Regular Meeting Agenda:**

1. Pledge of Allegiance
2. Public Hearing: **FY 2011-2012 Annual Budget**
3. Public Forum: Everleen Richardson
4. Review and Approval of the Agenda
5. Consideration to Approve the Minutes for:
  - Regular Board Meeting held *January 18, 2011 (Tab 9)*
  - Special Board Meeting held *February 2, 2011 (Tab 9)*
6. Resident Advisory Council (RAC) Report
7. Monthly Report from the CEO
  - Business Plan Update
  - 12/31/10 Budget to Actual Reports **(Tab 1)**
  - 12/31/10 Cash Balance and Restriction Report **(Tab 2)**
  - 12/31/10 Land Sales Proceed Report **(Tab 2)**
  - 12/31/10 Notification of Administrative Budget Changes **(Tab 2)**
8. Committee Reports:
  - Client Relations Committee
  - Development Committee
  - Finance and Audit Committee
9. **Consent Agenda Action Item:**
  - A. Approve Procurement Contract: 8 Star Construction, Inc. **(p.1)**
  - B. Budget Amendment: MTW Funds (McCreesh Place) **(p.4.)**
  - C. Budget Amendment: Asset Management Project **(p.5)**
  - D. Budget Amendment: MTW Funds (Section 8 Housing Choice Voucher (HCV) **(p.6)**
  - E. Budget Amendment: Section 8 **(p.7)**
  - F. CHA Collection Loss Report for the Quarter Ended 12/31/10 **(p.8)**

10. **Business Agenda Action Items:**

- A. CHA New 5 Year Designated Housing Plan **(p.11)**
- B. Approve Procurement Contract: Construction Manager at Risk-Parktowne Terrace **(p.13)**
- C. Approve Procurement Contract: Investment Banking Services for CFFP Transaction **(p.15)**
- D. Charlottetown Terrace Rehabilitation Project **(Tab 6)**  
Budget Amendment: Charlottetown Terrace Rehabilitation Project
- E. Charlottetown Terrace Rehabilitation Project: Authorize Land Sale Proceeds **(Tab 7)**  
Budget Amendment: Asset Management Project

11. **Discussion:**

- Phase II Surveillance Cameras **(Tab 8)**

**Consent Agenda:**

**Consent Agenda items for the February 15, 2011 Regular Board Meeting of the Charlotte Housing Authority Board of Commissioners.**

**9.A Approve Procurement Contract - 8 Star Construction, Inc.**

**Action: Approve Contract for Procurement of Asphalt Repair Sealcoat and Resurfacing work for CHA-Wide Sites to 8 Star Construction, Inc. for \$375,380 (bid includes 2% contingency).**

**Staff Resource:** Ralph Staley/Steve Lamphere/Cheryl Campbell

**Strategic Business:** Finance and Administration/Capital Assets

**Strategic Goal:** Ensure the Authority’s Long-Term Financial Viability

**Background/Policy Framework:**

On June 15, 2010, the CHA Board of Commissioners approved the final update to the CHA Procurement Policy that requires a review and approval by the Board for Procurement actions exceeding the dollar threshold set for that individual classification of material or service as set below:

<b><u>Dollar Threshold</u></b>	<b><u>Procurement Classification</u></b>
\$100,000	New Construction and Substantial Rehabilitation contracts
\$50,000	Professional Service contracts, consultants, architects and engineers.

Additionally, any procurement that will cause a single vendor to exceed the above amounts during a rolling twelve (12) month period will require prior approval from the CHA Board of Commissioners before additional contracts are awarded to the vendor.

This project was re-bid due to issues involving an acceptable Payment and Performance Bond and delayed construction start. The history follows:

- This project was originally bid, approved by the Board, and awarded to Red Clay Industries in October 2009.
- Changes in the scope of work were approved by the Board in January 2010.

- Winter weather prohibited the start of work after Board approval.
- In May 2010, in lieu of the required Payment and Performance Bonds, Red Clay submitted payment wiring instructions to an escrow agent. Staff research on the acceptability of this type of surety was conducted during June 2010.
- Red Clay requested an increase in the contract due to the delayed start.
- Red Clay informed staff that they could not proceed without a change order for increase cost. Staff issued a confirmation of contract termination letter in August 2010.
- Due to the pricing increase, changes in scope and new project management staff, the decision was made to re-bid the project.

**Explanation:**

This project was re-bid again in January 2011. The purchase contract with 8 Star Construction, Inc. for the Asphalt Repair services for CHA-Wide sites requires Board approval to proceed with the improvements. This project will involve asphalt repair, sealcoat and resurfacing at fourteen (14) CHA multi-family sites. Properties were grouped into four (4) lots.

- Procurement Phase: Standard formal bidding procedures were followed with the project advertised in the Charlotte Observer, all Charlotte plan rooms, Demand Star (notice), and TPM (McGraw-Hill) who handled plan distribution. A pre-proposal conference was held and a sealed bid opening conducted.
- Four (4) bids were received with 8 Star Construction, Inc. being the lowest responsive bidder for Lots 1 and 3. 8 Star Construction, Inc. is also a Section 3 Business Concern that claimed its preference for Lots 2 and 4.
- 8 Star Construction, Inc. references were checked (other owners, BBB, licensure, etc.) and were found to be acceptable.
- As a Section 3 business, 8 Star Construction, Inc. has claimed preference in the contract award process. For bids less than \$100,000, HUD allows preference awards to Section 3 businesses to other than the low bidder if that bid is no more than 10% or \$9,000 of the next low bid. 8 Star Construction's bids for Lot 2 and 4 are within the allowed HUD thresholds for preference awards.
- Staff recommends award of the contract to 8 Star Construction, Inc. for all lots under this solicitation. The project that will be secured by 100% Payment and 100% Performance Bonds supplied by an approved surety, as required by HUD.

**Committee Discussion:**

This procurement item was discussed at the February 2, 2011 Client Relations Committee meeting. There was discussion regarding awarding 8 Star Construction, Inc. the two lots they were not the low bidder on, as a result of their Section 3 preference. Staff also met with the vendor to ensure their capacity for completion of all four lots.

**Summary of Bids:**

	<b>8 Star Construction, Inc.</b>	<b>Turner Asphalt, Inc</b>	<b>Custom Paving Co.</b>	<b>Trull Contracting, LLC</b>
<b>LOT #1</b> (Dillehay Court, Leafcrest, Robinsdale)	<b>\$128,932</b>	<b>\$133,718.50</b>	<b>\$159,300</b>	<b>\$0</b>
<b>LOT #2</b> (Claremont, Edwin Towers, Gladedale, Tall Oaks)	<b>69,345</b>	<b>65,655.30</b>	<b>92,940</b>	<b>73,766.34</b>
<b>LOT #3</b> (Victoria Square, Wallace Woods, Sunridge)	<b>70,177</b>	<b>75,596</b>	<b>90,805</b>	<b>74,617.05</b>
<b>LOT #4</b> (Cedar Knoll, Mallard Ridge, Meadow Oaks, Southside)	<b>99,565</b>	<b>94,914</b>	<b>128,035</b>	<b>101,594.31</b>
<b>TOTALS</b>	<b>\$368,019</b>	<b>\$369,883.80</b>	<b>\$471,080</b>	<b>\$249,977.70</b>

**Section 3/MWBE Consideration:**

Section 3 Subcontracting: 10% (trucking)

Section 3: 100% (Prime); 2 new jobs needed to be filled by Section 3 residents

M/WBE: 100% (Prime); subcontracting; 10% (trucking)

**Funding:**

Moving To Work, Capital Project and American Recovery and Reinvestment Act

**Attachment:**

None

## **9.B Budget Amendment: MTW Funds**

**Action: Approve a Resolution to amend the MTW Fund budget for the fiscal year ending March 31, 2011. (Last amended by Resolution 1902)**

**Staff Resource:** Ralph Staley

**Strategic Business:** Finance and Administration

**Strategic Goal:** Ensure the Authority's Long Term Financial Viability

### **Background/Policy Framework:**

CHA has partnered with St. Peter's Homes, Inc. to provide Section 9 rental assistance for sixty-three (63) existing supportive housing units and Project Based Section 8 assistance for twenty-six (26) newly constructed units. The units are located at McCreesh Place Apartments, which targets homeless men or men at risk of becoming homeless with disabilities. Intensive on-site supportive services are also provided.

### **Explanation:**

CHA needs to provide rental subsidy for the 63 Section 9 units at McCreesh Place that have or will come online from January through March 31, 2011. Funding (subsidy) for the property will come from HUD into the MTW fund. Subsidy will then be transferred to the asset management project.

McCreesh is estimated to receive approximately \$338 per unit per month in subsidy. CHA has yet to receive a final project expense level (PEL) from HUD and as a result the dollar amount used in underwriting the deal will be used as the baseline funding amount. Once an official PEL is released CHA will retroactively settle up with the property.

In Exhibit A, an increase in revenue is shown in the Public Housing Operating Subsidy in the amount of \$63,882. The corresponding expenditures are shown in the Operating Transfers Out - Public Housing in the amount of \$63,882.

### **Committee Discussion:**

At the Finance & Audit Committee meeting on February 2, 2011, this item was unanimously approved for the consent agenda.



**Funding:**

MTW Funding

**Attachments:**

Resolution (Tab 3)

Exhibit A for Resolution (Tab 3)

**9.C Budget Amendment: Asset Management Project**

**Action: Approve a Resolution to amend the Asset Management Project Budget for the fiscal year ending March 31, 2011. (Last amended by Resolution No. 1908)**

**Staff Resource:** Ralph Staley

**Strategic Business:** Finance and Administration

**Strategic Goal:** Ensure the Authority's Long Term Financial Viability

**Background/Policy Framework:**

CHA has partnered with St. Peter's Homes, Inc. to provide Section 9 rental assistance for sixty-three (63) existing supportive housing units and Project Based Section 8 assistance for twenty-six (26) newly constructed units. The units are located at McCreesh Place Apartments, which targets homeless men or men at risk of becoming homeless with disabilities. Intensive on-site supportive services are also provided.

**Explanation:**

This amendment is necessary to provide the budget authority to receive and expend the rental subsidy for McCreesh Place. CHA needs to provide rental subsidy for the 63 Section 9 units at McCreesh Place that have or will come online from January through March 31, 2011. Funding (subsidy) for the property will come from HUD into the MTW fund. Subsidy will then be transferred to the asset management project.

In Exhibit A, an increase in revenue is shown in the Operating Transfers In – MTW in the amount of \$63,882. The corresponding expenditure is shown in the Operating Transfers Out – Mixed Finance Communities in the amount of \$63,882.

**Committee Discussion:**

At the Finance & Audit Committee meeting on February 2, 2011, this item was unanimously approved for the consent agenda.

**Funding:**

MTW Funds

**Attachments:**

Resolution (Tab 3)

Exhibit A (Tab 3)

**9.D Budget Amendment: MTW Funds**

**Action: Approve a Resolution to amend the MTW Fund budget for the fiscal year ending March 31, 2011. (Last amended by Resolution 1902)**

**Staff Resource:** Ralph Staley

**Strategic Business:** Finance and Administration

**Strategic Goal:** Ensure the Authority's Long Term Financial Viability

**Background/Policy Framework:**

In May, 2009, staff amended the MTW fund budget based on information received from HUD. The biggest change concerned the Section 8 Housing Choice Voucher (HCV) program. According to the new guidance, the HCV program will be reported within the MTW program. Other Section 8 special allocation voucher programs that are not covered under the MTW agreement, such as Veterans Affairs Supportive Housing (VASH) vouchers, will be reported in the Section 8 program.

In November, staff adjusted the revenue and expenditures for portable and regular Section 8 vouchers. At that time, portable revenue and expenditures were increased by \$2,000,000.

**Explanation:**

HUD has revised its ruling on types of vouchers that remain in the Section 8 Program to include Family Unification Program (FUP) vouchers. CHA has both VASH and FUP vouchers. FUP vouchers were included in the MTW Fund budget based on the previous regulation. This new ruling dictates an adjustment (reduction) in the MTW funds budget

by the amount of the FUP vouchers. CHA has 100 FUP vouchers for a budgeted amount of \$873,089 in revenue and expenditures.

Staff would like to again adjust the amount of revenue and expenditures for portable revenue and expenditures. Revenues and expenditures for the period November through January was \$1,376,810 or an average of \$458,637 per month. Staff request permission to increase portable revenue and expenditures from \$4,600,000 to \$5,800,000.

Exhibit A shows a net increase in revenues of \$326,911. Revenues were increased by \$1,200,000 for Portable HAP with a reduction of \$822,335 in Section 8 Operating Subsidy and \$50,754 in Section 8 Administrative Fees for the FUP vouchers to be moved to Section 8. HAP has a net increase of \$377,665 which represents an increase of \$1,200,000 for portable vouchers payments and a decrease of \$822,335 for FUP voucher payments. The other decreases (\$50,754) represent the operating costs for the FUP vouchers moving to Section 8.

**Committee Discussion:**

At the Finance & Audit Committee meeting on February 2, 2011, this item was unanimously approved for the consent agenda.

**Funding:**

MTW funding

**Attachments:**

Resolution (Tab 3)

Exhibit A for Resolution (Tab 3)

**9.E Budget Amendment: Section 8**

**Action: Approve a Resolution to amend the Section 8 Budget for the fiscal year ending March 31, 2011. (Last Amended by Resolution 1908)**

**Staff Resource:** Ralph Staley

**Strategic Business:** Finance Administration

**Strategic Goal:** Ensure the Authority's Long Term Financial Viability

**Background/Policy Framework:**

In May, 2009, staff amended the MTW fund budget based on information received from HUD. The biggest change concerned the Section 8 Housing Choice Voucher (HCV) program. According to the new guidance, the HCV program will be reported within the MTW program. Other Section 8 special allocation voucher programs that are not covered under the MTW agreement, such as Veterans Affairs Supportive Housing vouchers, will still be reported in the Section 8 program.

**Explanation:**

This amendment is necessary to show the revenue and expenditures for the Family Unification Program (FUP) vouchers into the Section 8 Program. In previous rulings HUD stated that only Veterans Affairs Supportive Housing vouchers should be included in the Section 8 Program. Now FUP voucher are also to be included.

Exhibit A shows an increase in revenue of \$873,089 representing subsidy of \$822,335 and administrative fees of \$50,754. The increase in expenditures represents \$822,335 in HAP and \$50,754 in other operating costs.

**Committee Discussion:**

At the Finance & Audit Committee meeting on February 2, 2011, this item was unanimously approved for the consent agenda.

**Funding:**

MTW

**Attachments:**

Resolution (Tab 3)

Exhibit A for Resolution (Tab 3)

**9.F CHA Collection Loss Report for the Quarter Ended 12/31/10**

**Action: Approve the write-off of \$41,125.46 in accounts receivable due to collection losses for tenants vacated through 9/30/10.**

**Staff Resource:** Ralph Staley

**Strategic Business:** Finance Administration

**Strategic Goal:** Ensure the Authority's long-term financial viability.

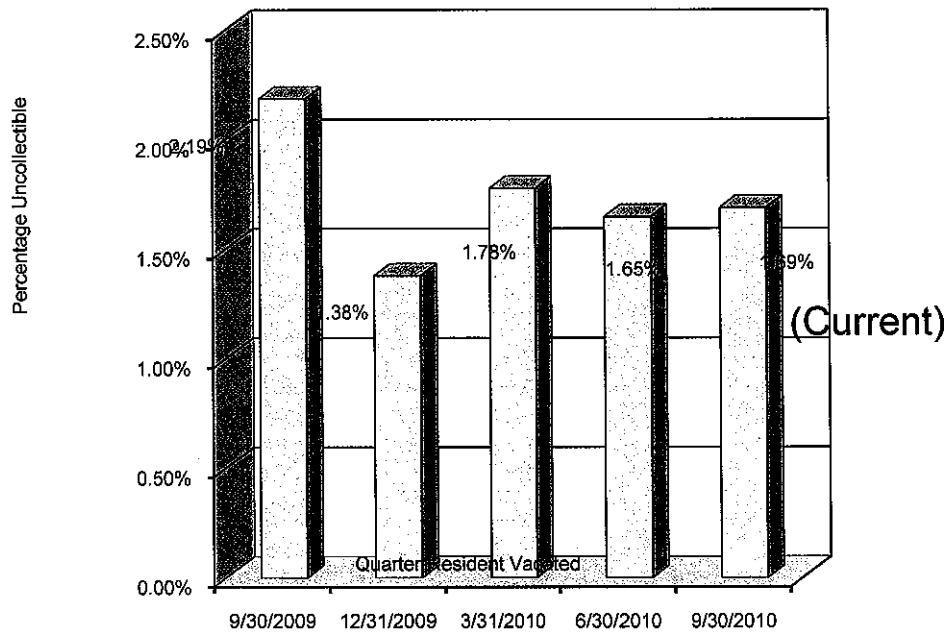
**Background/Policy Framework:**

According to Generally Accepted Accounting Principles, organizations must periodically review outstanding receivables. Any receivables found uncollectible must be written off. Quarterly, the tenant accounts receivables for residents who have vacated during the previous quarter are assessed, and written off in accordance with CHA policy.

**Explanation:**

The receivables outstanding for all conventional public housing properties as of December 31, 2010 from tenants who vacated during the quarter ending September 30, 2010 have been reviewed. The amount proposed for write-off is \$41,125.46, which represents 2.01% of total charges for the respective properties for the quarter then ended. Below is a graphical depiction of the write-off percentages over the past several quarters for CHA and Horizon Development Properties combined. All quarters below compare Total Charges. The total combined percentage write-off for December 31, 2010 is 1.69%.

**Total Percentage Write-off for all Vacated Residents**



**Committee Discussion:**

At the Finance & Audit committee meeting on February 2, 2011, this item was unanimously approved for the consent agenda.

**Community Input:**

None

**Summary of Bids:**

None

**Section 3/MWBE Consideration:**

None

**Funding:**

Conventional

**Attachment:**

Collection Loss Report, 12/31/10 (Tab 4)

**Business Agenda:**

**Business Agenda items for the February 15, 2011 Regular Board Meeting of the Charlotte Housing Authority Board of Commissioners.**

**10.A CHA New 5-Year Designated Housing Plan**

**Action:      Approve Resolution to approve CHA’s New 5-Year Designated Housing Plan**  
**A.      Rescind Resolution 1858**

**Staff Resource:**      Cheryl Campbell/Melissa Jaggernaut

**Strategic Business:**      Operations

**Strategic Goal:**      Create an environment that encourages client families to reach their highest potential.

**Background/Policy Framework:**

- A Public Housing Agency (PHA) may choose to complete a Designated Housing Plan (the “Plan”) in order to gain the flexibility of setting aside housing units for elderly families only, disabled families only, or elderly and disabled families. All Plans require final approval by HUD.
- This flexibility allows Authorities to:
  1. Achieving housing goals, such as provide housing options for the above mentioned population in a manner that is conducive to their current lifestyle and needs;
  2. Designate communities that were designed to accommodate the above population; and
  3. Re-establish the preference for the above population to be applied to future admissions into the designated communities.

**Explanation:**

- On July 28, 2010, the Board approved Resolution 1858, approving the submission of CHA’s New 5-Year Designated Housing Plan to HUD Washington.
- On October 1, 2010, HUD Washington issued a formal request to CHA requiring a revision to the Plan, particularly to include more housing options for the “disabled”. HUD made specific recommendations to revise the designations of Autumn Place and Arbor Glen from “elderly only” to “disabled only”.
- On November 24, 2010, staff formally responded to HUD stating that revising the designations of Autumn Place and Arbor Glen was not a feasible option due to the regulatory mandates that require CHA to maintain “elderly only” units in these

respective communities. CHA presented HUD with available alternatives in order to move forward with HUD's approval of the Plan.

- CHA recommended to move the "disabled" population above the "elderly" population on CHA's preference list, which requires an administrative clarification to the HOP due to the elderly and the disabled preference currently combined as one preference, and to revise the designation of Strawn Cottages from "elderly and disabled" to "disabled only".
- On December 8, 2010, HUD agreed to CHA's recommendations and issued a provisional approval of CHA's Plan.
- The Plan designates the communities pursuant to Section 10(a) of the Housing Opportunity Program Extension Act of 1996 (the "Act") and HUD Notice PIH 2009-23 (HA) (July 21, 2009). The designations in the plan, if approved, will be effective for a period of five years.
- CHA proposes to designate 11 of its existing communities for exclusive occupancy by the elderly in the following communities: 940 Brevard, Arbor Glen, Autumn Place, Edwin Towers, McAlpine Terrace, Parktowne Terrace, Prosperity Creek, SpringCroft at Ashley Park, Steele Creek, Strawn Apartments (high-rise) and Woodlawn House Apartments.
- CHA proposes to designate two communities, Charlottetown Terrace and Strawn Apartments (cottages), for exclusive occupancy by the disabled.
- All of the above communities are comprised almost exclusively of zero and one-bedroom units, which will serve to accommodate our local preference for the elderly.

**Committee Discussion:**

This agenda item was discussed at the February 2, 2011 Client Relations Committee meeting. There was discussion regarding the designation of the Strawn cottages as disabled only and giving the disabled a higher preference than the elderly.

**Community Input:**

None

**Summary of Bids:**

N/A

**Section 3/MWBE Consideration:**

N/A

**Funding:**

N/A

**Attachments:**

Resolution (Tab 5)

CHA New 5-Year Designated Housing Plan (Tab 5)



## **10.B Approve Procurement Contract – CM at Risk for Parktowne Terrace**

**Action: Authorize the CEO to Negotiate and Award a Contract to Shiel Sexton McFarland Corbitt, as the Construction Manager at Risk for Parktowne Terrace.**

**Staff Resource:** Ralph Staley/Steve Lamphere/J. Daniels

**Strategic Business:** Finance Administration

**Strategic Goal:** Ensure the Authority's Long-Term Financial Viability

**Explanation:**

On June 15, 2010 the CHA Board of Commissioners approved a final update to the CHA Procurement Policy that requires a review and approval by the Board for Procurement actions that exceed the dollar threshold set for that individual classification of material or service as set below:

<b><u>Dollar Threshold</u></b>	<b><u>Procurement Classification</u></b>
\$100,000	Construction, Maintenance or Repair contracts.
\$50,000	Purchase of apparatus, supplies, materials and equipment. Also including service contracts, consultants, architects and engineers.

Additionally, any procurement that will cause a single vendor to exceed the above amounts during a rolling twelve (12) month period will require prior approval from the CHA Board of Commissioners before additional contracts are awarded to the vendor.

On November 2, 2010 the CHA developed and broadcast a Request for Proposals (RFP) for an experienced Construction Manager at Risk (CM at Risk) for Parktowne Terrace. The CM at Risk will be working as part of a team that also includes an architect along with mechanical, electrical, plumbing, and structural and civil engineering. The CM at Risk will also be required to follow the Federal Procurement Regulations of 24 CFR 85.36.

The CM at Risk provides planning, estimating, scheduling and other consulting services to the CHA and Architect during the design phase. When the design is near completion, the CM at Risk and the CHA negotiate a Guaranteed Maximum Price ("GMP") and schedule. The CM at Risk then acts as the general contractor during the construction of the project and prequalifies and procures all of the construction trade contractors that will perform the work. The CM at Risk is required to share all cost information with the CHA so that it will only pay for the Cost of the Work plus an agreed fee for the CM at Risk up to the GMP. Once negotiation with the Vendor is completed it is anticipated that the final agreement will be approximately \$11,200,000.

On December 7, 2010 the CHA received seven (7) proposals for the Construction Manager at Risk. An evaluation Committee was selected from within the CHA and CMS. The following lists of respondents were evaluated in accordance with the provisions of the RFP and interviews were conducted with the four (4) competitive firms. Evaluations and interviews were conducted and based upon the recommendation from the evaluation committee; it is recommended that the CEO be authorized to Negotiate and Award a contract to Shiel Sexton McFarland Corbitt. In the event that negotiations with the top ranked firm are unsuccessful, the Board authorizes the CEO to enter into discussions and award a contract to the second ranked firm. Once again, if negotiations are unsuccessful the CEO may move on to the next ranked firm and so on until an agreement can be negotiated.

**Committee Discussion:**

None.

**Community Input:**

N/A

**Summary of Bids:**

EVALUATION SCORING SUMMARY	
Ranking	Respondents
1	Shiel Sexton McFarland Corbitt
2	Miles McClellan Construction Company, Inc. in association with Wallick Companies
3	J.M. Wilkerson Construction / Sovereign Construction and Development
4	Bovis Lend Lease in association with Capstone Civil Group, PA

**Section 3/MWBE Consideration:**

M/WBE Participation: 35% (25% minority, 10% Woman)

Section 3 Subcontracting: 15%

Section 3 New Hire Goal: 33%

**Funding:**

MTW, Tax-Exempt Bonds, HTF, EECBG and Tax Credit Equity

**Attachment:**

None

**10.C Approve Procurement Contract – Investment Banking Services for CFFP Transaction**

**Action: Authorize the CEO to Negotiate and Award a Contract to RBC Capital Markets, LLC, as the Underwriter for the Capital Fund Financing Program (CFFP) Transaction.**

**Staff Resource:** Ralph Staley/Steve Lamphere/J. Daniels

**Strategic Business:** Finance Administration

**Strategic Goal:** Ensure the Authority’s Long-Term Financial Viability

**Explanation:**

On June 15, 2010 the CHA Board of Commissioners approved a final update to the CHA Procurement Policy that requires a review and approval by the Board for Procurement actions that exceed the dollar threshold set for that individual classification of material or service as set below:

<b><u>Dollar Threshold</u></b>	<b><u>Procurement Classification</u></b>
\$100,000	Construction, Maintenance or Repair contracts.
\$50,000	Purchase of apparatus, supplies, materials and equipment. Also including service contracts, consultants, architects and engineers.

Additionally, any procurement that will cause a single vendor to exceed the above amounts during a rolling twelve (12) month period will require prior approval from the CHA Board of Commissioners before additional contracts are awarded to the vendor.

On October 31, 2010 the CHA developed and broadcast a Request for Proposals (RFP) for Investment Banking Services for Charlotte Housing Authority’s CFFP transaction which includes Strawn Tower and Parktowne Terrace. CHA requested proposals from investment banking firms interested in providing underwriting services for its anticipated Capital Fund Bond issue. The Authority selected one firm to serve as underwriter for this issue.

CHA intends, as part of an overall plan of finance, to issue approximately \$20,000,000 in private activity bonds (the “Bonds”). The Authority currently expects that all of the Bonds will be issued by the Authority. The proceeds of the issue will be used by the Authority to finance the redevelopment of Strawn Tower (170 units) and Parktowne Terrace (163 units).

CHA currently anticipates that the Bonds will be issued as one or more series under a single indenture. The Bonds will be issued as private activity bonds and loaned to a

limited partnership/limited liability company in which an instrumentality of the Authority will be general partner/managing member to allow for the use of Low Income Housing Tax Credit financing for a portion of the projects.

The Bonds will be secured by a portion of HUD's annual capital fund contributions to the Authority and are therefore referred to as "Capital Fund" bonds. The Authority may choose, as additional security for bondholders, to purchase third party credit enhancement, such as bond insurance. Neither the projects financed by the proceeds of the bond issue nor revenue generated by the projects will be pledged to bondholders as security for the Bonds. Once negotiation and subsequent sales of the bond are complete, it is anticipated that the final agreement will be approximately \$300,000 with the Vendor.

On November 30, 2010 the CHA received three (3) proposals for Investment Banking Services. An evaluation committee was selected from within the CHA. The respondents were evaluated in accordance with the provisions of the RFP and RBC Capital Markets, LLC was given the highest ranking. Based upon the results from the evaluation, it is recommended that the CEO be authorized to Negotiate and Award a contract to RBC Capital Markets, LLC. In the event that negotiations with the top ranked firm are unsuccessful, the Board authorizes the CEO to enter into discussions and award a contract to the second ranked firm. Once again, if negotiations are unsuccessful the CEO may move on to the next ranked firm and so on until an agreement can be negotiated.

**Committee Discussion:**

None.

**Community Input:**

N/A

**Summary of Bids:**

EVALUATION SCORING SUMMARY	
Ranking	Respondents
1	RBC Capital Markets, LLC
2	Red Capital Markets, LLC
3	Crews & Associates, Inc.

**Section 3/MWBE Consideration:**

None

**Funding:**

MTW, Tax-Exempt Bonds, HTF, EECBG and Tax Credit Equity

**Attachment:**  
None

**Housing Authority of the City of Charlotte**  
**Income Statement - ASSET MANAGEMENT PROJECTS**  
**For the Nine Months Ending December 31, 2010**

	<u>Annual Budget</u>	<u>Year -To- Date Actual</u>	<u>Year -To- Date Budget</u>	<u>Variance Fav (Unfav)</u>	<u>Comment Code</u>
<b><u>INCOME</u></b>					
Dwelling Rental	5,035,012	3,449,510	3,776,259	(326,749)	(A)
Other Operating Revenues	1,284,016	1,117,404	1,092,638	24,766	(B)
<b>TOTAL INCOME</b>	<b>6,319,028</b>	<b>4,566,914</b>	<b>4,868,897</b>	<b>(301,983)</b>	
<b><u>CONTROLLABLE EXPENDITURES</u></b>					
Administrative	4,891,367	3,124,961	3,638,232	513,271	(C)
Tenant and Social Services	6,952,403	2,754,191	5,343,929	2,589,738	(D)
Ordinary Maintenance and Operation	9,356,710	4,455,345	6,970,085	2,514,740	(E)
Protective Services	1,223,266	676,507	917,449	240,942	(F)
General	1,901,243	917,061	1,425,934	508,873	(G)
<b>TOTAL CONTROLLABLE EXPENDITURES</b>	<b>24,324,989</b>	<b>11,928,065</b>	<b>18,295,629</b>	<b>6,367,564</b>	
<b>SURPLUS (DEFICIT) BEFORE UTILITIES</b>	<b>(18,005,961)</b>	<b>(7,361,151)</b>	<b>(13,426,732)</b>	<b>6,065,581</b>	
Utilities	3,911,913	2,542,485	2,907,455	364,970	
<b>SURPLUS (DEFICIT) FROM OPERATIONS</b>	<b>(21,917,874)</b>	<b>(9,903,636)</b>	<b>(16,334,187)</b>	<b>6,430,551</b>	
<b><u>OTHER ITEMS</u></b>					
Fund Balance Appropriated	206,836	-	155,127	(155,127)	(H)
Fund Balance Appropriated - Land Sales Proceeds	794,751	-	596,063	(596,063)	(H)
Operating Transfers In - MTW	22,849,543	12,828,439	17,137,157	(4,308,718)	(I)
Operating Transfers In - Other	601,750	333,909	451,313	(117,404)	(J)
Operating Transfers In - First Ward Interest	236,820	129,818	177,615	(47,797)	(K)
Operating Transfer In - CORE	118,266	-	88,700	(88,700)	(K)
Operating Transfer In - COCC	800,000	490,452	600,000	(109,548)	(L)
Subsidy Transfer - Private Managers	(2,433,092)	(1,178,370)	(1,824,819)	646,449	(M)
Capitalized Items	(1,257,000)	(1,075,223)	(1,100,000)	24,777	(N)
Inter-AMP Excess Cash Transfer In	1,411,290	400,000	1,058,468	(658,468)	(O)
Inter-AMP Excess Cash Transfer Out	(1,411,290)	(400,000)	(1,058,468)	658,468	(O)
<b>TOTAL OTHER SOURCES</b>	<b>21,917,874</b>	<b>11,529,025</b>	<b>16,281,156</b>	<b>(4,752,131)</b>	
<b>NET SURPLUS (DEFICIT)</b>		<b>1,625,389</b>	<b>(53,031)</b>	<b>1,678,420</b>	

**COMMENTS**

- (A) Unfavorable variance due to the minimum rent did not increase as budgeted until December.
- (B) Overall favorable variance due to two offsetting items: 1.) Housing grants were not needed this year as anticipated and 2.) Other tenant revenue is higher than anticipated.
- (C) Favorable variance due to less spending across all categories to date.
- (D) Favorable variance due to less than budgeted MTW initiatives (case management).
- (E) Favorable variance due to less than budgeted MTW initiatives (site improvements), as well as less spending across all operations categories to date.
- (F) Favorable variance due to less than budgeted MTW initiatives (security contracts) than expected.
- (G) Favorable variance due to housing grants and loans to others not yet needed.
- (H) Unfavorable because funds are not appropriated from Fund Balance.
- (I) Unfavorable variance due to less spending on MTW initiatives than budgeted.
- (J) Unfavorable because social services funds received from the Hope VI grants is not as much as was anticipated.
- (K) Unfavorable because First Ward Case Managers expenses are less than budgeted and transfers not yet needed.
- (L) Unfavorable because funds the AMP Land Sales Proceeds funds were used first for the Hall House renovations.
- (M) Favorable due to subsidy transferred to Private Managers less than expected to date.
- (N) Favorable variance because Steele Creek land purchase cost less than budgeted.
- (O) Funds have not been transferred to/from excess cash.

**Housing Authority of the City of Charlotte  
Income Statement -Section 8  
For the Nine Months Ending December 31, 2010**

	<u>Annual Budget</u>	<u>Year -To- Date Actual</u>	<u>Year -To- Date Budget</u>	<u>Variance Fav (Unfav)</u>	<u>Comment Code</u>
<b><u>INCOME</u></b>					
Housing Assistance Payments	227,755	293,118	170,816	122,302	(A)
Administration Fees	23,238	-	17,429	(17,429)	(B)
<b>TOTAL OPERATING REVENUE</b>	<b>250,993</b>	<b>293,118</b>	<b>188,245</b>	<b>104,873</b>	
<b><u>CONTROLLABLE EXPENDITURES</u></b>					
Administrative	30,060	18,695	22,911	4,217	
General	372	284	279	(5)	
Maintenance	681	181	511	330	
Resident Services	8,752	5,930	6,592	662	
Protective Services	1,479	980	1,135	155	
<b>TOTAL CONTROLLABLE EXPENDITURES</b>	<b>41,343</b>	<b>26,069</b>	<b>31,429</b>	<b>5,360</b>	
<b>SURPLUS (DEFICIT) BEFORE HAP</b>	<b>209,650</b>	<b>267,049</b>	<b>156,816</b>	<b>110,233</b>	
Housing Assistance Payments	209,650	103,551	157,238	53,687	(C)
<b>NET SURPLUS (DEFICIT)</b>	<b>-</b>	<b>163,498</b>	<b>(421)</b>	<b>163,920</b>	

**COMMENTS**

- (A) Favorable variance because CHA received more subsidy than budgeted.
- (B) Unfavorable variance because administrative fees have not been posted for Veteran Affairs vouchers.
- (C) Favorable variance because fewer vouchers were issued than budgeted to issue.

**Housing Authority of the City of Charlotte  
Income Statement - Carole Hoefener Center  
For the Nine Months Ending December 31, 2010**

	<u>Annual Budget</u>	<u>Year -To- Date Actual</u>	<u>Year -To- Date Budget</u>	<u>Variance Fav (Unfav)</u>	<u>Comment Code</u>
<b>INCOME</b>					
Other Income	300,168	229,629	225,126	4,503	(A)
<b>TOTAL INCOME</b>	<b>300,168</b>	<b>229,629</b>	<b>225,126</b>	<b>4,503</b>	
<b><u>CONTROLLABLE EXPENDITURES</u></b>					
Property Management	87,062	60,910	66,611	5,700	(B)
Maintenance	145,497	97,134	110,217	13,083	(C)
Resident Services	43,858	30,402	32,894	2,492	(D)
Other General & Administrative	14,880	11,128	11,160	32	
<b>TOTAL CONTROLLABLE EXPENDITURES</b>	<b>291,297</b>	<b>199,574</b>	<b>220,881</b>	<b>21,307</b>	
<b>SURPLUS (DEFICIT) BEFORE UTILITIES</b>	<b>8,871</b>	<b>30,055</b>	<b>4,245</b>	<b>25,810</b>	
Utilities	69,708	35,108	52,281	17,173	(E)
<b>SURPLUS (DEFICIT) FROM OPERATIONS</b>	<b>(60,837)</b>	<b>(5,053)</b>	<b>(48,036)</b>	<b>42,983</b>	
<b><u>NON-OPERATING ITEMS</u></b>					
Fund Balance Appropriated	60,837	-	45,628	(45,628)	(F)
<b>TOTAL OTHER SOURCES</b>	<b>60,837</b>	<b>-</b>	<b>45,628</b>	<b>(45,628)</b>	
<b>NET SURPLUS (DEFICIT)</b>	<b>-</b>	<b>(5,053)</b>	<b>(2,408)</b>	<b>(2,645)</b>	

**COMMENTS**

- (A) Favorable variance due to monthly parking lot revenue.
- (B) Favorable variance due to first quarter salary adjustment and various sundry accounts.
- (C) Favorable variance due to less than budgeted spending in various maintenance contracts accounts such as site improvement, flooring and carpentry contracts.
- (D) Favorable variance due to less than budgeted spending in asset management fees which is calculated as a percentage of total expense.
- (E) Favorable variance due to less than budgeted spending in all utility categories. Gas had the largest favorable variance.
- (F) Unfavorable variance because funds are not appropriated from fund balance.



Housing Authority of the City of Charlotte  
Income Statement - HORIZON DEVELOPMENT  
For the Nine Months Ending December 31, 2010

	<u>Annual Budget</u>	<u>Year -To- Date Actual</u>	<u>Year -To- Date Budget</u>	<u>Variance Fav (Unfav)</u>	<u>Comment Code</u>
<b>INCOME</b>					
Dwelling Rental Income	5,142,594	3,452,763	3,856,946	(404,183)	
Other Income	6,401,909	1,182,929	4,801,432	(3,618,502)	
<b>TOTAL INCOME</b>	<b>11,544,503</b>	<b>4,635,692</b>	<b>8,658,377</b>	<b>(4,022,685)</b>	(A)
<b>CONTROLLABLE EXPENDITURES</b>					
General & Admin. -Real Estate	2,263,098	1,003,291	1,718,028	714,736	(B)
Property Management	1,403,099	1,002,118	1,064,209	62,090	(C)
Maintenance	2,242,008	1,387,826	1,693,759	305,933	(D)
Resident Services	367,625	199,178	275,719	76,540	(E)
Other General & Administrative	5,413,565	793,537	4,060,174	3,266,636	(F)
<b>TOTAL CONTROLLABLE EXPENDITURES</b>	<b>11,689,395</b>	<b>4,385,951</b>	<b>8,811,887</b>	<b>4,425,935</b>	
<b>SURPLUS (DEFICIT) BEFORE UTILITIES</b>	<b>(144,892)</b>	<b>249,741</b>	<b>(153,510)</b>	<b>403,251</b>	
Utilities	660,966	465,700	495,725	30,024	(G)
<b>SURPLUS (DEFICIT) FROM OPERATIONS</b>	<b>(805,858)</b>	<b>(215,959)</b>	<b>(649,234)</b>	<b>433,275</b>	
<b>OTHER SOURCES</b>					
Proceeds from Note, Loans, and Bonds	427,479	208,727	320,609	(111,882)	(H)
Fund Balance Appropriated	378,379	-	283,784	(283,784)	(I)
<b>TOTAL OTHER SOURCES</b>	<b>805,858</b>	<b>208,727</b>	<b>604,394</b>	<b>(395,666)</b>	
<b>NET SURPLUS (DEFICIT)</b>	<b>-</b>	<b>(7,232)</b>	<b>(44,841)</b>	<b>37,609</b>	

**COMMENTS**

- (A) No transaction for the acquisition of the General Partner at Little Rock Apartments; rental revenue is less than budgeted at the privately managed apartments (Mill Pond, McAlpine Terrace, Hampton Creste and Glen Cove). Subsidy from Villa Courts was less than budgeted.
- (B) Favorable variance due to lapsed salaries and less than budgeted spending in professional consultation expenses and pursuit costs.
- (C) Favorable variance due to lapsed salary at McAlpine, Glen Cove and Seneca Woods. Also less than budgeted expense in sundry.
- (D) Favorable variance due to less than budgeted spending for the HVAC project at Oak Valley and Valley View, this variance was offset by maintenance projects at Hampton Crest.
- (E) Less than budgeted spending in the IDA account. Less than budgeted spending in Asset Management fees for the Real Estate Department which is calculated as a percentage of total expense.
- (F) Favorable variance because no transaction has taken place for the acquisition of the General Partner at Little Rock Apartments. Future Appropriations have not been used at Mill Pond Apartments.
- (G) Favorable variance due to less than budgeted spending in water and sewer.
- (H) Unfavorable variance because the line of credit has not been used for the new office building - Youngblood.
- (I) Favorable variance because funds are not appropriated from fund balance.

**CORE Programs, Inc.**  
**Income Statement**  
**For the Nine Months Ending December 31, 2010**

	<u>Annual Budget</u>	<u>Year -To- Date Actual</u>	<u>Year -To- Date Budget</u>	<u>Variance Fav (Unfav)</u>	<u>Comment Code</u>
<b><u>INCOME</u></b>					
Other Income	178,796	31,074	134,097	(103,023)	
<b>TOTAL INCOME</b>	<b>178,796</b>	<b>31,074</b>	<b>134,097</b>	<b>(103,023)</b>	(A)
<b><u>CONTROLLABLE EXPENDITURES</u></b>					
Administrative	5,000	1,200	3,750	2,550	(B)
Resident Services	55,530	12,398	41,648	29,250	(C)
Other Items	118,266	-	88,700	88,700	(D)
<b>TOTAL CONTROLLABLE EXPENDITURES</b>	<b>178,796</b>	<b>13,598</b>	<b>134,097</b>	<b>120,499</b>	
<b>SURPLUS (DEFICIT) FROM OPERATIONS</b>	<b>-</b>	<b>17,476</b>	<b>-</b>	<b>17,476</b>	
<b>NET SURPLUS (DEFICIT)</b>	<b>-</b>	<b>17,476</b>	<b>-</b>	<b>17,476</b>	

**COMMENTS**

- (A) Unfavorable variance because less than budgeted revenue received from grants and no funds received for First Ward expenses. Revenue is for interest received and the Bank of America grant.
- (B) Favorable variance because tax return and other miscellaneous expenditures were less than anticipated.
- (C) Favorable variance because no expenditures have been made for residents. All expenditures have been associated with the computer equipment purchase and installation at Arbor Glen.
- (D) No expenditures to date.

**Horizon Acquisition Corp**  
**Income Statement**  
**For the Twelve Months Ending December 31, 2010**

	<u>Annual Budget</u>	<u>Year -To- Date Actual</u>	<u>Year -To- Date Budget</u>	<u>Variance Fav (Unfav)</u>	<u>Comment Code</u>
<b><u>INCOME</u></b>					
Other Income	500,000	348,663	500,000	(151,337)	
<b>TOTAL INCOME</b>	<b>500,000</b>	<b>348,663</b>	<b>500,000</b>	<b>(151,337)</b>	(A)
<b><u>CONTROLLABLE EXPENDITURES</u></b>					
Administrative	500,000	348,663	500,000	151,337	(B)
Other Uses	3,500,000	-	3,500,000	3,500,000	(C)
<b>TOTAL CONTROLLABLE EXPENDITURES</b>	<b>4,000,000</b>	<b>348,663</b>	<b>4,000,000</b>	<b>3,651,337</b>	
<b>SURPLUS (DEFICIT) FROM OPERATIONS</b>	<b>(3,500,000)</b>	<b>0</b>	<b>(3,500,000)</b>	<b>3,500,000</b>	
<b><u>OTHER SOURCES</u></b>					
Proceeds from Sale of Stock	3,500,000	-	3,500,000	(3,500,000)	(C)
<b>NET SURPLUS (DEFICIT)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	

**COMMENTS**

- (A) Unfavorable variance because property management and developer fees have not been received as anticipated.
- (B) Favorable variances due to less than budgeted professional services rendered.
- (C) Funds for the Acquisition of the General Partner Interest have not been received or utilized.

**Housing Authority of the City of Charlotte**  
**Income Statement - MTW Funds**  
For the Nine Months Ending December 31, 2010

	<u>Annual Budget</u>	<u>Year -To- Date Actual</u>	<u>Year -To- Date Budget</u>	<u>Variance Fav (Unfav)</u>	<u>Comment Code</u>
<b><u>INCOME</u></b>					
Administrative Fees	2,235,183	1,514,435	1,676,387	(161,952)	(A)
Public Housing Operating Subsidies	12,748,270	9,654,615	9,561,203	93,412	(B)
Section 8 Operating Subsidies	43,800,096	33,094,028	32,850,072	243,956	(A)
Capital Fund	4,666,516	4,666,516	4,666,516	-	
Housing Assistance Payments-Portability	4,600,000	3,486,173	3,450,000	36,173	(A)
Administration Fees - Portability	175,000	288,415	131,250	157,165	(A)
Fraud Recovery	150,000	120,072	112,500	7,572	(A)
Other Income	452,180	158,931	339,135	(180,204)	(C)
<b>TOTAL INCOME</b>	<b>68,827,245</b>	<b>52,983,184</b>	<b>52,787,063</b>	<b>196,121</b>	
<b><u>CONTROLLABLE EXPENDITURES</u></b>					
Administration-MTW	1,106,098	365,039	833,652	468,812	(D)
Administration-Section 8	3,951,219	2,457,424	3,011,563	554,140	(E)
Maintenance	89,563	23,734	67,172	43,438	(F)
Resident Services	1,514,114	925,475	1,139,318	213,843	(G)
Protective Services	194,320	128,828	149,144	20,317	(H)
Other Expenses	3,548,857	37,293	2,661,643	2,624,350	(I)
Capitalized Items	1,626,000	1,515,718	1,619,500	103,782	(J)
Loan to Others	22,851,910	1,535,712	17,138,933	15,603,221	(K)
Operating Transfer Out - Capital Fund	8,868,159	411,638	6,651,119	6,239,481	(K)
Capital Projects - AMPs	1,862,291	-	1,396,718	1,396,718	(K)
Capital Projects - Real Estate	1,209,244	-	906,933	906,933	(K)
Operating Transfer Out - Public Housing	22,848,953	12,828,439	17,136,715	4,308,276	(L)
<b>TOTAL CONTROLLABLE EXPENDITURES</b>	<b>69,670,729</b>	<b>20,229,298</b>	<b>52,712,411</b>	<b>32,463,113</b>	
<b>SURPLUS (DEFICIT) BEFORE HAP</b>	<b>(843,484)</b>	<b>32,753,886</b>	<b>74,652</b>	<b>32,679,235</b>	
Housing Assistance Payments	34,379,523	26,052,710	25,784,642	(268,068)	(M)
<b>SURPLUS (DEFICIT) FROM OPERATIONS</b>	<b>(35,223,007)</b>	<b>6,701,176</b>	<b>(25,709,990)</b>	<b>32,411,167</b>	
<b><u>OTHER SOURCES</u></b>					
Fund Balance Appropriated	35,223,007	-	26,417,255	(26,417,255)	(N)
<b>TOTAL OTHER SOURCES</b>	<b>35,223,007</b>	<b>-</b>	<b>26,417,255</b>	<b>(26,417,255)</b>	
<b>NET SURPLUS (DEFICIT)</b>	<b>-</b>	<b>6,701,176</b>	<b>707,265</b>	<b>5,993,911</b>	

**COMMENTS**

- (A) Favorable variance due to more Section 8 subsidy, fraud recovery, portable subsidy and fees received than budgeted.
- (B) Favorable variance due to more Public Housing subsidy received than budgeted.
- (C) Unfavorable variance in Other Income because interest income in MTW is less than budgeted.
- (D) Favorable variance due to less than budgeted spending in legal and professional consultation expenses.
- (E) Favorable variance due to lapsed salaries, first quarter salary adjustment and funds have not been utilized for the satellite office.
- (F) Favorable variance due to less than budgeted spending in vehicle parts and maintenance and inspections.
- (G) Favorable variance due to less than budgeted asset management fees from Section 8, timing of payments for security deposits for tenants relocating from Boulevard Homes, and spending associated with MTW initiatives for Section 8.
- (H) Favorable variance due to first quarter salary adjustment and less than budgeted spending in sundry categories.
- (I) Favorable variance because no transaction has been made towards the General Partner Interest in Little Rock Apartments.
- (J) Favorable variance because only one vehicle was purchased and no additional expenses for Park and Marsh have been determined.
- (K) Favorable variance because less than budgeted funds have been transferred from Loans to Others and Operating Transfer Out - Capital Fund.
- (L) Less than budgeted transfer of MTW funds to Public Housing because transfers for MTW initiatives have been less than budgeted.
- (M) Unfavorable variance due to more portable voucher expense than budgeted to date.
- (N) Unfavorable because funds are not appropriated from Fund Balance.

**Housing Authority of the City of Charlotte  
Income Statement - Central Office Cost Center  
For the Nine Months Ending December 31, 2010**

	<u>Annual Budget</u>	<u>Year -To- Date Actual</u>	<u>Year -To- Date Budget</u>	<u>Variance Fav (Unfav)</u>	<u>Comment Code</u>
<b><u>INCOME</u></b>					
Public Housing Fees	1,880,550	1,419,446	1,410,413	9,034	(A)
Section 8	1,158,647	846,672	868,985	(22,313)	(A)
Horizon Fees	359,779	223,891	269,834	(45,943)	(A)
Quality Control Revenue	80,000	167,746	45,000	122,746	(B)
Relocation Fees	1,039,800	643,090	779,850	(136,760)	(B)
Hoefener Fees	44,244	30,402	33,183	(2,781)	(A)
Capital Fund Fee Income	518,502	518,502	518,502	-	(C)
ARRA Grant Fee Income	450,000	206,075	337,500	(131,425)	(C)
CFRC Grant Fee Income	175,000	20,053	131,250	(111,197)	(C)
Maintenance Operations Revenue	474,840	268,678	356,130	(87,452)	(B)
Investment Income	78,000	3,169	58,500	(55,331)	(B)
Mixed Finance Fees	96,960	74,110	72,720	1,390	
MTW Management Fees	192,480	139,534	144,360	(4,826)	
Other Income	186,161	80,450	139,621	(59,171)	(B)
<b>TOTAL INCOME</b>	<b>6,714,962</b>	<b>4,641,818</b>	<b>5,165,847</b>	<b>(524,030)</b>	
<b><u>CONTROLLABLE EXPENDITURES</u></b>					
Administration	5,216,627	3,529,014	3,984,670	549,406	(D)
Maintenance	548,696	357,465	417,060	59,596	(E)
Resident Services	690,492	529,231	518,975	(10,256)	(F)
Other General & Administrative	179,839	32,904	134,879	101,975	(G)
Other Uses	1,104,354	703,821	828,266	124,445	(H)
<b>TOTAL CONTROLLABLE EXPENDITURES</b>	<b>7,740,008</b>	<b>5,152,435</b>	<b>5,883,850</b>	<b>825,165</b>	
<b>SURPLUS (DEFICIT) BEFORE UTILITIES</b>	<b>(1,025,046)</b>	<b>(510,616)</b>	<b>(718,003)</b>	<b>207,386</b>	
Utilities	61,600	42,978	46,200	3,222	(I)
<b>SURPLUS (DEFICIT) FROM OPERATIONS</b>	<b>(1,086,646)</b>	<b>(553,595)</b>	<b>(764,203)</b>	<b>210,609</b>	
<b><u>OTHER SOURCES</u></b>					
Fund Balance Appropriated	1,086,646	-	814,985	(814,985)	(J)
<b>TOTAL OTHER SOURCES</b>	<b>1,086,646</b>	<b>-</b>	<b>814,985</b>	<b>(814,985)</b>	
<b>NET SURPLUS (DEFICIT)</b>	<b>-</b>	<b>(553,594)</b>	<b>50,781</b>	<b>(604,376)</b>	

**COMMENTS**

- (A) Unfavorable variance because Asset Management, Bookkeeping/IT and Property Management fees are less than budgeted in Section 8 and Horizon Development Properties Inc. Both amounts are based on vouchers leased or units occupied.
- (B) Unfavorable variances due to less than budgeted Relocation Income, Maintenance Operation Revenue and Interest Income.
- (C) Unfavorable variance because CFRC and ARRA fees have been less than anticipated.
- (D) Favorable variance due to lapsed salaries and less than budgeted sundry expenses. Advertising/public relations, travel/training and professional consultation expenses make up the largest portion of the variance.
- (E) Favorable variance due to less than budgeted spending in various maintenance accounts.
- (F) Unfavorable variance due to length of stay in temporary housing for participants in the City Relocation Program. Variance is due to timing of expenses for the relocation program.
- (G) Favorable variance because insurance expense was less than budgeted and future appropriations not utilized.
- (H) Favorable variance due to less than budgeted transfer for Hall House renovation project.
- (I) Favorable variance due to less than budgeted spending in water.
- (J) Unfavorable variance because funds are not appropriated from fund balance.

Horizon Development Properties, Inc.

Schedule of Revenue and Expenditures - Budget and Actual (Non-GAAP)

McAlpineTerrace /Glen Cove Apartments Capital Project

For the Period Ended December 31, 2010

	Budget	Actual		Total to Date	Remainder of Project
		Prior Years	Current Period		
<b>Revenue</b>					
City Loan	\$ 279,400	\$ 279,400	\$ -	\$ 279,400	\$ -
Land Sales Proceeds Loan	2,125,278	1,696,041	-	1,696,041	429,237
City Housing Trust Fund Loan	2,055,456	2,029,912	-	2,029,912	25,544
Hope VI Loan	1,149,809	1,121,723	-	1,121,723	28,086
Operating Transfer In Horizon	216,307	216,307	-	216,307	-
<b>Total revenue</b>	<b>5,826,250</b>	<b>5,343,383</b>	<b>-</b>	<b>5,343,383</b>	<b>482,867</b>
<b>Expenditures</b>					
Capitalized Items	5,826,250	5,132,147	126,813	5,258,960	567,290
<b>Total expenditures</b>	<b>5,826,250</b>	<b>5,132,147</b>	<b>126,813</b>	<b>5,258,960</b>	<b>567,290 (A)</b>
<b>Excess of revenue over expenditures</b>	<b>\$ -</b>	<b>\$ 211,236</b>	<b>\$ (126,813)</b>	<b>\$ 84,423</b>	<b>\$ (84,423)</b>

(A)The total project is 90% expended.

Horizon Development Properties, Inc.

Schedule of Revenue and Expenditures - Budget and Actual (Non-GAAP)

McMullen Wood Apartments Capital Project

For the Period Ended December 31, 2010

	Budget	Actual		Total to Date	Remainder of Project
		Prior Years	Current Period		
<b>Revenue</b>					
MTW Loan	\$ 1,278,732	\$ -	\$ 167,382	\$ 167,382	\$ 1,111,350
NCHFA Loan	239,342	239,342	-	239,342	-
City of Charlotte Loan	1,836,000	1,836,000	-	1,836,000	-
Proceeds from Line of Credit	1,278,732	871,551	-	871,551	407,181
<b>Total revenue</b>	<b>4,632,806</b>	<b>2,946,893</b>	<b>167,382</b>	<b>3,114,275</b>	<b>1,518,531</b>
<b>Expenditures</b>					
General and Administrative	1,278,732	670	8,584	9,254	1,269,478
Capitalized Items	3,354,074	1,029,679	2,075,342	3,105,021	249,053
<b>Total expenditures</b>	<b>4,632,806</b>	<b>1,030,349</b>	<b>2,083,926</b>	<b>3,114,275</b>	<b>1,518,531</b>
<b>Excess of revenue over expenditures</b>	<b>\$ -</b>	<b>\$ 1,916,544</b>	<b>\$ (1,916,544)</b>	<b>\$ (0)</b>	<b>\$ 0</b>

(A)

(A)The total project is 67% expended.

Horizon Development Properties, Inc.

Schedule of Revenue and Expenditures - Budget and Actual (Non-GAAP)

Fairmarket Square Apartments Capital Project

For the Period Ended December 31, 2010

	Budget	Actual		Total to Date	Remainder of Project
		Prior Years	Current Period		
<b>Revenue</b>					
City Loan	\$ 1,275,000	\$ 1,275,000	\$ -	\$ 1,275,000	\$ -
Land Sales Proceeds Loan	790,800	790,800	-	790,800	-
City Housing Trust Fund Loan	95,000	95,000	-	95,000	-
Hope VI Loan	325,839	325,839	-	325,839	-
MTW Loan	433,361	433,361	-	433,361	-
Proceeds from Line of Credit	903,587	895,152	-	895,152	8,435
<b>Total revenue</b>	<b>3,823,587</b>	<b>3,815,152</b>	<b>-</b>	<b>3,815,152</b>	<b>8,435</b>
<b>Expenditures</b>					
General and Administrative	1,059,453	915,749	-	915,749	143,704
Capitalized Items	2,764,134	2,762,668	5,217	2,767,885	(3,751)
<b>Total expenditures</b>	<b>3,823,587</b>	<b>3,678,417</b>	<b>5,217</b>	<b>3,683,634</b>	<b>139,953 (A)</b>
<b>Excess of revenue over expenditures</b>	<b>\$ -</b>	<b>\$ 136,735</b>	<b>\$ (5,217)</b>	<b>\$ 131,518</b>	<b>\$ (131,518)</b>

(A)The total project is 96% expended.



Horizon Development Properties, Inc.

Schedule of Revenue and Expenditures - Budget and Actual (Non-GAAP)

Seneca Woods Apartments Capital Project

For the Period Ended December 31, 2010

	Budget	Actual		Total to Date	Remainder of Project
		Prior Years	Current Period		
<b>Revenue</b>					
City Loan	\$ 640,000	\$ 640,000	\$ -	\$ 640,000	\$ -
Land Sales Proceeds Loan	650,000	650,000	-	650,000	-
City Housing Trust Fund Loan	750,000	527,703	222,297	750,000	-
NCHFA Loan	300,000	300,000	-	300,000	-
Hope VI Loan	1,200,000	1,154,597	(61,847)	1,092,750	107,250
<b>Total revenue</b>	<b>3,540,000</b>	<b>3,272,300</b>	<b>160,450</b>	<b>3,432,750</b>	<b>107,250</b>
<b>Expenditures</b>					
Other Expenses	189,500	-	-	-	189,500
Capitalized Items	3,350,500	2,988,273	198,500	3,186,773	163,727
<b>Total expenditures</b>	<b>3,540,000</b>	<b>2,988,273</b>	<b>198,500</b>	<b>3,186,773</b>	<b>353,227</b> (A)
<b>Excess of revenue over expenditures</b>	<b>\$ -</b>	<b>\$ 284,027</b>	<b>\$ (38,050)</b>	<b>\$ 245,977</b>	<b>\$ (245,977)</b>

(A)The total project is 89% expended.

Horizon Development Properties, Inc.

Schedule of Revenue and Expenditures - Budget and Actual (Non-GAAP)

Woodlawn House Apartments Capital Projects

For the Period Ended December 31, 2010

	Budget	Actual		Total to Date	Remainder of Project
		Prior Years	Current Period		
<b>Revenue</b>					
City of Charlotte - NSP Loan	\$ 1,500,000	\$ -	\$ 1,500,000	\$ 1,500,000	\$ -
CHA NSP Grant	2,000,000	-	2,000,000	2,000,000	-
MTW Loan	4,865,756	73,716	723,039	796,755	4,069,001
Proceeds from Line of Credit	3,525,000	3,433,100	-	3,433,100	91,900
<b>Total revenue</b>	<b>11,890,756</b>	<b>3,506,816</b>	<b>4,223,039</b>	<b>7,729,855</b>	<b>4,160,901</b>
<b>Expenditures</b>					
General and Administrative	3,525,000	-	3,433,100	3,433,100	91,900
Capitalized Items	8,365,756	3,506,816	780,925	4,287,741	4,078,015
<b>Total expenditures</b>	<b>11,890,756</b>	<b>3,506,816</b>	<b>4,214,025</b>	<b>7,720,841</b>	<b>4,169,915</b>
<b>Excess of revenue over expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 9,014</b>	<b>\$ 9,014</b>	<b>\$ (9,014)</b>

(A)The total project is 64% expended.

Horizon Development Properties, Inc.

Schedule of Revenue and Expenditures - Budget and Actual (Non-GAAP)

Parktowne Terrace CFRC Development Project

For the Period Ended December 31, 2010

	Budget	Actual			Remainder of Project
		Prior Years	Current Period	Total to Date	
<b>Revenue</b>					
MTW Loan	\$ 245,000	\$ 106,686	\$ 8,700	\$ 115,386	\$ 129,614
<b>Total revenue</b>	<u>245,000</u>	<u>106,686</u>	<u>8,700</u>	<u>115,386</u>	<u>129,614</u>
<b>Expenditures</b>					
Administrative	245,000	106,686	8,700	115,386	129,614
<b>Total expenditures</b>	<u>245,000</u>	<u>106,686</u>	<u>8,700</u>	<u>115,386</u>	<u>129,614</u>
<b>Excess of revenue     over expenditures</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

Horizon Development Properties, Inc.

Schedule of Revenue and Expenditures - Budget and Actual (Non-GAAP)

Strawn Apartments CFRC Development Project

For the Period Ended December 31, 2010

	Budget	Actual		Total to Date	Remainder of Project
		Prior Years	Current Period		
<b>Revenue</b>					
MTW Loan	\$ 265,000	\$ 195,330	\$ 69,234	\$ 264,564	\$ 436
<b>Total revenue</b>	<u>265,000</u>	<u>195,330</u>	<u>69,234</u>	<u>264,564</u>	<u>436</u>
<b>Expenditures</b>					
Administrative	265,000	195,330	69,234	264,564	436
<b>Total expenditures</b>	<u>265,000</u>	<u>195,330</u>	<u>69,234</u>	<u>264,564</u>	<u>436</u>
<b>Excess of revenue over expenditures</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

Horizon Development Properties, Inc.

Schedule of Revenue and Expenditures - Budget and Actual (Non-GAAP)

The Lofts at Seigle Point Capital Project

For the Period Ended December 31, 2010

	Budget	Actual		Total to Date	Remainder of Project
		Prior Years	Current Period		
<b>Revenue</b>					
HUD 221(d)(4) Loan	\$ 20,200,000	\$ -	\$ -	\$ -	\$ 20,200,000
MTW Loan	5,000,000	385,978	333,942	719,920	4,280,080
<b>Total revenue</b>	<b>25,200,000</b>	<b>385,978</b>	<b>333,942</b>	<b>719,920</b>	<b>24,480,080</b>
<b>Expenditures</b>					
General and Administrative	500,000	-	-	-	500,000
Capitalized Items	24,700,000	385,978	333,942	719,920	23,980,080
<b>Total expenditures</b>	<b>25,200,000</b>	<b>385,978</b>	<b>333,942</b>	<b>719,920</b>	<b>24,480,080</b>
<b>Excess of revenue over expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

(A)

(A)The total project is 3% expended.

Horizon Development Properties, Inc.

Schedule of Revenue and Expenditures - Budget and Actual (Non-GAAP)

Hampton Creste Development Project

For the Period Ended December 31, 2010

	Budget	Actual		Total to Date	Remainder of Project
		Prior Years	Current Period		
<b>Revenue</b>					
United Community Bank Loan	\$ 4,440,000	\$ 4,440,000	\$ -	\$ 4,440,000	\$ -
MTW Loan	3,228,362	-	5,015	5,015	3,223,347
RHF Funds Grant	1,401,800	-	1,239,276	1,239,276	162,524
City of Charlotte - NSP Loan	1,300,000	-	-	-	1,300,000
Habitat for Humanity Contribution	100,000	-	-	-	100,000
Proceeds from Notes, Loan and Bonds	1,400,000	1,400,000	-	1,400,000	-
<b>Total revenue</b>	<b>11,870,162</b>	<b>5,840,000</b>	<b>1,244,291</b>	<b>7,084,291</b>	<b>4,785,871</b>
<b>Expenditures</b>					
General and Administrative	1,400,000	7,341	19,454	26,795	1,373,205
Capitalized Items	10,470,162	5,591,583	989,320	6,580,902	3,889,260
<b>Total expenditures</b>	<b>11,870,162</b>	<b>5,598,924</b>	<b>1,008,774</b>	<b>6,607,698</b>	<b>5,262,464</b>
<b>Excess of revenue over expenditures</b>	<b>\$ -</b>	<b>\$ 241,076</b>	<b>\$ 235,517</b>	<b>\$ 476,593</b>	<b>\$ (476,593)</b>

(A)The total project is 56% expended.

Horizon Development Properties, Inc.

Schedule of Revenue and Expenditures - Budget and Actual (Non-GAAP)

Mill Pond Apartments Development Project

For the Period Ended December 31, 2010

	Budget	Actual		Total to Date	Remainder of Project
		Prior Years	Current Period		
<b>Revenue</b>					
LSP Loan	\$ 3,000,000	\$ 3,000,000	\$ -	\$ 3,000,000	\$ -
Wachovia Loan	8,950,000	8,912,197	-	8,912,197	37,803
Interest Income - Reserves	-	-	821	821	(821)
<b>Total revenue</b>	<b>11,950,000</b>	<b>11,912,197</b>	<b>821</b>	<b>11,913,017</b>	<b>36,983</b>
<b>Expenditures</b>					
Capitalized Items	11,950,000	11,840,688	39,405	11,880,093	69,907
<b>Total expenditures</b>	<b>11,950,000</b>	<b>11,840,688</b>	<b>39,405</b>	<b>11,880,093</b>	<b>69,907 (A)</b>
<b>Excess of revenue over expenditures</b>	<b>\$ -</b>	<b>\$ 71,509</b>	<b>\$ (38,584)</b>	<b>\$ 32,924</b>	<b>\$ (32,924)</b>

(A)The total project is 99% expended.

Housing Authority of the City of Charlotte

Schedule of Revenue and Expenditures - Budget and Actual (Non-GAAP)

HOPE VI - URD

Earle Village Grant (First Ward)

For the Period Ended December 31, 2010

	Grant Authorized	Prior Years	Actual		Remainder of Grant
			Current Period	Total to Date	
<b>Revenue</b>					
Federal Grant - Hope VI	\$ 41,740,155	\$ 41,740,155	\$ -	\$ 41,740,155	\$ -
Program Income	3,058,032	2,718,284	119,356	2,837,640	220,392
<b>Total revenue</b>	<b>44,798,187</b>	<b>44,458,439</b>	<b>119,356</b>	<b>44,577,795</b>	<b>220,392</b>
<b>Expenditures</b>					
Management Improvements	4,626,254	4,626,254	-	4,626,254	-
Administration	5,070,537	4,814,727	1,802	4,816,529	254,008
Fees and Costs	4,929,557	4,929,557	-	4,929,557	-
Site Acquisition	1,089,376	1,089,376	-	1,089,376	-
Site Improvement	2,702,101	2,702,101	-	2,702,101	-
Dwelling Structures	15,545,602	15,545,602	-	15,545,602	-
Dwelling Equipment - Nonexpendable	81,111	81,111	-	81,111	-
Nondwelling Structures	3,608,877	3,608,877	-	3,608,877	-
Nondwelling Equipment	822,895	822,895	-	822,895	-
Demolition	3,384,660	3,384,660	-	3,384,660	-
Relocation Costs	411,829	382,318	-	382,318	29,511
Program Income Transfer	2,525,388	2,202,802	116,796	2,319,598	205,790
<b>Total expenditures</b>	<b>44,798,187</b>	<b>44,190,280</b>	<b>118,598</b>	<b>44,308,878</b>	<b>489,309</b>
<b>Excess of revenue over expenditures</b>	<b>\$ 0</b>	<b>\$ 268,159</b>	<b>\$ 758</b>	<b>\$ 268,917</b>	<b>\$ (268,917)</b>



Housing Authority of the City of Charlotte

Schedule of Revenue and Expenditures - Budget and Actual (Non-GAAP)

HOPE VI - URD

Dalton Village Grant (Arbor Glen)

For the Period Ended December 31, 2010

	Grant Authorized	Prior Years	Actual Current Period	Total to Date	Remainder of Grant
<b>Revenue</b>					
Federal Grant - Hope VI	\$ 24,501,684	\$ 24,501,684	\$ -	\$ 24,501,684	\$ -
Local Grant - City of Charlotte	2,450,000	2,450,000	-	2,450,000	-
Program Income	3,220,179	2,152,605	430,056	2,582,661	637,518
<b>Total revenue</b>	<b>30,171,863</b>	<b>29,104,289</b>	<b>430,056</b>	<b>29,534,345</b>	<b>637,518</b>
<b>Expenditures</b>					
Management Improvements	3,872,705	3,872,401	304	3,872,705	0
Administration	4,470,685	2,871,738	5,179	2,876,917	1,593,768
Fees and Costs	2,967,380	2,967,380	-	2,967,380	-
Site Acquisition	992,974	992,974	-	992,974	-
Site Improvement - Federal Grant	2,625,881	2,625,881	-	2,625,881	-
Site Improvement - Local Grant	2,000,000	2,000,000	-	2,000,000	-
Dwelling Structures	9,008,172	9,008,172	-	9,008,172	-
Dwelling Equipment - Nonexpendable	31,870	31,870	-	31,870	-
Nondwelling Structures	33,445	33,445	-	33,445	-
Nondwelling Equipment	68,628	68,628	-	68,628	-
Demolition	3,040,110	3,040,110	-	3,040,110	-
Relocation Costs	482,854	482,854	-	482,854	-
Program Income Transfer	577,159	128,847	-	128,847	448,312
<b>Total expenditures</b>	<b>30,171,863</b>	<b>28,124,300</b>	<b>5,483</b>	<b>28,129,783</b>	<b>2,042,080</b>
<b>Excess of revenue over expenditures</b>	<b>\$ -</b>	<b>\$ 979,989</b>	<b>\$ 424,573</b>	<b>\$ 1,404,562</b>	<b>\$ (1,404,562)</b>

Housing Authority of the City of Charlotte

Schedule of Revenue and Expenditures - Budget and Actual (Non-GAAP)

HOPE VI - URD

Fairview Homes Grant (The Park at Oaklawn)

For the Period Ended December 31, 2010

	Grant Authorized	Prior Years	Actual		Remainder of Grant
			Current Period	Total to Date	
<b>Revenue</b>					
Federal Grant - Hope VI	\$ 34,724,570	\$ 34,724,570	\$ -	\$ 34,724,570	\$ -
Local Grant - City of Charlotte	1,300,000	1,300,000	-	1,300,000	-
Program Income	2,366,840	1,785,441	126,445	1,911,886	454,954
Restricted Donations	58,500	58,052	-	58,052	448
<b>Total revenue</b>	<b>38,449,910</b>	<b>37,868,063</b>	<b>126,445</b>	<b>37,994,508</b>	<b>455,402</b>
<b>Expenditures</b>					
Management Improvements	2,028,941	2,028,941	-	2,028,941	-
Administration	3,813,199	2,628,847	14,668	2,643,515	1,169,684
Fees and Costs	2,823,627	2,823,627	-	2,823,627	-
Site Acquisition	2,745,676	2,745,676	-	2,745,676	-
Site Improvement - Federal Grant	6,083,182	6,083,182	-	6,083,182	-
Site Improvement - Local Grant	1,300,000	1,300,000	-	1,300,000	-
Dwelling Structures	14,246,238	14,078,767	53,746	14,132,513	113,725
Nondwelling Structures	1,091,562	1,091,562	-	1,091,562	-
Nondwelling Equipment	362,000	362,000	-	362,000	-
Demolition	2,986,897	2,986,897	-	2,986,897	-
Relocation Costs	562,938	562,938	-	562,938	-
Restricted Donation Transfers	58,500	58,052	-	58,052	448
Program Income Transfer	347,150	133,991	-	133,991	213,159
<b>Total expenditures</b>	<b>38,449,910</b>	<b>36,884,480</b>	<b>68,414</b>	<b>36,952,894</b>	<b>1,497,016</b>
<b>Excess of revenue over expenditures</b>	<b>\$ -</b>	<b>\$ 983,583</b>	<b>\$ 58,031</b>	<b>\$ 1,041,614</b>	<b>\$ (1,041,614)</b>

Housing Authority of the City of Charlotte

Schedule of Revenue and Expenditures - Budget and Actual (Non-GAAP)

HOPE VI - URD

Piedmont Courts (Seigle Point) Grant

For the Period Ended December 31, 2010

	Grant Authorized	Actual		Total to Date	Remainder of Grant
		Prior Years	Current Period		
<b>Revenue</b>					
Federal Grant - Hope VI	\$ 20,000,000	\$ 20,000,000	\$ -	\$ 20,000,000	\$ -
Local Grant - City of Charlotte	5,660,000	5,449,143	-	5,449,143	210,857
Other Grants	900,000	400,000	-	400,000	500,000
Program Income	4,773,934	3,462,398	1,351,550	4,813,948	(40,014)
Transfer - Horizon Development	45,010	45,010	-	45,010	-
<b>Total revenue</b>	<b>31,378,944</b>	<b>29,356,551</b>	<b>1,351,550</b>	<b>30,708,100</b>	<b>670,844</b>
<b>Expenditures</b>					
Management Improvements	1,353,179	1,353,096	(185)	1,352,911	268
Administration	3,487,267	1,822,914	35,259	1,858,173	1,629,094
Fees and Costs	2,549,023	2,525,872	4,663	2,530,535	18,488
Site Acquisition - Local Grant	1,291,329	1,197,236	-	1,197,236	94,093
Site Improvement - Federal Grant	2,742,459	2,742,459	-	2,742,459	-
Site Improvement - Local Grant	4,460,000	4,251,907	46,717	4,298,623	161,377
Dwelling Structures	11,547,727	10,580,093	303,106	10,883,199	664,528
Dwelling Structures - Other Grants	900,000	400,000	-	400,000	500,000
Dwelling Equipment - Nonexpendable	47,191	47,191	-	47,191	-
Nondwelling Structures	875,000	875,000	-	875,000	-
Demolition	1,424,232	1,424,232	-	1,424,232	-
Relocation Costs	341,037	341,037	-	341,037	-
Program Income Transfer	360,500	-	-	-	360,500
<b>Total expenditures</b>	<b>31,378,944</b>	<b>27,561,037</b>	<b>389,560</b>	<b>27,950,596</b>	<b>3,428,347</b>
<b>Excess of revenue over expenditures</b>	<b>\$ 0</b>	<b>\$ 1,795,514</b>	<b>\$ 961,990</b>	<b>\$ 2,757,504</b>	<b>\$ (2,757,504)</b>

Housing Authority of the City of Charlotte

Schedule of Revenue and Expenditures - Budget and Actual (Non-GAAP)

HOPE VI - URD

Boulevard Homes Grant

For the Period Ended December 31, 2010

	Grant Authorized	Prior Years	Actual Current Period	Total to Date	Remainder of Grant
<b>Revenue</b>					
Federal Grant - Hope VI	\$ 20,900,000	\$ -	\$ 4,025	\$ 4,025	\$ 20,895,975
<b>Total revenue</b>	<b>20,900,000</b>	<b>-</b>	<b>4,025</b>	<b>4,025</b>	<b>20,895,975</b>
<b>Expenditures</b>					
Management Improvements	3,100,000	-	-	-	3,100,000
Administration	2,500,000	-	4,025	4,025	2,495,975
Site Improvement	1,500,000	-	-	-	1,500,000
Dwelling Structures	8,302,174	-	-	-	8,302,174
Nondwelling Structures	5,497,826	-	-	-	5,497,826
<b>Total expenditures</b>	<b>20,900,000</b>	<b>-</b>	<b>4,025</b>	<b>4,025</b>	<b>20,895,975</b>
<b>Excess of revenue     over expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

Housing Authority of the City of Charlotte

Schedule of Revenue and Expenditures - Budget and Actual (Non-GAAP)

Central Office Capital Project

For the Period Ended December 31, 2010

	<u>Budget</u>	<u>Actual Current Period</u>	<u>Total to Date</u>	<u>Remainder of Project</u>
<b>REVENUE</b>				
Proceeds from Notes, Loans and Bonds	\$ 5,425,000	\$ 5,300,000	\$ 5,300,000	\$ 125,000
<b>EXPENDITURES</b>				
Administration	125,000	-	-	125,000
Capitalized Item	5,300,000	5,300,000	5,300,000	-
<b>TOTAL EXPENDITURES</b>	<u>5,425,000</u>	<u>5,300,000</u>	<u>5,300,000</u>	<u>125,000</u>
<b>EXCESS OF REVENUE OVER EXPENDITURES</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

(A) The total project is 98% expended.

Housing Authority of the City of Charlotte

Schedule of Revenue and Expenditures - Budget and Actual (Non-GAAP)

CAPITAL GRANTS  
2009 ARRA Capital Fund Grant

For the Period Ended December 31, 2010

	Grants Authorized	Prior Years	Actual Current Period	Total to Date	Remainder of Grants
<b>REVENUE</b>					
Federal Grant	\$ 7,508,295	\$ 1,981,262	\$ 1,785,655	\$ 3,766,917	\$ 3,741,378
<b>EXPENDITURES</b>					
Administration	750,829	169,178	207,480	376,658	374,171
Fees and Costs	228,721	106,373	3,281	109,654	119,067
Site Improvement	2,257,130	223,594	741,728	965,322	1,291,808
Dwelling Structures	1,248,309	1,174,974	(3,029)	1,171,945	76,364
Dwelling Equipment	166,485	57,619	108,865	166,484	1
Nondwelling Structures	420,895	39,876	301,339	341,215	79,680
Demolition	1,240,000	-	-	-	1,240,000
Relocation Costs	1,195,926	209,648	425,991	635,639	560,287
<b>TOTAL EXPENDITURES</b>	<b>7,508,295</b>	<b>1,981,262</b>	<b>1,785,655</b>	<b>3,766,917</b>	<b>3,741,378 (A)</b>
<b>EXCESS OF REVENUE OVER EXPENDITURES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

Grant Period: March 18, 2009 - March 17, 2012; Obligation End Date: March 17, 2010

(A) The total grant has 50% remaining and 40% time remaining in the grant.

Housing Authority of the City of Charlotte

Schedule of Revenue and Expenditures - Budget and Actual (Non-GAAP)

CAPITAL GRANTS

2008 #1 Capital Grant - Replacement Housing Factor

For the Period Ended December 31, 2010

	Grants Authorized	Prior Years	Actual Current Period	Total to Date	Remainder of Grants
<b>REVENUE</b>					
Federal Grant	\$ 290,100	\$ -	\$ -	\$ -	\$ 290,100
 <b>EXPENDITURES</b>					
Dwelling Structures	290,100	-	-	-	290,100
<b>TOTAL EXPENDITURES</b>	<u>290,100</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>290,100</u> (A)
<b>EXCESS OF REVENUE OVER EXPENDITURES</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

Grant Period: May 24, 2008 - June 12, 2012; Obligation End Date = June 12, 2010

(A) The total project is 0% expended and 100% obligated.

Housing Authority of the City of Charlotte

Schedule of Revenue and Expenditures - Budget and Actual (Non-GAAP)

CAPITAL GRANTS

2008 #2 Capital Grant - Replacement Housing Factor

For the Period Ended December 31, 2010

	Grants Authorized	Prior Years	Actual Current Period	Total to Date	Remainder of Grants
<b>REVENUE</b>					
Federal Grant	\$ 302,576	\$ -	\$ -	\$ -	\$ 302,576
<b>EXPENDITURES</b>					
Dwelling Structures	302,576	-	-	-	302,576
<b>TOTAL EXPENDITURES</b>	<b>302,576</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>302,576 (A)</b>
<b>EXCESS OF REVENUE OVER EXPENDITURES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

Grant Period: May 24, 2008 - June 12, 2012; Obligation End Date = June 12, 2010

(A) The total project is 0% expended and 100% obligated.



Housing Authority of the City of Charlotte

Schedule of Revenue and Expenditures - Budget and Actual (Non-GAAP)

CAPITAL GRANTS

2009 #1 Capital Grant - Replacement Housing Factor

For the Period Ended December 31, 2010

	Grants Authorized	Prior Years	Actual Current Period	Total to Date	Remainder of Grants
<b>REVENUE</b>					
Federal Grant	\$ 282,800	\$ -	\$ 282,800	\$ 282,800	\$ -
<b>EXPENDITURES</b>					
Dwelling Structures	282,800	-	282,800	282,800	-
<b>TOTAL EXPENDITURES</b>	<b>282,800</b>	<b>-</b>	<b>282,800</b>	<b>282,800</b>	<b>- (A)</b>
<b>EXCESS OF REVENUE OVER EXPENDITURES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

Grant Period: April 2, 2010 - April 1, 2014; Obligation End Date = April 1, 2012

(A) The total project is 100% expended and 100% obligated.

Housing Authority of the City of Charlotte

Schedule of Revenue and Expenditures - Budget and Actual (Non-GAAP)

CAPITAL GRANTS

2009 #2 Capital Grant - Replacement Housing Factor

For the Period Ended December 31, 2010

	Grants Authorized	Prior Years	Actual Current Period	Total to Date	Remainder of Grants
<b>REVENUE</b>					
Federal Grant	\$ 499,362	\$ -	195,881	\$ 195,881	\$ 303,481
<b>EXPENDITURES</b>					
Dwelling Structures	499,362	-	195,881	195,881	303,481
<b>TOTAL EXPENDITURES</b>	<b>499,362</b>	<b>-</b>	<b>195,881</b>	<b>195,881</b>	<b>303,481</b> (A)
<b>EXCESS OF REVENUE OVER EXPENDITURES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

Grant Period: April 2, 2010 - April 1, 2014; Obligation End Date = April 1, 2012

(A) The total project is 39% expended and 100% obligated.

Housing Authority of the City of Charlotte

Schedule of Revenue and Expenditures - Budget and Actual (Non-GAAP)

CAPITAL GRANTS

2010 #2 Capital Grant - Replacement Housing Factor

For the Period Ended December 31, 2010

	Grants Authorized	Prior Years	Actual Current Period	Total to Date	Remainder of Grants
<b>REVENUE</b>					
Federal Grant	\$ 278,083	\$ -	278,083	\$ 278,083	\$ -
<b>EXPENDITURES</b>					
Development Activities	278,083	-	278,083	278,083	-
<b>TOTAL EXPENDITURES</b>	<b>278,083</b>	<b>-</b>	<b>278,083</b>	<b>278,083</b>	<b>- (A)</b>
<b>EXCESS OF REVENUE OVER EXPENDITURES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

Grant Period: July 15, 2010 - July 14, 2014; Obligation End Date = July 14, 2012

(A) The total project is 100% expended and 100% obligated.

Housing Authority of the City of Charlotte

Schedule of Revenue and Expenditures - Budget and Actual (Non-GAAP)

CAPITAL GRANTS

2010 #1 Capital Grant - Replacement Housing Factor

For the Period Ended December 31, 2010

	Grants Authorized	Prior Years	Actual Current Period	Total to Date	Remainder of Grants
<b>REVENUE</b>					
Federal Grant	\$ 341,555	\$ -	\$ 341,555	\$ 341,555	\$ -
<b>EXPENDITURES</b>					
Development Activities	341,555	-	341,555	341,555	-
<b>TOTAL EXPENDITURES</b>	<b>341,555</b>	<b>-</b>	<b>341,555</b>	<b>341,555</b>	<b>-</b> (A)
<b>EXCESS OF REVENUE OVER EXPENDITURES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

Grant Period: July 15, 2010 - July 14, 2014; Obligation End Date = July 14, 2012

(A) The total project is 100% expended and 100% obligated.

Housing Authority of the City of Charlotte

Schedule of Revenue and Expenditures - Budget and Actual (Non-GAAP)

CAPITAL GRANTS

Replacement Housing Factor - Program Income

For the Period Ended December 31, 2010

	Grants Authorized	Prior Years	Actual Current Period	Total to Date	Remainder of Grants
<b>REVENUE</b>					
Federal Grant	\$ 892,000	\$ 909,483	\$ 14,122	\$ 923,605	\$ (31,605)
 <b>EXPENDITURES</b>					
Fees and Costs	281	-	-	-	281
Dwelling Structures	889,538	562,115	-	562,115	327,423
Dwelling Equipment	2,181	-	-	-	2,181
<b>TOTAL EXPENDITURES</b>	<u>892,000</u>	<u>562,115</u>	<u>-</u>	<u>562,115</u>	<u>329,885</u>
<b>EXCESS OF REVENUE OVER EXPENDITURES</b>	<u>\$ -</u>	<u>\$ 347,368</u>	<u>\$ 14,122</u>	<u>\$ 361,490</u>	<u>\$ (361,490)</u>

Housing Authority of the City of Charlotte

Schedule of Revenue and Expenditures - Budget and Actual (Non-GAAP)

Southside Homes Phase II Capital Project

For the Period Ended December 31, 2010

	Grants Authorized	Prior Years	Actual Current Period	Total to Date	Remainder of Grants
<b>REVENUE</b>					
Operating Transfer In - MTW	\$ 316,000	\$ 19,717	\$ 99,371	119,088	\$ 196,912
<b>EXPENDITURES</b>					
Administration	21,588	19,717	1,871	21,588	-
Capitalized Items	294,412	-	97,500	97,500	196,912
<b>TOTAL EXPENDITURES</b>	<b>316,000</b>	<b>19,717</b>	<b>99,371</b>	<b>119,088</b>	<b>196,912</b>
<b>EXCESS OF REVENUE OVER EXPENDITURES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

The total project has ended.

Housing Authority of the City of Charlotte

Schedule of Revenue and Expenditures - Budget and Actual (Non-GAAP)

Southside Homes Phase V Capital Project

For the Period Ended December 31, 2010

	Grants Authorized	Prior Years	Actual Current Period	Total to Date	Remainder of Grants
<b>REVENUE</b>					
City Housing Trust Funds	\$ 2,235,736	\$ 2,157,981	\$ 15,125	\$ 2,173,106	\$ 62,630
Operating Transfer In - MTW	<u>1,835,736</u>	<u>1,513,165</u>	-	<u>1,513,165</u>	<u>322,571</u>
	<u>4,071,472</u>	<u>3,671,146</u>	<u>15,125</u>	<u>3,686,271</u>	<u>385,201</u>
<b>EXPENDITURES</b>					
Capitalized Items	<u>4,071,472</u>	<u>3,671,146</u>	<u>15,125</u>	<u>3,686,271</u>	<u>385,201</u>
<b>TOTAL EXPENDITURES</b>	<u>4,071,472</u>	<u>3,671,146</u>	<u>15,125</u>	<u>3,686,271</u>	<u>385,201</u>
<b>EXCESS OF REVENUE OVER EXPENDITURES</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

The total project has ended.

Housing Authority of the City of Charlotte

Schedule of Revenue and Expenditures - Budget and Actual (Non-GAAP)

Robinsdale Apartment Renovation Capital Project

For the Period Ended December 31, 2010

	Grants Authorized	Prior Years	Actual Current Period	Total to Date	Remainder of Grants
<b>REVENUE</b>					
City Housing Trust Funds	\$ 548,366	\$ 16,404	\$ 1,698	\$ 18,102	\$ 530,264
Operating Transfer In - MTW	1,310,983	18,550	1,861	20,411	1,290,572
	<u>1,859,349</u>	<u>34,954</u>	<u>3,559</u>	<u>38,513</u>	<u>1,820,836</u>
<b>EXPENDITURES</b>					
Capitalized Items	1,859,349	34,954	3,559	38,513	1,820,836
<b>TOTAL EXPENDITURES</b>	<u>1,859,349</u>	<u>34,954</u>	<u>3,559</u>	<u>38,513</u>	<u>1,820,836</u>
<b>EXCESS OF REVENUE OVER EXPENDITURES</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>



Housing Authority of the City of Charlotte

Schedule of Revenue and Expenditures - Budget and Actual (Non-GAAP)

Edwin Towers Renovation Capital Project

For the Period Ended December 31, 2010

	Grants Authorized	Prior Years	Actual Current Period	Total to Date	Remainder of Grants
<b>REVENUE</b>					
City Housing Trust Funds	\$ 649,313	\$ 211,078	\$ 14,213	\$ 225,291	\$ 424,022
Operating Transfer in - MTW	717,825	240,876	129	241,005	476,820
	1,367,138	451,954	14,342	466,296	900,842
<b>EXPENDITURES</b>					
Capitalized Items	1,367,138	451,954	14,342	466,296	900,842
<b>TOTAL EXPENDITURES</b>	1,367,138	451,954	14,342	466,296	900,842
<b>EXCESS OF REVENUE OVER EXPENDITURES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

Housing Authority of the City of Charlotte

Schedule of Revenue and Expenditures - Budget and Actual (Non-GAAP)

Victoria Square Renovation Capital Project

For the Period Ended December 31, 2010

	Grants Authorized	Prior Years	Actual Current Period	Total to Date	Remainder of Grants
<b>REVENUE</b>					
Operating Transfer In - MTW	\$ 106,000	\$ 105,561	\$ -	\$ 105,561	\$ 439
<b>EXPENDITURES</b>					
Capitalized Items	106,000	105,561	-	105,561	439
<b>TOTAL EXPENDITURES</b>	<b>106,000</b>	<b>105,561</b>	<b>-</b>	<b>105,561</b>	<b>439</b>
<b>EXCESS OF REVENUE OVER EXPENDITURES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

The total project has ended.

Housing Authority of the City of Charlotte

Schedule of Revenue and Expenditures - Budget and Actual (Non-GAAP)

Wallace Woods Renovation Capital Project

For the Period Ended December 31, 2010

	Grants Authorized	Prior Years	Actual Current Period	Total to Date	Remainder of Grants
<b>REVENUE</b>					
Operating Transfer In - MTW	\$ 1,828,800	\$ -	\$ 8,830	\$ 8,830	\$ 1,819,970
<b>EXPENDITURES</b>					
Capitalized Items	1,828,800	-	8,830	8,830	1,819,970
<b>TOTAL EXPENDITURES</b>	<b>1,828,800</b>	<b>-</b>	<b>8,830</b>	<b>8,830</b>	<b>1,819,970</b>
<b>EXCESS OF REVENUE OVER EXPENDITURES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

Housing Authority of the City of Charlotte

Schedule of Revenue and Expenditures - Budget and Actual (Non-GAAP)

Charlottetown Terrace CFRC Development Project

For the Period Ended December 31, 2010

	Budget	Actual		Total to Date	Remainder of Project
		Prior Years	Current Period		
<b>Revenue</b>					
City Housing Trust Funds	\$ 1,000,000	\$ -	\$ 35,434	35,434	\$ 964,566
Operating Transfer In - MTW	5,000,000	233,466	308,482	541,948	4,458,052
CFRC Grant	6,200,000	-	318,271	318,271	5,881,729
<b>Total revenue</b>	<b>12,200,000</b>	<b>233,466</b>	<b>662,187</b>	<b>895,653</b>	<b>11,304,347</b>
<b>Expenditures</b>					
Capitalized Items	12,200,000	233,466	662,187	895,653	11,304,347 (A)
<b>Total expenditures</b>	<b>12,200,000</b>	<b>233,466</b>	<b>662,187</b>	<b>895,653</b>	<b>11,304,347</b>
<b>Excess of revenue over expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

CFRC Grant Period: September 24, 2009 - September 23, 2012; Obligation End Date: September 23, 2010

(A) The total CFRC grant has 95% remaining and 49% time remaining in the grant.

Housing Authority of the City of Charlotte

Schedule of Revenue and Expenditures - Budget and Actual (Non-GAAP)

ROSS GRANTS

2006 ROSS - Family/Home Ownership Grant

For the Period Ended December 31, 2010

	Grants Authorized	Prior Years	Actual Current Period	Total to Date	Remainder of Grants
<b>REVENUE</b>					
Federal Grant	\$ 500,000	\$ 306,566	\$ 193,434	\$ 500,000	\$ -
<b>EXPENDITURES</b>					
Program Coordinator	148,220	112,268	35,952	148,220	-
Training Costs	97,261	73,602	23,659	97,261	-
Supportive Services	217,291	100,229	117,062	217,291	-
Travel Costs	189	189	-	189	-
Administrative & Other Costs	27,943	15,497	12,446	27,943	-
Indirect Costs	9,096	4,781	4,315	9,096	-
<b>TOTAL EXPENDITURES</b>	<b>500,000</b>	<b>306,566</b>	<b>193,434</b>	<b>500,000</b>	<b>- (A)</b>
<b>EXCESS OF REVENUE OVER EXPENDITURES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

Grant Period: March 29, 2007 - September 28, 2010 (including 6-month Extension)

(A) The total grant has 0% remaining with 0% time remaining in the grant.

Housing Authority of the City of Charlotte

Schedule of Revenue and Expenditures - Budget and Actual (Non-GAAP)

ROSS GRANTS  
2007 ROSS - Elderly Grant

For the Period Ended December 31, 2010

	Grants Authorized	Prior Years	Actual		Remainder of Grants
			Current Period	Total to Date	
<b>REVENUE</b>					
Federal Grant	\$ 450,000	\$ 201,393	\$ 105,186	\$ 306,579	\$ 143,421
<b>EXPENDITURES</b>					
Program Coordinator	162,000	72,713	48,294	121,007	40,993
Training Costs	31,500	12,975	3,770	16,745	14,755
Supportive Services	54,969	23,256	350	23,606	31,363
Congregate Services	58,550	18,878	8,987	27,865	30,685
Coord and SetUp Meal Services	5,000	1,529	3,029	4,558	442
Transportation Services	56,550	13,166	38,285	51,451	5,099
Wellness Program	24,190	11,480	1,300	12,780	11,410
Subcontracting	9,900	1,000	411	1,411	8,489
Travel Costs	2,215	1,396	634	2,030	185
Administrative Costs	45,126	45,000	126	45,126	-
<b>TOTAL EXPENDITURES</b>	<b>450,000</b>	<b>201,393</b>	<b>105,186</b>	<b>306,579</b>	<b>143,421 (A)</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

Grant Period: June 25, 2008 - June 24, 2011

(A) The total grant has 32% remaining with 16% time remaining in the grant.

Housing Authority of the City of Charlotte

Schedule of Revenue and Expenditures - Budget and Actual (Non-GAAP)

ROSS Grants

2009 ROSS - Federal FSSR Coordinator Grant

For the Period Ended December 31, 2010

	Grants Authorized	Prior Years	Actual Current Period	Total to Date	Remainder of Grants
<b>REVENUE</b>					
Federal Grant	\$ 65,000	\$ -	\$ 36,142	\$ 36,142	\$ 28,858
<b>EXPENDITURES</b>					
Coordinator Salary & Benefits	65,000	-	36,142	36,142	28,858
<b>TOTAL EXPENDITURES</b>	<b>65,000</b>	<b>-</b>	<b>36,142</b>	<b>36,142</b>	<b>28,858 (A)</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

Grant Period: May 19, 2010 - May 18, 2011

(A) The total grant has 44% remaining with 38% time remaining in the grant.

Housing Authority of the City of Charlotte

Schedule of Revenue and Expenditures - Budget and Actual (Non-GAAP)

ROSS Grants

2009 ROSS - FSSR Service Coordinators Grant

For the Period Ended December 31, 2010

	Grants Authorized	Prior Years	Actual Current Period	Total to Date	Remainder of Grants
<b>REVENUE</b>					
Federal Grant	\$ 662,417	\$ -	\$ 629	\$ 629	\$ 661,788
<b>EXPENDITURES</b>					
Coordinator Salary & Benefits	554,417	-	165	165	554,252
Training Costs	18,000	-	312	312	17,688
Administrative & Other Costs	90,000	-	152	152	89,848
<b>TOTAL EXPENDITURES</b>	<b>662,417</b>	<b>-</b>	<b>629</b>	<b>629</b>	<b>661,788 (A)</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

Grant Period: August 25, 2010 - August 24, 2013

(A) The total grant has 100% remaining with 88% time remaining in the grant.



Housing Authority of the City of Charlotte

Schedule of Revenue and Expenditures - Budget and Actual (Non-GAAP)

CATS Bus Pass Grant

For the Period Ended December 31, 2010

	Grants Authorized	Actual		Total to Date	Remainder of Grants
		Prior Years	Current Period		
<b>REVENUE</b>					
CATS JARC Grants	\$ 100,859	\$ 75,273	\$ 2,284	\$ 77,557	\$ 23,302
Miscellaneous Income	-	-	551	551	(551)
Operating Transfer In - MTW	100,859	86,154	(2,835)	83,319	17,540
	<u>201,718</u>	<u>161,427</u>	<u>-</u>	<u>161,427</u>	<u>40,291</u>
<b>EXPENDITURES</b>					
Transportation	201,718	161,427	-	161,427	40,291
<b>TOTAL EXPENDITURES</b>	<u>201,718</u>	<u>161,427</u>	<u>-</u>	<u>161,427</u>	<u>40,291</u>
<b>EXCESS OF REVENUE OVER EXPENDITURES</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

Grant Period: April 1, 2009 - September 30, 2010 (on a 6-month Extension)

The total project has ended.

Housing Authority of the City of Charlotte

Schedule of Revenue and Expenditures - Budget and Actual (Non-GAAP)

NSP Grants

2009 Neighborhood Stabilization Program Grant

For the Period Ended December 31, 2010

	Grants Authorized	Prior Years	Actual Current Period	Total to Date	Remainder of Grants
<b>REVENUE</b>					
NC Dept of Community Assistance	\$ 2,100,000	\$ 511,985	\$ 1,534,174	\$ 2,046,159	\$ 53,841
<b>EXPENDITURES</b>					
Administration	100,000	9,336	36,823	46,159	53,841
Dwelling Structures	2,000,000	502,649	1,497,351	2,000,000	-
<b>TOTAL EXPENDITURES</b>	<b>2,100,000</b>	<b>511,985</b>	<b>1,534,174</b>	<b>2,046,159</b>	<b>53,841 (A)</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

Grant Period: June 1, 2009 - August 9, 2012; Obligation End Date: July 18, 2010

(A) The total project has 3% remaining with 51% time remaining in the grant.

**HOUSING AUTHORITY OF THE CITY OF CHARLOTTE**  
**Quarterly Report of Deposits and Investments as of December 31, 2010**

	Bank/Broker	Total Balance 9/30/10	Total Balance 12/31/10	Externally Restricted Amount	Internally Restricted Amount	Unrestricted Balance	Comments
<b>Conventional</b>							
Revolving	Fifth Third Bank	\$ 11,986,073.76	\$ 14,687,473.56	\$ -	\$ -	\$ 14,687,473.56	Unrestricted for use by the AMPs
Revolving - Land Sale Proceeds	Fifth Third Bank	1,941,188.30	1,408,691.39	-	1,408,691.39	-	Restricted By Board for Land Acquisition/Pursuit Costs
Conventional Security Deposits	Fifth Third Bank	339,280.71	329,942.86	329,942.86	-	-	For Payment of Tenant Deposits
Healthcare Reimbursement Account	Fifth Third Bank	21,685.70	27,266.49	27,266.49	-	-	Healthcare Reimbursement
Compensating Balance CD	Fifth Third Bank	225,000.00	225,000.00	225,000.00	-	-	Restricted by Fifth Third in lieu of fees
Escrow Accounts	Fifth Third Bank	649,805.96	638,578.91	638,578.91	-	-	For Payment of Escrow Balances
<b>TOTAL:</b>		<b>15,153,034.43</b>	<b>17,316,953.21</b>	<b>1,220,788.26</b>	<b>1,408,691.39</b>	<b>14,687,473.56</b>	
<b>Horizon Development Properties</b>							
Horizon Development	Fifth Third Bank	857,671.17	1,269,641.82	-	-	1,269,641.82	For Stepping Stone Properties Maintenance
Replacement Reserve	Fifth Third Bank	312,403.06	331,295.53	331,295.53	-	-	For Payment of Tenant Deposits
Horizon Development Security Deposits	Fifth Third Bank	37,181.26	36,934.05	36,934.05	-	-	Restricted by Mecklenburg County
Mecklenburg County IDA	Fifth Third Bank	112,916.17	110,850.59	110,850.59	-	-	Operating Reserve for the property
Mill Pond Reserves	Fifth Third Bank	414,740.26	414,928.30	414,928.30	-	-	Operating Reserve for the property
Woodlawn House Reserves	Fifth Third Bank	275,178.90	275,303.65	275,303.65	-	-	Operating Reserve for the property
Hampton Crest Reserves	Fifth Third Bank	-	80,145.72	80,145.72	-	-	Operating Reserve for the property
Seneca Woods Reserves	Fifth Third Bank	-	177,068.91	177,068.91	-	-	Operating Reserve for the property
Tumkey III Administrative Use	Fifth Third Bank	158,313.55	158,385.33	158,385.33	-	-	Restricted for use at Oak Valley and Valley View
<b>TOTAL:</b>		<b>2,188,404.37</b>	<b>2,854,553.90</b>	<b>1,584,912.08</b>	<b>-</b>	<b>1,269,641.82</b>	
<b>Section 8</b>	Fifth Third Bank	2,634,310.01	4,335,782.18	4,335,782.18	-	-	
<b>CORE</b>	Fifth Third Bank	1,789,317.37	1,786,877.32	1,786,877.32	-	-	For CORE Mission
<b>MTW FUNDS</b>							
MTW Funds	Fifth Third Bank	55,327,092.87	44,543,106.99	44,543,106.99	-	-	For Moving To Work program
NC Capital Management Trust	NC Capital Management	2,118,953.30	2,119,627.88	2,119,627.88	-	-	For Moving To Work program
<b>TOTAL:</b>		<b>57,446,046.17</b>	<b>46,662,734.87</b>	<b>46,662,734.87</b>	<b>-</b>	<b>-</b>	
<b>Grants</b>							
Arbor Glen Program Income	Fifth Third Bank	784,239.22	857,623.32	857,623.32	-	-	Per HOPE VI agreement
First Ward Program Income	Fifth Third Bank	413,217.21	413,404.56	413,404.56	-	-	Per HOPE VI agreement
RHF Program Income	Fifth Third Bank	380,389.28	385,932.86	385,932.86	-	-	Per HOPE VI agreement
Piedmont Courts Program Income	Fifth Third Bank	1,944,498.82	2,207,359.86	2,207,359.86	-	-	Per HOPE VI agreement
Park @ Oaklawn Program Income	Fifth Third Bank	729,735.83	757,888.32	757,888.32	-	-	Per HOPE VI agreement
<b>TOTAL:</b>		<b>4,252,080.36</b>	<b>4,622,208.92</b>	<b>4,622,208.92</b>	<b>-</b>	<b>-</b>	
<b>GRAND TOTAL:</b>		<b>\$ 83,433,192.71</b>	<b>\$ 77,589,110.40</b>	<b>\$ 60,223,303.63</b>	<b>\$ 1,408,691.39</b>	<b>\$ 15,957,415.38</b>	

**HOUSING AUTHORITY OF THE CITY OF CHARLOTTE**  
**Land Sale Proceeds Detail**  
**As of December 31, 2010**

Sale Description	Date	Sale Proceeds	Interest	Development Purchases	Existing Operations Purchases	Balance	Commitments	Remaining Amount	Comments
<b>Central Office Cost Center (COCC)</b>									
<b>Boulevard Centro (Autumn Place)</b>									
Land Sale	8/25/2004	1,278,871.24							debt waiver 8/17/03
Interest			79,736.56						
Purchases	12/1/2004			(18,311.66)					Piedmont Landpursuit costs
	3/31/2006			(80,784.42)					Piedmont Landpursuit costs
	9/30/2006			(56,543.45)					Piedmont Landpursuit costs
	10/31/2006			(1,080,602.03)					McAlpine / Glen Cove
	11/21/2006				(118,930.03)				AG 50 Renovations
	8/31/2007			81,811.00					Reimb for McAlpine / Glen Cove from Hope VI
Commitments									
<b>Subtotal</b>		<b>1,278,871.24</b>	<b>79,736.56</b>	<b>(1,154,430.76)</b>	<b>(118,930.03)</b>	<b>85,247.01</b>		<b>85,247.01</b>	
<b>Renwick Property</b>									
<i>Restriction: For the provision of low-income housing for public housing families and/or families receiving assistance under Section 8. CHA may also exercise its option of creating a commercial enterprise on site at a public housing development for the benefit of the residents.</i>									
Land Sale	10/5/2005	1,144,360.00							
Interest			135,769.29						
Payments	11/19/2008	(400,000.00)							Partial payment for Mews
	2/9/2009	(3,593.50)							Legal/Development Consultant Expenses for Mews
	9/10 - current			(521,266.32)					Hall House Renovation
	3/19/2010	(23,888.14)							Final payment for Mews
Commitments							(278,733.68)		Hall House Renovation
<b>Subtotal</b>		<b>716,878.36</b>	<b>135,769.29</b>	<b>(521,266.32)</b>		<b>331,381.33</b>	<b>(278,733.68)</b>	<b>52,647.65</b>	
<b>Turnkey III</b>									
<i>Restriction: For the Development of low-income housing and other eligible uses.</i>									
Property Sales	6/24/2008	92,689.55							
Interest			1,030.55						
Purchases									
Commitments									
<b>Subtotal</b>		<b>92,689.55</b>	<b>1,030.55</b>			<b>93,720.10</b>		<b>93,720.10</b>	
<b>COCC TOTAL</b>		<b>2,068,439.15</b>	<b>216,536.40</b>	<b>(1,154,430.76)</b>	<b>(640,196.35)</b>	<b>510,348.44</b>	<b>(278,733.68)</b>	<b>231,614.76</b>	
<b>Asset Management Projects (AMP)</b>									
<i>Restriction: Maintenance of existing housing stock and/or the development of affordable rental units for families with incomes at or below 80% of area median income.</i>									
Land Sale	1/10/2008	1,050,000.00							
Interest			21,959.71						
Purchases	2/15/2009			(140,551.50)					Seneca Woods Capital Project
	3/27/2009			(316,639.00)	(160,000.00)				Hall House Homeless Initiative
	3/30/2009			(262,004.43)					Fairmarket Square Capital Project
	09/09 - current					(879,204.93)			Seneca Woods Capital Project
Commitments							(192,754.78)		Seneca Woods Capital Project
<b>Subtotal Belvedere</b>		<b>1,050,000.00</b>	<b>21,959.71</b>	<b>(719,204.93)</b>	<b>(160,000.00)</b>	<b>192,754.78</b>	<b>(192,754.78)</b>		
<b>Billro Billboard Rental (Piedmont Courts)</b>									
<i>Restriction: No restriction</i>									
Billboard Rents	10/06 - current	35,700.00							
Interest			730.89						
Purchases									
Commitments									
<b>Subtotal</b>		<b>35,700.00</b>	<b>730.89</b>			<b>36,430.89</b>		<b>36,430.89</b>	

**HOUSING AUTHORITY OF THE CITY OF CHARLOTTE**  
**Land Sale Proceeds Detail**  
**As of December 31, 2010**

Sale Description	Date	Sale Proceeds	Interest	Development Purchases	Existing Operations Purchases	Balance	Commitments	Remaining Amount	Comments
<b>Live Oak</b>									
Land Sale Interest	5/31/2007	5,051,205.21	227,685.60						
Purchases	11/21/2006			(2,000,000.00)	(281,069.97)				AG 50 Renovations
	8/07 - 12/07			2,000,000.00					940 Brevard Bridge Loan
	Jan-08		41,905.07						Repayment of 940 Brevard Loan
	1/23/2008			(1,337,773.00)					Loan to South Park Seniors
	8/08 - 12/08			1,337,773.00					Repayment of South Park Seniors loan
	11/19/2009								Interest Earned on South Park Seniors loan
	2/26/2009		60,578.28						McAlpine / Glen Cove Renovation
	9/18/2009			(856,500.00)	(670,622.00)				Live Oak Multifamily
	1/19/2010			(3,000,000.00)	(400,000.00)				McAlpine / Glen Cove Renovation
	5/10 - 9/10								Hill House Renovation
Commitments							(1,173.31)		Arbor Glen Single Family Homeownership
							(39,500.00)		Live Oak Multifamily
<b>Subtotal Live Oak</b>		<b>5,051,205.21</b>	<b>330,168.95</b>	<b>(3,856,500.00)</b>	<b>(1,351,691.97)</b>	<b>173,152.19</b>	<b>(40,673.31)</b>	<b>132,508.88</b>	
<b>Ground Lease (Live Oak)</b>									
<i>Restriction: Maintenance of existing ACC and/or Section 8 units or the construction of ACC units or units assisted with Section 8 vouchers</i>									
Lease Income	5/07, 9/08	350,000.00				350,000.00			
Interest			7,451.50						
Purchases									
Commitments									
<b>Subtotal Ground Lease</b>		<b>350,000.00</b>	<b>7,451.50</b>			<b>357,451.50</b>		<b>357,451.50</b>	
<b>Arbor Glen</b>									
<i>Restriction: Sole purpose of benefiting public housing families and families receiving assistance under the Housing Choice Voucher program.</i>									
Land Sale Interest	3/25/2008	560,131.39				560,131.39			
Purchases	11/19/2008		6,356.30	(28,666.70)					Expenses related to AG Single Family Home Development
	3/9/2009			(24,075.22)					Expenses related to AG Single Family Home Development
	3/30/2009			(474,161.00)					Fairmarket Square Capital Projects
	10/30/2009			(7,521.68)					Expenses related to AG Single Family Home Development
	2/26/2010			(11,183.25)					Expenses related to AG Single Family Home Development
				(9,434.27)					Expenses related to AG Single Family Home Development
Commitments							(11,445.57)		AG Single Family Homeownership
<b>Subtotal Arbor Glen</b>		<b>560,131.39</b>	<b>6,356.30</b>	<b>(555,042.12)</b>		<b>11,445.57</b>	<b>(11,445.57)</b>		
<b>Ground Lease (First Ward)</b>									
<i>Restriction: No restriction</i>									
Lease Income	9/07 - current	125,000.00				125,000.00			
Interest			2,078.02						
Purchases									
Commitments							(54,679.29)		Seneca Woods Capital Project
<b>Subtotal Ground Lease</b>		<b>125,000.00</b>	<b>2,078.02</b>			<b>127,078.02</b>	<b>(54,679.29)</b>	<b>72,398.73</b>	
<b>AMP TOTAL</b>		<b>7,172,036.60</b>	<b>368,745.37</b>	<b>(5,130,747.05)</b>	<b>(1,511,691.97)</b>	<b>898,342.95</b>	<b>(299,552.95)</b>	<b>598,790.00</b>	
<b>GRAND TOTAL</b>		<b>9,260,475.75</b>	<b>585,281.77</b>	<b>(5,285,177.81)</b>	<b>(2,151,888.32)</b>	<b>1,408,691.39</b>	<b>(578,286.63)</b>	<b>830,404.76</b>	

NOTE: CHA has committed to Brooklyn Village future land sales proceeds not to exceed \$1,250,000, if available at the time.

**ADMINISTRATIVE BUDGET CHANGES**

In accordance with the board resolution for operating and grant budgets, the CEO or his designee may transfer funds in amounts not to exceed \$50,000 in the operating budget and \$100,000 in the grant budgets. Further any such transfers should be reported at the regular meeting of the board at which the budget to actual results are discussed and such transfers must be entered in the minutes of that meeting. Listed below are the transfers affecting the operating budget for the quarter ended December 31, 2010.

	<i>Asset Management Project</i>	<i>Central Office Cost Center</i>	<i>Horizon</i>	<i>Hoefener</i>	<i>2009 Capital Fund Stimulus Grant</i>	<i>2007 ROSS Elderly Grant</i>	<i>Southside Phase II Capital Project</i>
<b>Administrative</b>	(14,031)	(1,000)	(21)	792	-	-	1,588
<b>Tenant &amp; Social Services</b>	13,220	-	-	-	-	-	-
<b>Utilities</b>	33,080	-	1,350	-	-	-	-
<b>Maintenance</b>	22,921	1,000	(1,329)	(792)	-	-	-
<b>General</b>	(56,690)	-	-	-	-	-	-
<b>Capitalized Items</b>	1,500	-	-	-	-	-	(1,588)
<b>Fees and Costs</b>	-	-	-	-	(19,388)	-	-
<b>Site Improvements</b>	-	-	-	-	57,460	-	-
<b>Dwelling Structures</b>	-	-	-	-	(20,337)	-	-
<b>Dwelling Equipment</b>	-	-	-	-	(1,167)	-	-
<b>Non-Dwelling Structures</b>	-	-	-	-	58,475	-	-
<b>Relocation</b>	-	-	-	-	(75,043)	-	-
<b>Coordinator Salary and Benefits</b>	-	-	-	-	-	-	-
<b>Training Costs</b>	-	-	-	-	-	-	-
<b>Supportive Services</b>	-	-	-	-	-	(126)	-
<b>Resident Salaries</b>	-	-	-	-	-	-	-
<b>Congregate Services</b>	-	-	-	-	-	-	-
<b>Coord and SetUp Meal Services</b>	-	-	-	-	-	-	-
<b>Travel Costs</b>	-	-	-	-	-	-	-
<b>Other Administrative Expenses</b>	-	-	-	-	-	126	-
<b>Indirect Costs</b>	-	-	-	-	-	-	-
<b>Transfer to Conventional</b>	-	-	-	-	-	-	-
<b>TOTAL OF BUDGET CHANGES</b>	-	-	-	-	-	-	-

**RESOLUTION**  
**TO AMEND THE MTW FUND BUDGET FOR THE FISCAL YEAR ENDING**  
**MARCH 31, 2011. (LAST AMENDED BY**  
**RESOLUTION NO. 1902).**

**WHEREAS**, Exhibit A shows an increase in revenue in the Public Housing Operating Subsidy line item in the amount of \$63,882 and the corresponding expenditures are shown in the Operating Transfers Out - Public Housing in the amount of \$63,882 to provide subsidy for sixty-three units at McCreesh Place.

**WHEREAS**, all regulatory and statutory requirements have been met;

**WHEREAS**, the Authority has sufficient operating reserves to meet the working capital needs of its development (as defined by HUD);

**WHEREAS**, the Board has determined that the proposed expenditures are necessary in the efficient and economical operation of the program for serving low-income families;

**WHEREAS**, the Budget indicates a source of funds adequate to cover all proposed expenditures;

**WHEREAS**, the calculation of eligibility for federal funding is in accordance with the provisions of the regulations;

**WHEREAS**, all proposed rental charges and expenditures will be consistent with provisions of law;

**WHEREAS**, the Authority will comply with the wage rate requirements under 24 CFR 968.110(e) and (f);

**WHEREAS**, the Authority will comply with the requirements for access to records and audits under 24 CFR 968.110(i);

**WHEREAS**, the Authority will comply with the requirements for the reexamination of family income and composition under 24 CFR 960.209, 990.115 and 905.315;

**WHEREAS**, pursuant to 24 CFR 24.630, the Authority has notified all employees that the unlawful manufacture, distribution, dispensing, possession or use of a controlled substance on CHA property is prohibited; established an Employee Assistance Plan for employees who request assistance or rehabilitation; and implemented personnel policies regarding violations and the reporting of violations of these rules and regulations, including the termination of employees convicted of violations of laws regarding the possession, use and distribution of controlled substances;

**WHEREAS**, no person in the Authority holds more than one position, and no position is allocated more than 100% of the salary as listed on the Schedule of Salaries and Positions.

**WHEREAS**, pursuant to Section 307, Part II, of the Consolidated Annual Contributions Contract, the Authority hereby certifies that all administrative salaries are comparable to local public practice, based on a comparability study dated May 1998, which is on file for HUD review.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Commissioners does hereby approve this Resolution to amend the MTW Fund budget for fiscal year ending March 31, 2011; attached hereto as Exhibit A.

**THEREFORE, BE IT ALSO RESOLVED** that the Chief Executive Officer (CEO) or his/her designee may transfer funds as provided below. All such transfers must be consistent with state or federal laws and local board policies. The CEO or his/her designee must report any such transfers at the regular meeting of the board at which the budget to actual results are discussed and transfers between functions must be entered in the minutes of that meeting.

1. The CEO may transfer between sub-functions and objects of expenditure within a function.
2. The CEO may transfer amounts not to exceed \$50,000 between functions.
3. The CEO may not transfer any amounts between funds or increase the total amount of a fund.

#### **RECORDING OFFICER'S CERTIFICATION**

I, Charles Woodyard, the duly appointed secretary of the Housing Authority of the City of Charlotte, North Carolina, do hereby certify that this resolution was properly adopted at a regular meeting held February 15, 2011.

BY: \_\_\_\_\_  
Charles Woodyard  
Secretary



<b>RESOLUTION NO.</b>			<b>Exhibit A</b>
<b>REVENUE:</b>	<b>April 2010 - March 2011 Moving To Work</b>		<b>April 2010 - March 2011 Moving To Work</b>
Public Housing Operating Subsidy	12,748,270	63,882	12,812,152
Section 8 Operating Subsidy	43,800,096		43,800,096
Section 8 Administrative Fees	2,235,183		2,235,183
Capital Fund	4,666,516		4,666,516
Administrative Fees - Portables	175,000		175,000
Fraud Recovery	150,000		150,000
Portable HAP Revenue	4,600,000		4,600,000
Other Income	452,180		452,180
<b>Total Operating Revenue</b>	<b>68,827,245</b>	<b>63,882</b>	<b>68,891,127</b>
<i>Other Sources:</i>			
Fund Balance Appropriated - MTW Funds	35,223,007		35,223,007
<b>Total Other Sources</b>	<b>35,223,007</b>	<b>-</b>	<b>35,223,007</b>
	-		-
<b>TOTAL REVENUE:</b>	<b>104,050,252</b>	<b>63,882</b>	<b>104,114,134</b>
<b>EXPENDITURES:</b>			
<b>Administrative:</b>	5,057,318		5,057,318
<b>Tenant and Social Services:</b>	1,514,115		1,514,115
<b>Ordinary Maintenance and Operations:</b>	89,563		89,563
<b>Housing Assistance Payments:</b>	34,379,523		34,379,523
<b>Protective Services:</b>	194,319		194,319
<b>General Expenditures:</b>	3,548,857		3,548,857
<b>TOTAL OPERATING EXPENDITURES:</b>	<b>44,783,695</b>	<b>-</b>	<b>44,783,695</b>
<b>Capitalized Items:</b>	1,626,000		1,626,000
<b>Total Expenditures Before Other Items:</b>	<b>46,409,695</b>	<b>-</b>	<b>46,409,695</b>
<i>Other Items:</i>			
Operating Transfers Out - Public Housing	23,161,825	63,882	23,225,707
Operating Transfers Out - Capital Projects	8,868,159		8,868,159
Loans To Others	22,851,910		22,851,910
Capital Projects - AMPs	1,549,419		1,549,419
Capital Projects - Real Estate	1,209,244		1,209,244
<b>Total Other Items</b>	<b>57,640,557</b>	<b>63,882</b>	<b>57,704,439</b>
<b>TOTAL EXPENDITURES:</b>	<b>104,050,252</b>	<b>63,882</b>	<b>104,114,134</b>

**RESOLUTION**  
**TO AMEND THE ASSET MANAGEMENT PROJECT BUDGET FOR THE**  
**FISCAL YEAR ENDING MARCH 31, 2011.**  
**(LAST AMENDED BY RESOLUTION NO. 1908)**

**WHEREAS**, in Exhibit A, an increase in revenue is shown in the Operating Transfers In – MTW in the amount of \$63,882. The corresponding expenditure is shown in the Operating Transfers Out – Mixed Finance Communities in the amount of \$63,882.

**WHEREAS**, all regulatory and statutory requirements have been met;

**WHEREAS**, the Authority has sufficient operating reserves to meet the working capital needs of its development (as defined by HUD);

**WHEREAS**, the Board has determined that the proposed expenditures are necessary in the efficient and economical operation of the program or serving low-income families;

**WHEREAS**, the Budget indicates a source of funds adequate to cover all proposed expenditures;

**WHEREAS**, the calculation of eligibility for federal funding is in accordance with the provisions of the regulations;

**WHEREAS**, all proposed rental charges and expenditures will be consistent provisions of law;

**WHEREAS**, the Authority will comply with the wage rate requirements under 24 CFR 968.110(e) and (f);

**WHEREAS**, the Authority will comply with the requirements for access to records and audits under 24 CFR 968.110(i);

**WHEREAS**, the Authority will comply with the requirements for the reexamination of family income and composition under 24 CFR 960.209, 990.115 and 905.315;

**WHEREAS**, pursuant to 24 CFR 24.630, the Authority has notified all employees that the unlawful manufacture, distribution, dispensing, possession or use of a controlled substance on CHA property is prohibited; established an Employee Assistance Plan for employees who request assistance or rehabilitation; and implemented personnel policies regarding violations and the reporting of violations of these rules and regulations, including the termination of employees convicted of violations of laws regarding the possession, use and distribution controlled substances;

**WHEREAS**, no person in the Authority holds more than one position, and no position is allocated more than 100% of the salary as listed on the Schedule of Salaries and Positions.

**WHEREAS**, pursuant to Section 307, Part II, of the Consolidated Annual Contributions Contract, the Authority hereby certifies that all administrative salaries are comparable to local public practice, based on a comparability study dated May 1998, which is on file for HUD review.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Commissioners does hereby approve this resolution to amend the Asset Management Project budget for fiscal year ending March 31, 2011; attached hereto as Exhibit A.

**THEREFORE, BE IT ALSO RESOLVED** that the Chief Executive Officer (CEO) or his/her designee may transfer funds as provided below. All such transfers must be consistent with state or federal laws and local board policies. The CEO or his/her designee must report any such transfers at the regular meeting of the board at which the budget to actual results are discussed and transfers between functions must be entered in the minutes of that meeting.

1. The CEO may transfer between sub-functions and objects of expenditure within a function.
2. The CEO may transfer amounts not to exceed \$50,000 between functions.
3. The CEO may not transfer any amounts between funds or increase the total amount of a fund.

#### **RECORDING OFFICER'S CERTIFICATION**

I, Charles Woodyard, the duly appointed secretary of the Housing Authority of the City of Charlotte, North Carolina, do hereby certify that this resolution was properly adopted at a regular meeting held February 15, 2011.

BY: \_\_\_\_\_  
Charles Woodyard  
Secretary

Resolution			Exhibit A
	REVENUE:	April 2010 - March 2011 Asset Management Projects	REVISION
Tenant Rental Revenue	5,035,012		5,035,012
Other Revenue	1,284,016		1,284,016
<b>Total Operating Revenues</b>	<b>6,319,028</b>	-	<b>6,319,028</b>
<i>Other Sources:</i>			
Operating Transfers In - First Ward Interest	236,820		236,820
Operating Transfers In - Other	720,016		720,016
Operating Transfers In - MTW	23,161,825	63,882	23,225,707
Operating Transfers In - COCC	800,000		800,000
Fund Balance Appropriated- Land Sale Proceeds	845,392		845,392
Fund Balance Appropriated	156,195		156,195
Inter-AMP Excess Cash Transfer In	1,438,257		1,438,257
<b>Total Other Sources:</b>	<b>27,358,505</b>	<b>63,882</b>	<b>27,422,387</b>
<b>TOTAL REVENUE:</b>	<b>33,677,533</b>	<b>63,882</b>	<b>33,741,415</b>
<b>EXPENDITURES:</b>			
Administrative:	4,905,945		4,905,945
Tenant and Social Services:	6,938,635		6,938,635
Utilities:	3,878,833		3,878,833
Ordinary Maintenance and Operation:	9,646,071		9,646,071
Protective Services:	1,223,266		1,223,266
General Expenditures:	1,643,439		1,643,439
<b>TOTAL OPERATING EXPENDITURES:</b>	<b>28,236,191</b>		<b>28,236,191</b>
Capitalized Items:	1,255,500		1,255,500
<b>Total Capitalized Items</b>	<b>1,255,500</b>	-	<b>1,255,500</b>
<b>Total Expenditures Before Other Items</b>	<b>29,491,691</b>	-	<b>29,491,691</b>
Inter-AMP Excess Cash Transfer Out	1,438,257		1,438,257
Loans To Others	314,493		314,493
Operating Transfers Out - Mixed Finance Communities	2,433,092	63,882	2,496,974
<b>Total Other Items</b>	<b>4,185,842</b>	<b>63,882</b>	<b>4,249,724</b>
<b>TOTAL EXPENDITURES:</b>	<b>33,677,533</b>	<b>63,882</b>	<b>33,741,415</b>

**RESOLUTION**  
**TO AMEND THE MTW FUND BUDGET FOR THE FISCAL YEAR ENDING**  
**MARCH 31, 2011. (LAST AMENDED BY**  
**RESOLUTION NO. 1902).**

**WHEREAS**, Exhibit A shows a net increase in revenues of \$326,911. Revenues were increased by \$1,200,000 for Portable HAP with a reduction of \$822,335 in Section 8 Operating Subsidy and \$50,754 in Section 8 Administrative Fees for FUP vouchers to be moved to Section 8. HAP has a net increase of \$377,665 which represents an increase of \$1,200,000 for portable vouchers payments and a decrease of \$822,335 for FUP voucher payments. The other decreases (\$50,754) represent the operating costs for the FUP vouchers moving to Section 8.

**WHEREAS**, all regulatory and statutory requirements have been met;

**WHEREAS**, the Authority has sufficient operating reserves to meet the working capital needs of its development (as defined by HUD);

**WHEREAS**, the Board has determined that the proposed expenditures are necessary in the efficient and economical operation of the program for serving low-income families;

**WHEREAS**, the Budget indicates a source of funds adequate to cover all proposed expenditures;

**WHEREAS**, the calculation of eligibility for federal funding is in accordance with the provisions of the regulations;

**WHEREAS**, all proposed rental charges and expenditures will be consistent with provisions of law;

**WHEREAS**, the Authority will comply with the wage rate requirements under 24 CFR 968.110(e) and (f);

**WHEREAS**, the Authority will comply with the requirements for access to records and audits under 24 CFR 968.110(i);

**WHEREAS**, the Authority will comply with the requirements for the reexamination of family income and composition under 24 CFR 960.209, 990.115 and 905.315;

**WHEREAS**, pursuant to 24 CFR 24.630, the Authority has notified all employees that the unlawful manufacture, distribution, dispensing, possession or use of a controlled substance on CHA property is prohibited; established an Employee Assistance Plan for employees who request assistance or rehabilitation; and implemented personnel policies

regarding violations and the reporting of violations of these rules and regulations, including the termination of employees convicted of violations of laws regarding the possession, use and distribution of controlled substances;

**WHEREAS**, no person in the Authority holds more than one position, and no position is allocated more than 100% of the salary as listed on the Schedule of Salaries and Positions.

**WHEREAS**, pursuant to Section 307, Part II, of the Consolidated Annual Contributions Contract, the Authority hereby certifies that all administrative salaries are comparable to local public practice, based on a comparability study dated May 1998, which is on file for HUD review.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Commissioners does hereby approve this Resolution to amend the MTW Fund budget for fiscal year ending March 31, 2011; attached hereto as Exhibit A.

**THEREFORE, BE IT ALSO RESOLVED** that the Chief Executive Officer (CEO) or his/her designee may transfer funds as provided below. All such transfers must be consistent with state or federal laws and local board policies. The CEO or his/her designee must report any such transfers at the regular meeting of the board at which the budget to actual results are discussed and transfers between functions must be entered in the minutes of that meeting.

1. The CEO may transfer between sub-functions and objects of expenditure within a function.
2. The CEO may transfer amounts not to exceed \$50,000 between functions.
3. The CEO may not transfer any amounts between funds or increase the total amount of a fund.

#### **RECORDING OFFICER'S CERTIFICATION**

I, Charles Woodyard, the duly appointed secretary of the Housing Authority of the City of Charlotte, North Carolina, do hereby certify that this resolution was properly adopted at a regular meeting held February 15, 2011.

BY: \_\_\_\_\_  
Charles Woodyard  
Secretary

RESOLUTION			Exhibit A
REVENUE:	April 2010 - March 2011 Moving To Work		April 2010 - March 2011 Moving To Work
Public Housing Operating Subsidy	12,812,152		12,812,152
Section 8 Operating Subsidy	43,800,096	(822,335)	42,977,761
Section 8 Administrative Fees	2,235,183	(50,754)	2,184,429
Capital Fund	4,666,516		4,666,516
Administrative Fees - Portables	175,000		175,000
Fraud Recovery	150,000		150,000
Portable HAP Revenue	4,600,000	1,200,000	5,800,000
Other Income	452,180		452,180
<b>Total Operating Revenue</b>	<b>68,891,127</b>	<b>326,911</b>	<b>69,218,038</b>
	-		-
<i>Other Sources:</i>	-		-
Fund Balance Appropriated - MTW Funds	35,223,007		35,223,007
<b>Total Other Sources</b>	<b>35,223,007</b>	<b>-</b>	<b>35,223,007</b>
	-		-
<b>TOTAL REVENUE:</b>	<b>104,114,134</b>	<b>326,911</b>	<b>104,441,045</b>
<b>EXPENDITURES:</b>			
<b>Administrative:</b>	5,057,318	(37,381)	5,019,937
<b>Tenant and Social Services:</b>	1,514,115	(10,451)	1,503,664
<b>Ordinary Maintenance and Operations:</b>	89,563	(836)	88,727
<b>Housing Assistance Payments:</b>	34,379,523	377,665	34,757,188
<b>Protective Services:</b>	194,319	(1,815)	192,504
<b>General Expenditures:</b>	3,548,857	(271)	3,548,586
<b>TOTAL OPERATING EXPENDITURES:</b>	<b>44,783,695</b>	<b>326,911</b>	<b>45,110,606</b>
<b>Capitalized Items:</b>	<b>1,626,000</b>		<b>1,626,000</b>
<b>Total Expenditures Before Other Items:</b>	<b>46,409,695</b>	<b>326,911</b>	<b>46,736,606</b>
<i>Other Items:</i>			
Operating Transfers Out - Public Housing	23,225,707		23,225,707
Operating Transfers Out - Section 8	-		-
Operating Transfers Out - Capital Projects	8,868,159		8,868,159
Loans To Others	22,851,910		22,851,910
Capital Projects - AMPs	1,549,419		1,549,419
Capital Projects - Real Estate	1,209,244		1,209,244
<b>Total Other Items</b>	<b>57,704,439</b>	<b>-</b>	<b>57,704,439</b>
<b>TOTAL EXPENDITURES:</b>	<b>104,114,134</b>	<b>326,911</b>	<b>104,441,045</b>

**RESOLUTION**  
**TO AMEND THE SECTION 8 BUDGET FOR THE FISCAL YEAR ENDED**  
**MARCH 31, 2011. (LAST AMENDED BY RESOLUTION 1908)**

**WHEREAS**, Exhibit A shows an increase in revenue of \$873,089 representing subsidy of \$822,335 and administrative fees of \$50,754. The increase in expenditures represents \$822,335 in HAP and \$50,754 in other operating costs.

**WHEREAS**, all regulatory and statutory requirements have been met;

**WHEREAS**, the Authority has sufficient operating reserves to meet the working capital needs of its development (as defined by HUD);

**WHEREAS**, the Board has determined that the proposed expenditures are necessary in the efficient and economical operation of the program for serving low-income families;

**WHEREAS**, the Budget indicates a source of funds adequate to cover all proposed expenditures;

**WHEREAS**, the calculation of eligibility for federal funding is in accordance with the provisions of the regulations;

**WHEREAS**, all proposed rental charges and expenditures will be consistent with provisions of law;

**WHEREAS**, the Authority will comply with the wage rate requirements under 24 CFR 968.110(e) and (f);

**WHEREAS**, the Authority will comply with the requirements for access to records and audits under 24 CFR 968.110(i);

**WHEREAS**, the Authority will comply with the requirements for the reexamination of family income and composition under 24 CFR 960.209, 990.115 and 905.315;

**WHEREAS**, pursuant to 24 CFR 24.630, the Authority has notified all employees that the unlawful manufacture, distribution, dispensing, possession or use of a controlled substance on CHA property is prohibited; established an Employee Assistance Plan for employees who request assistance or rehabilitation; and implemented personnel policies regarding violations and the reporting of violations of these rules and regulations, including the termination of employees convicted of violations of laws regarding the possession, use and distribution of controlled substances;

**WHEREAS**, no person in the Authority holds more than one position, and



no position is allocated more than 100% of the salary as listed on the Schedule of Salaries and Positions.

**WHEREAS**, pursuant to Section 307, Part II, of the Consolidated Annual Contributions Contract, the Authority hereby certifies that all administrative salaries are comparable to local public practice, based on a comparability study dated May 1998, which is on file for HUD review.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Commissioners does hereby approve this Resolution to amend the Section 8 budget for fiscal year ending March 31, 2011; attached hereto as Exhibit A.

**THEREFORE, BE IT ALSO RESOLVED** that the Chief Executive Officer (CEO) or his/her designee may transfer funds as provided below. All such transfers must be consistent with state or federal laws and local board policies. The CEO or his/her designee must report any such transfers at the regular meeting of the board at which the budget to actual results are discussed and transfers between functions must be entered in the minutes of that meeting.

1. The CEO may transfer between sub-functions and objects of expenditure within a function.
2. The CEO may transfer amounts not to exceed \$50,000 between functions.
3. The CEO may not transfer any amounts between funds or increase the total amount of a fund.

#### **RECORDING OFFICER'S CERTIFICATION**

I, Charles Woodyard, the duly appointed secretary of the Housing Authority of the City of Charlotte, North Carolina, do hereby certify that this resolution was properly adopted at a regular meeting held February 15, 2011.

BY: \_\_\_\_\_  
Charles Woodyard  
Secretary

<b>Resolution</b>			<b>Exhibit A</b>
<b>REVENUE:</b>	<b>April 2010 - March 2011 Section 8</b>	<b>REVISION</b>	<b>April 2010 - March 2011 Section 8</b>
Operating Subsidy	227,755	822,335	1,050,090
Administrative Fees - Vouchers	23,238	50,754	73,992
<b>Total Operating Revenue</b>	<b>250,993</b>	<b>873,089</b>	<b>1,124,082</b>
<b>TOTAL REVENUE:</b>	<b>250,993</b>	<b>873,089</b>	<b>1,124,082</b>
<b>EXPENDITURES:</b>			
Administrative:	30,059	37,381	67,440
Tenant and Social Services:	8,752	10,451	19,203
Ordinary Maintenance and Operation:	681	836	1,517
Housing Assistance Payments	209,650	822,335	1,031,985
Protective Services	1,479	1,815	3,294
General Expenditures	372	271	643
<b>TOTAL OPERATING EXPENDITURES:</b>	<b>250,993</b>	<b>873,089</b>	<b>1,124,082</b>

## RESOLUTION

### APPROVE A RESOLUTION TO APPROVE A NEW 5-YEAR DESIGNATED HOUSING PLAN AND RESCIND RESOLUTION NO. 1771.

**WHEREAS**, a Public Housing Agency (PHA) may choose to complete a Designated Housing Plan (the “Plan”) in order to gain the flexibility of setting aside housing units for elderly families (age 62+) only, disabled families only, or elderly and near-elderly (age 50 to 61) families. This flexibility allows Authorities to assist in achieving housing goals, such as provide housing options for the above mentioned population that we serve in a manner that is conducive to their current lifestyle and needs. The communities to be designated were all constructed as facilities for the designated populations that currently reside there. The current make up of the community can also be attributed to previous Designated Housing Plans that governed eligibility in the past. The Plan would do nothing more than re-classify populations which already live in these communities and add some additional units through proposed developments. If approved, the Plan will maintain the proposed designation through future admissions into these communities as vacancies occur. All proposed Designated Housing Plans require final HUD approval;

**WHEREAS**, on August 18<sup>th</sup>, 2009, the Board approved the submission of the Charlotte Housing Authority’s (CHA) renewal request of the Designated Housing Plan (“The Plan”) to HUD Greensboro by approving Resolution No. 1732. During the review process of the Plan it was determined by HUD Washington that Greensboro did not have the authorization to approve the renewal request with the requested changes, which was the addition of three new properties. Per the direct instructions of HUD Washington, CHA has to formally withdraw the request from Greensboro and submit a new five year Plan to HUD Washington for final approval. The Board approved CHA’s New 5-Year Plan by approving Resolution No. 1771 on November 17th, 2009. However, CHA closed on the acquisition of Woodlawn House Apartments in December 2009. This community is proposed to be designated as an elderly/near-elderly community. As a result, the New 5-Year Plan is being revised to include this property. CHA cannot add communities to the Plan until they are completely owned by the Authority. It is in the best interest of the Authority to revise the Plan now, rather than request an Amendment by HUD Washington in the future;

**WHEREAS**, CHA hereby presents a New 5-Year Plan for designation of eleven (11) communities as Designated Housing (the “Plan”) pursuant to Section 10(a) of the Housing Opportunity Program Extension Act of 1996 and HUD Notice PIH 2009-23 (HA) (July 21, 2009);

**WHEREAS**, separate and apart from the Plan, CHA will continue to adopt a local preference for the elderly, near-elderly, and disabled for all efficiency and one-bedroom units at CHA’s senior and disabled communities; and

**WHEREAS**, CHA requests approval to submit the new 5-year Plan according to the following:

- (a) CHA proposes to designate nine of its existing communities for exclusive occupancy by the elderly and near elderly in the following communities: 940 Brevard, Arbor Glen, Autumn Place, Edwin Towers, McAlpine Terrace, Parktowne Terrace, SpringCroft at Ashley Park, and Strawn Apartments (high-rise) and Woodlawn House Apartments;

- (b) CHA proposes to designate one community for exclusive occupancy by the disabled in the Charlottetown Terrace; and
- (c) CHA proposes to designate one community for the exclusive occupancy of the elderly Prosperity Creek community.

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioners of the Housing Authority of the City of Charlotte, North Carolina on the 16<sup>th</sup> day of February 2010, does hereby approve this Resolution for the New 5-Year Designated Housing Plan submission.

### **RECORDING OFFICER'S CERTIFICATION**

I, Charles Woodyard, the duly appointed and qualified Secretary of the Housing Authority of the City of Charlotte, North Carolina, do hereby certify that this Resolution was properly adopted at a regular meeting held February 15th, 2011.

(SEAL)

BY:

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Charles Woodyard, Secretary  
CEO

**HOUSING AUTHORITY OF THE CITY OF CHARLOTTE  
COLLECTION LOSS REPORT  
QUARTER ENDING DECEMBER 31, 2010**

(Residents Vacated During Quarter Ending September 30, 2010)

**BREAKDOWN:**

Program	Total Charges Jul 1 - Sep 30
Conventional	\$2,049,401.30
Horizon Development	\$740,119.41
<b>GRAND TOTAL</b>	<b>\$2,789,520.71</b>

Active Rent Loss	% of Loss
\$9,882.56	0.48%
\$3,677.23	0.50%
<b>\$13,559.79</b>	<b>0.49%</b>

Losses RAR	% of Loss
\$0.00	0.00%
\$0.00	0.00%
<b>\$0.00</b>	<b>0.00%</b>

Other Charges Loss	% of Loss
\$31,242.90	1.52%
\$2,458.05	0.33%
<b>\$33,700.95</b>	<b>1.21%</b>

# of ACCOUNTS
67
7
<b>74</b>

**SUMMARY:**

Program
Conventional
Horizon Development
<b>GRAND TOTAL</b>

Total Loss	% of Loss
\$41,125.46	2.01%
\$6,135.28	0.83%
<b>\$47,260.74</b>	<b>1.69%</b>

Losses Excluding RAR	% of Loss
\$41,125.46	2.01%
\$6,135.28	0.83%
<b>\$47,260.74</b>	<b>1.69%</b>

**COMPARATIVE SUMMARY**

1. Percent of Loss Including RAR
2. Percent of Loss Excluding RAR

Current
<b>1.69%</b>
<b>1.69%</b>

Quarter ending : 12/30/09
<b>2.19%</b>
<b>2.10%</b>

**COLLECTION LOSSES**  
**QUARTER ENDING DECEMBER 31, 2010**  
**Residents Vacated During Quarter Ending September 30, 2010**

CONVENTIONAL	ACCOUNT	MOVEOUT DATE	MONTHLY RENT	ACTIVE RENT	PAR	UTIL	REPAIR CHGS	COURT COST	LATE FEE	RENOV CHGS	TO BE CHG OFF	REASON FOR VACATING	
003-003 - phsths03 Southside Homes Site Manager: Vic Townsend	10011661 10013486 10007076 10012789 10017746 10009230 10015949 10010097 10019293 10000153	07/20/10	\$53.00	\$36.00		\$45.43	\$13.47	\$125.00	\$60.00	\$295.00	\$573.90	Evicted, drug related	
		08/24/10	\$596.00	\$898.87		\$27.55			\$45.00	\$50.00	\$832.03	Evicted, nonpayment	
		07/06/10	\$192.00	\$80.00		\$20.25			\$85.00	\$30.00	\$265.25	Moved, other reasons	
		09/20/10	\$50.00			\$248.67			\$40.00	\$57.00	\$683.67	Evicted, nonpayment	
		09/09/10	\$166.00	\$44.00		\$43.70			\$40.00	\$30.00	\$184.70	Evicted, lease violations	
		08/10/10	\$271.00	\$20.00		\$111.59			\$40.00	\$30.00	\$161.59	Moved, other reasons	
		07/15/10	\$226.00	\$265.00		\$50.16			\$125.00	\$71.64	\$570.54	Evicted, drug related	
		09/07/10	\$197.00	\$22.00		\$80.00			\$140.00	\$60.00	\$121.00	Moved, other reasons	
		08/11/10	\$89.00	\$579.00		\$81.58			\$100.00	\$80.00	\$987.73	Evicted, drug related	
		08/01/10	\$235.00										Evicted, nonpayment
<b>TOTAL</b>			\$1,633.87	\$0.00	\$606.93	\$13.47	\$735.76	\$432.54	\$1,276.64	\$4,701.21			
003-005 - phaud032 Adairman Place Site Manager: Adia Herbert	None												
		<b>TOTAL</b>											
003-006 - phedwt06 Edwin Towers Site Manager: Daletris Quick	10006107 10017415 10011753 10013888	09/07/10	\$406.00	\$349.00				\$125.00	\$46.00	\$330.00	\$843.00	Evicted, nonpayment	
		07/27/10	\$222.00					\$19.00	\$75.00	\$20.00	\$19.00	Moved, other reasons	
		07/07/10	\$553.00	\$212.00				\$251.00	\$120.00	\$689.00	\$733.00	Evicted, lease violations	
		09/07/10	\$50.00	\$600.00				\$65.00	\$30.00	\$20.00	\$1,640.00		
<b>TOTAL</b>			\$1,051.00	\$212.00		\$251.00	\$65.00	\$120.00	\$689.00	\$1,640.00			
003-007 - phstrm07 Strawn Apts. Site Manager: Zenobia Curston	10014082 10019128 10015016 10014690 10018019	08/02/10	\$198.00	\$105.00				\$65.00	\$30.00	\$20.00	\$224.00	Evicted, nonpayment	
		08/07/10	\$90.00	\$2.00				\$15.00	\$80.00	\$30.00	\$21.00	Moved, other reasons	
		08/31/10	\$221.00	\$394.00				\$89.86	\$30.00	\$45.00	\$683.86	Evicted, nonpayment	
		07/12/10	\$192.00	\$25.00					\$30.00	\$50.00	\$65.00	Moved, other reasons	
		09/23/10	\$236.00	\$26.00					\$215.00	\$165.00	\$985.86		
		08/25/10	\$418.00	\$63.80					\$126.00	\$87.90	\$635.00	\$63.80	Moved, other reasons
<b>TOTAL</b>			\$1,416.00	\$528.00		\$63.80	\$215.00	\$165.00	\$635.00	\$1,605.95			
003-011 - phibhd11 Boulevard Homes Site Manager: Tammy Cavaller	10007004 10016064 10012142 10007763 10000021 10015698	09/27/10	\$50.00	\$30.00				\$125.00	\$45.00	\$635.00	\$904.05	Evicted, nonpayment	
		08/25/10	\$163.00	\$9.99				\$125.00	\$45.00	\$635.00	\$673.72	Evicted, nonpayment	
		08/31/10	\$155.00	\$0.17					\$0.99	\$0.17	\$0.99	Moved, other reasons	
		09/16/10	\$59.00	\$54.83					\$54.83	\$54.83	\$54.83	Moved, other reasons	
		08/25/10	\$418.00	\$63.80					\$126.00	\$87.90	\$635.00	\$63.80	Moved, other reasons
		09/27/10	\$50.00	\$30.00					\$125.00	\$45.00	\$635.00	\$904.05	Evicted, nonpayment
		08/25/10	\$163.00	\$9.99					\$125.00	\$45.00	\$635.00	\$673.72	Evicted, nonpayment
		08/31/10	\$155.00	\$0.17					\$0.99	\$0.17	\$0.99	Moved, other reasons	
		09/16/10	\$59.00	\$54.83						\$54.83	\$54.83	\$54.83	Moved, other reasons
		08/25/10	\$418.00	\$63.80					\$126.00	\$87.90	\$635.00	\$63.80	Moved, other reasons
		09/27/10	\$50.00	\$30.00					\$125.00	\$45.00	\$635.00	\$904.05	Evicted, nonpayment
		<b>TOTAL</b>			\$1,416.00	\$528.00		\$63.80	\$215.00	\$165.00	\$635.00	\$1,605.95	
003-012 - phdlm12 Dillehay Courts Site Manager: Vanessa Banner	10013487 10015116 10004579 10016661 10014041 10017366 10014135 10016963 10011716 10012885 10004698 10009135	08/09/10	\$348.00	\$247.00		\$34.01		\$125.00	\$80.00	\$660.00	\$34.01	Moved, other reasons	
		09/28/10	\$50.00	\$259.41		\$131.58		\$160.00	\$60.00	\$160.00	\$1,402.41	Evicted, nonpayment	
		09/28/10	\$50.00	\$115.00		\$197.34		\$40.00	\$70.00	\$90.00	\$452.58	Evicted, nonpayment	
		07/06/10	\$90.00	\$106.00				\$125.00	\$86.95	\$70.00	\$216.00	Evicted, nonpayment	
		07/09/10	\$50.00	\$60.00		\$75.22		\$40.00	\$75.00	\$160.00	\$397.16	Evicted, nonpayment	
		09/28/10	\$50.00	\$556.98		\$226.38		\$165.00	\$140.00	\$90.00	\$1,974.36	Evicted, nonpayment	
		09/28/10	\$173.00	\$110.00		\$193.72		\$125.00	\$75.00	\$80.00	\$1,184.70	Evicted, nonpayment	
		07/08/10	\$50.00	\$46.14		\$46.14		\$40.00	\$75.00	\$75.00	\$270.14	Evicted, nonpayment	
		07/08/10	\$50.00	\$110.00		\$153.38		\$125.00	\$30.00	\$157.50	\$448.38	Evicted, nonpayment	
		09/28/10	\$192.00	\$321.00		\$197.15		\$125.00	\$30.00	\$850.00	\$2,248.15	Evicted, lease violations	
09/28/10	\$50.00	\$147.00		\$97.30		\$125.00	\$75.00	\$75.00	\$1,065.30	Evicted, nonpayment			
<b>TOTAL</b>			\$1,836.98	\$0.00	\$1,672.63	\$160.00	\$1,281.11	\$786.96	\$4,415.00	\$10,154.68			
003-016A - phlctt16 Leafcrest Site Manager: Alice Long	10017442 10015261 10016989	06/23/10	\$179.00	\$764.45		\$14.70		\$125.00	\$30.00	\$979.45	\$979.45	Evicted, lease violations	
		07/08/10	\$576.00	\$492.00		\$5.77		\$65.00	\$210.00	\$210.00	\$821.70	Moved, private leasing	
		07/15/10	\$198.00	\$95.00				\$65.00	\$74.84	\$769.81	Evicted, nonpayment		
<b>TOTAL</b>			\$1,646.45	\$0.00	\$21.47	\$295.00	\$154.84	\$210.00	\$210.00	\$2,370.76			
003-016N - phedwt27 Cedar Knoll Site Manager: Alice Long	10015903 10014262	07/28/10	\$188.00	\$365.80		\$55.87		\$125.00	\$71.95	\$65.75	\$616.63	Evicted, drug related	
		08/23/10	\$50.00						\$55.75	\$55.75	\$55.75	Evicted, lease violations	
<b>TOTAL</b>			\$365.80	\$0.00	\$55.87	\$125.00	\$125.00	\$71.95	\$55.75	\$55.75	\$674.38		

**COLLECTION LOSSES**  
**QUARTER ENDING DECEMBER 31, 2010**  
**Residents Vacated During Quarter Ending September 30, 2010**

	ACCOUNT	MOVEOUT DATE	MONTHLY RENT	ACTIVE RENT	RAAR	UTIL	REPAIR CHGS	COURT COST	LATE FEE	RENOV CHGS	TO BE CHG OFF	REASON FOR VACATING
003-17F - phmdw17 Meadow Oaks Site Manager: Deborah Caldwell	00012755 00014508 00015474	08/10/10 08/13/10 07/18/10	\$50.00 \$50.00 \$50.00	\$17.00 \$72.00 \$2.66		\$52.60 \$50.01	\$7.00 \$14.00	\$85.00 \$166.42	\$50.84 \$80.00 \$15.00		\$221.44 \$362.43 \$17.56	Evicted, nonpayment Evicted, nonpayment Moved, other reasons
<b>TOTAL</b>			\$91.66	\$91.66	\$0.00	\$102.61	\$21.00	\$251.42	\$134.84	\$0.00	\$601.53	3
003-17M - phsmrd28 Sunridge Site Manager: Alma McCall-Cajlit	None			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
003-018 - phcltw18 Charlottetown Site Manager: Alesia Smith	0009767	08/24/10	\$235.00	\$393.00				\$180.00	\$90.00		\$663.00	Evicted, nonpayment
<b>TOTAL</b>			\$393.00	\$393.00	\$0.00	\$0.00	\$0.00	\$180.00	\$90.00	\$0.00	\$663.00	1
003-019 - phpknt19 Parkowne Terrace Site Manager: Robin Woods	None			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
003-020 - phlclz20 Fall Oaks Site Manager: Stephanie Brown	00065434	08/16/10	\$50.00	\$77.00		\$262.80			\$45.00	\$381.00	\$765.80	Evicted, lease violations
<b>TOTAL</b>			\$77.00	\$77.00	\$0.00	\$262.80	\$0.00	\$0.00	\$45.00	\$381.00	\$765.80	1
003-021M - phsava21 Savanna Woods Site Manager: Stephanie Brown	0012207 0004147	07/19/10 09/09/10	\$50.00 \$234.00	\$23.67 \$414.31		\$526.78 \$293.69		\$125.00 \$85.00	\$80.00 \$75.00	\$40.32	\$778.77 \$668.00	Deceased Evicted, drug related
<b>TOTAL</b>			\$437.98	\$437.98	\$0.00	\$823.47	\$0.00	\$210.00	\$155.00	\$40.32	\$1,646.77	2
003-021P - phmlrd28 Mikeland Ridge Site Manager: Alicia Long	0015865	09/20/10	\$144.00	\$64.00		\$316.01		\$126.00	\$45.53	\$55.00	\$526.54	Evicted, nonpayment
<b>TOTAL</b>			\$64.00	\$64.00	\$0.00	\$316.01	\$0.00	\$126.00	\$45.53	\$55.00	\$526.54	1
003-023 - phlhlz20 Tarlton Hills 1 Site Manager: Stephanie Brown	None			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
<b>TOTAL</b>			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
003-023 - phlhlz23 Tarlton Hills 2 Site Manager: Stephanie Brown	None			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
<b>TOTAL</b>			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0

**COLLECTION LOSSES**  
**QUARTER ENDING DECEMBER 31, 2010**  
**Residents Vacated During Quarter Ending September 30, 2010**

	ACCOUNT	MOVED/DATE	MTLY RENT	ACTIVE RENT	PAR	UTIL	REPAIR CHGS	COURT COST	LATE FEE	REMOV CHGS	TO BE CHG OFF	REASON FOR VACATING
003-024 - phirob24 Rehobothdale Site Manager: Alma McCall-Claibb	None			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
<b>TOTAL</b>				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
003-025 - phglid25 Gladedale Site Manager: Dakota Caldwell	10000281	07/19/10	\$192.00	\$558.34		\$205.28	\$125.00	\$75.00	\$75.00	\$0.00	\$983.80	Evidenced, nonpayment
<b>TOTAL</b>				\$558.34	\$0.00	\$205.28	\$125.00	\$75.00	\$75.00	\$0.00	\$983.80	1
003-026 - phwalw26 Wallace Woods Site Manager: Dakota Caldwell	10015468 10000446	07/20/10 07/19/10	\$50.00 \$317.00	\$865.00		\$25.10 \$5.70	\$40.00 \$125.00	\$30.00 \$45.00	\$30.00 \$45.00	\$0.00	\$95.10 \$884.07	Evidenced, nonpayment Evidenced, nonpayment
<b>TOTAL</b>				\$865.00	\$0.00	\$30.80	\$165.00	\$75.00	\$75.00	\$0.00	\$979.17	2
003-093 - phclur93 Claremont Site Manager: Alma McCall-Claibb	None			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
<b>TOTAL</b>				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
003-095 - phvics95 Victoria Square Site Manager: Alma McCall-Claibb	None			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
<b>TOTAL</b>				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
940 Brevard Site Manager: Crosland	None			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
<b>TOTAL</b>				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
Arbor Glen Site Manager: Crosland	2317-D 2311-B 2311-H 3021-S	09/01/10 07/01/10 09/15/10 07/16/10	\$345.00 \$245.00 \$345.00 \$313.00				\$80.00	\$15.00	\$285.00 \$56.61 \$105.00 \$100.00	\$285.00 \$56.61 \$105.00 \$100.00	\$285.00 \$56.61 \$105.00 \$100.00	Moved, other reasons Moved, other reasons Evidenced, nonpayment Moved, other reasons
<b>TOTAL</b>				\$0.00	\$0.00	\$0.00	\$80.00	\$15.00	\$441.61	\$441.61	\$546.61	4
Ashley Square Site Manager: Crosland	None			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
<b>TOTAL</b>				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
First Ward Place Site Manager: Pinnacle	10256327 10256701	07/12/10 08/02/10	\$323.00 \$611.00	\$70.48 \$296.56							\$70.48 \$296.56	Moved, other reasons Moved, other reasons
<b>TOTAL</b>				\$387.06	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$367.06	2
McAlden Park Site Manager: Community Mgmt Corp	None			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
<b>TOTAL</b>				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
Montgomery Gardens Site Manager: Crosland	None			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
<b>TOTAL</b>				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
Nia Point Apartments Site Manager: Mayfield Terrace, LLC	W-S	08/01/10		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$777.94	\$777.94	Evidenced, nonpayment
<b>TOTAL</b>				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$777.94	\$777.94	1



**COLLECTION LOSSES**  
**QUARTER ENDING DECEMBER 31, 2010**  
**Residents Vacated During Quarter Ending September 30, 2010**

	ACCOUNT	MOVEOUT DATE	MONTHLY RENT	ACTIVE RENT	REPAIR CHGS	COURT COST	LATE FEE	RENOV CHGS	TO BE CHG OFF	REASON FOR VACATING
Park @ Oaklawn Site Manager: Crosland	None			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
<b>TOTAL</b>				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
Prosperity Creek Site Manager: Crosland	None			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
<b>TOTAL</b>				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
Rivernete Site Manager: S.L. Nusbaum	None			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
<b>TOTAL</b>				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
Seagle Point Site Manager: Community Mgmt Corp	1125-201 908-202 908-301 925-104 925-305	07/26/10 08/09/10 08/23/10 08/02/10 07/26/10	\$119.00 \$52.00 \$214.00 \$170.00 \$170.00	\$290.00 \$27.42 \$227.00 \$544.42	\$0.00	\$196.00	\$45.00 \$15.00 \$15.00 \$30.00 \$45.00	\$6,545.02 \$630.00 \$975.00 \$925.00 \$246.00	\$7,076.02 \$845.00 \$690.00 \$682.42 \$776.00	Evicted, nonpayment Evicted, nonpayment Evicted, nonpayment Evicted, nonpayment Evicted, nonpayment
<b>TOTAL</b>				\$544.42	\$0.00	\$457.00	\$150.00	\$8,720.02	\$9,871.44	5
South Oak Crossing Site Manager: S.L. Nusbaum	O-O	09/20/10		\$0.00	\$0.00	\$0.00	\$0.00	\$583.00	\$583.00	Evicted, lease violations
<b>TOTAL</b>				\$0.00	\$0.00	\$0.00	\$0.00	\$583.00	\$583.00	1
Springcroft @ Ashley Park Site Manager: Residential Property Management	None			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
<b>TOTAL</b>				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
Springfield Gardens Site Manager: Crosland	38-36	08/30/10		\$0.00	\$34.26	\$169.26	\$0.00	\$386.03	\$589.55	Evicted, nonpayment
<b>TOTAL</b>				\$0.00	\$34.26	\$169.26	\$0.00	\$386.03	\$589.55	1
Stonehaven East Site Manager: Riverstone Residential	None			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
<b>TOTAL</b>				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
<b>Conventional Sub-Total</b>				<b>\$9,882.56</b>	<b>\$0.00</b>	<b>\$4,927.55</b>	<b>\$2,879.57</b>	<b>\$18,646.31</b>	<b>\$41,125.46</b>	<b>67</b>

**COLLECTION LOSSES**  
**QUARTER ENDING DECEMBER 31, 2010**  
**Residents Vacated During Quarter Ending September 30, 2010**

ACCOUNT	MOVEOUT DATE	MONTHLY RENT	ACTIVE RENT	RRR	UTIL	REPAIR CHGS	COURT COST	LATE FEE	RENOV CHGS	TO BE CHG OFF	REASON FOR VACATING
<b>HORIZON DEVELOPMENT</b>											
003-092A-ahv1190 Villa Courts Site Manager: Robin Woods											
TOTAL											
003-085 - algrvp85 Grove Place Site Manager: Victoria Figueroa	09/27/10 09/30/10 09/23/10	\$495.00 \$495.00 \$495.00	\$1,134.00 \$195.00 \$804.50	\$0.00	\$0.00 \$272.11	\$0.00	\$0.00 \$95.00 \$211.00	\$0.00 \$60.00 \$100.00	\$0.00 \$75.00	\$0.00 \$1,552.11 \$371.00 \$1,280.50	Evicted, nonpayment Moved, other reasons Evicted, nonpayment
TOTAL											
003-086 - afcahv06 Oak Valley Site Manager: Victoria Figueroa	07/27/10 07/06/10 06/23/10	\$420.00 \$420.00 \$420.00	\$44.00 \$952.00	\$0.00	\$272.11	\$0.00	\$383.00	\$190.00	\$75.00	\$5,153.81	Moved without notice Moved without notice Evicted, nonpayment
TOTAL											
003-087 - afvalv87 Valley View Site Manager: Victoria Figueroa											
TOTAL											
Fair Market Square Site Manager: Crosland	08/19/10	\$495.00	\$447.73	\$0.00	\$0.00	\$0.00	\$196.00	\$485.00	\$280.00	\$1,418.73	Evicted, nonpayment
TOTAL											
Glen Dove Site Manager: Lane Management Corp											
TOTAL											
Hampton Creste Site Manager:											
TOTAL											
McAlpine Terrace Site Manager: Lane Management Corp											
TOTAL											
McKullen Wood Site Manager: Crosland											
TOTAL											
003-081 Seneca Woods Site Manager: Lane Management Corp											
TOTAL											
<b>Horizon Development Subtotal</b>											
<b>GRAND TOTAL</b>											

**\$3,677.23**    **\$0.00**    **\$272.11**    **\$0.00**    **\$790.00**    **\$730.94**    **\$655.00**    **\$790.00**    **\$5,135.28**  
**\$13,558.79**    **\$0.00**    **\$4,953.88**    **\$307.70**    **\$5,592.55**    **\$3,469.57**    **\$19,377.25**    **\$47,260.74**

**HOUSING AUTHORITY OF THE CITY OF CHARLOTTE  
COLLECTION LOSS REPORT SUMMARY BY VACATING REASONS  
QUARTER ENDING DECEMBER 31, 2010**

(Residents Vacated During Quarter Ended September 30, 2010)

**CONVENTIONAL**

Moved, private housing  
 Moved without notice  
 Moved to nursing home  
 Moved, other reasons  
 Evicted, nonpayment  
 Evicted, drug related  
 Evicted, lease violations  
 Deceased  
**Total**

Total Loss	% of Loss
\$621.70	1.51%
\$0.00	0.00%
\$0.00	0.00%
\$1,634.77	3.98%
\$29,516.30	71.77%
\$2,978.07	7.24%
\$5,550.85	13.50%
\$823.77	2.00%
<b>\$41,125.46</b>	<b>100.00%</b>

**HORIZON DEVELOPMENT**

Moved, private housing  
 Moved without notice  
 Moved to nursing home  
 Moved, other reasons  
 Evicted, nonpayment  
 Evicted, drug related  
 Evicted, lease violations  
 Deceased  
**Total**

Total Loss	% of Loss
\$0.00	0.00%
\$399.94	6.52%
\$0.00	0.00%
\$311.00	5.07%
\$5,424.34	88.41%
\$0.00	0.00%
\$0.00	0.00%
\$0.00	0.00%
<b>\$6,135.28</b>	<b>100.00%</b>

**SUMMARY - ALL SITES**

Moved, private housing  
 Moved without notice  
 Moved to nursing home  
 Moved, other reasons  
 Evicted, nonpayment  
 Evicted, drug related  
 Evicted, lease violations  
 Deceased  
**Total**

Total Loss	% of Loss
\$621.70	1.32%
\$399.94	0.85%
\$0.00	0.00%
\$1,945.77	4.12%
\$34,940.64	73.93%
\$2,978.07	6.30%
\$5,550.85	11.75%
\$823.77	1.74%
<b>\$47,260.74</b>	<b>100.00%</b>

# Collection Loss Report

Trend Analysis

Number Accounts	Active Rent	RAE	Util	Rep Chgs	Court Cost	Late Fee	Renov Chgs	Total Write-off	Charges/Rent Roll	% of Loss	Avg Write-off	Coll Loss Recovery	
10-11 4th Qtr	13,560	28.7%	0.0%	4,954	10.5%	308	0.7%	5,593	11.8%	3,470	7.3%	19,377	41.0%
10-11 3rd Qtr	22,006	48.8%	3.6%	5,018	11.1%	2,678	5.9%	4,601	10.2%	2,785,521	1.6%	797	
10-11 2nd Qtr	17,166	43.0%	0.0%	4,569	11.4%	3,948	6.4%	4,734	11.9%	2,724,471	1.6%	740	
10-11 1st Qtr	52,731	39.9%	3.6%	9,894	7.5%	17,237	13.0%	28,712	21.7%	2,267,852	1.7%	798	
10-11 Total	103,919	44.1%	3.7%	18,717	11.1%	16,669	5.3%	8,803	27.9%	7,781,844	1.7%	715	8,894
09-10 4th Qtr	21,370	43.9%	2.7%	3,797	10.9%	4,433	10.0%	3,126	7.1%	2,290,187	1.3%	573	1,499
09-10 3rd Qtr	18,957	56.8%	2.2%	2,717	8.3%	3,262	10.0%	3,047	9.3%	2,327,756	2.1%	708	4,476
09-10 2nd Qtr	13,871	32.2%	0.9%	2,089	14.8%	1,953	7.3%	3,291	12.4%	2,452,198	1.8%	475	1,945
09-10 1st Qtr	16,186	44.3%	0.7%	4,669	12.8%	2,504	6.8%	9,218	25.2%	2,261,612	1.6%	778	3,443
09-10 Total	72,933	50.1%	3.1%	9,415	6.3%	15,644	10.7%	9,653	6.6%	9,331,753	1.5%	633	11,363
08-09 4th Qtr	21,370	43.9%	2.7%	3,797	10.9%	4,433	10.0%	3,126	7.1%	2,171,434	2.0%	639	597
08-09 3rd Qtr	14,020	48.0%	2.2%	2,717	8.3%	3,262	10.0%	3,047	9.3%	2,093,950	1.5%	562	2,368
08-09 2nd Qtr	16,713	42.5%	1.7%	942	2.4%	5,310	13.5%	10,185	25.9%	2,042,017	1.9%	678	3,129
08-09 1st Qtr	6,482	31.0%	0.0%	801	3.8%	1,895	9.1%	2,491	11.9%	2,105,208	1.0%	537	4,360
08-09 Total	58,784	42.9%	5.1%	11,616	8.5%	12,923	9.4%	15,975	10.2%	8,410,609	1.6%	612	10,455
07-08 4th Qtr	14,820	38.5%	0.0%	6,882	17.4%	1,030	2.7%	7,816	16.2%	2,241,160	1.7%	641	2,639
07-08 3rd Qtr	13,595	32.6%	1.3%	5,945	9.6%	2,948	7.2%	3,785	9.2%	2,202,476	1.8%	521	2,639
07-08 2nd Qtr	17,376	38.3%	3.2%	3,191	7.0%	5,733	1.3%	5,066	9.0%	2,112,198	2.1%	613	5,777
07-08 1st Qtr	9,046	38.8%	8.9%	2,083	8.5%	716	3.1%	2,688	11.4%	2,088,651	1.1%	530	4,218
07-08 Total	54,635	36.8%	3.8%	15,899	10.7%	5,266	3.6%	14,536	9.8%	8,644,481	1.7%	577	15,772
06-07 4th Qtr	18,874	39.0%	7.7%	2,297	2.7%	5,619	11.6%	4,760	9.8%	2,093,881	2.3%	628	2,188
06-07 3rd Qtr	16,267	38.2%	5.1%	3,141	7.4%	6,439	8.7%	5,960	14.0%	1,954,109	2.1%	443	1,950
06-07 2nd Qtr	15,020	37.6%	2.4%	1,467	5.7%	4,005	10.0%	4,923	12.3%	2,484,473	1.6%	571	3,850
06-07 1st Qtr	19,732	49.7%	9.9%	1,182	3.0%	3,908	9.9%	3,430	8.6%	2,170,477	1.8%	551	5,379
06-07 Total	69,893	41.0%	6.9%	12,073	7.1%	12,904	7.6%	18,311	11.5%	8,705,940	1.9%	542	13,366
05-06 4th Qtr	29,182	59.0%	0.1%	1,462	3.0%	3,396	8.2%	4,980	10.1%	2,058,826	2.4%	668	2,577
05-06 3rd Qtr	16,731	31.7%	19.9%	1,239	2.3%	1,811	3.4%	4,610	8.7%	2,152,866	2.4%	599	6,799
05-06 2nd Qtr	20,061	51.9%	2.1%	681	1.8%	877	2.3%	3,414	11.5%	2,097,551	1.8%	544	3,645
05-06 1st Qtr	19,401	49.0%	0.0%	802	2.0%	3,533	8.9%	3,670	9.3%	2,152,866	1.8%	542	9,013
05-06 Total	85,375	47.3%	7.0%	4,184	2.3%	9,617	5.3%	17,673	9.8%	8,462,109	2.1%	590	22,034
04-05 4th Qtr	15,828	39.2%	5.9%	1,774	4.4%	3,100	7.7%	4,137	10.3%	2,667,444	1.9%	504	3,973
04-05 3rd Qtr	14,236	41.9%	3.5%	1,971	5.8%	3,273	9.6%	2,945	7.2%	3,394,818	2.1%	399	3,749
04-05 2nd Qtr	17,141	44.7%	6.9%	1,414	3.5%	3,771	9.4%	3,070	7.6%	2,032,539	1.9%	565	4,505
04-05 1st Qtr	21,818	44.0%	3.9%	2,999	6.0%	2,444	4.9%	2,477	5.0%	1,904,940	2.6%	496	7,924
04-05 Total	69,822	42.6%	12.1%	8,158	5.0%	8,238	5.0%	15,817	9.6%	7,583,481	2.1%	488	20,151
03-04 4th Qtr	16,007	45.0%	3.2%	1,188	3.2%	2,381	6.4%	4,785	12.8%	1,920,527	1.9%	448	3,783
03-04 3rd Qtr	16,077	37.6%	0.0%	1,232	2.9%	1,426	3.3%	2,963	6.9%	1,902,248	2.2%	440	4,856
03-04 2nd Qtr	13,784	36.7%	4.3%	1,311	3.5%	2,483	6.5%	3,539	9.3%	1,968,099	1.9%	368	5,967
03-04 1st Qtr	22,156	37.9%	0.0%	2,511	4.3%	4,494	7.7%	3,122	5.3%	1,909,995	3.0%	596	5,879
03-04 Total	68,024	38.7%	4.8%	6,242	3.5%	10,735	6.1%	14,429	8.2%	7,700,869	2.2%	463	20,485
02-03 4th Qtr	25,254	45.4%	0.0%	2,300	4.1%	6,935	12.5%	3,178	5.7%	1,901,288	2.9%	529	6,222
02-03 3rd Qtr	36,572	54.9%	1.1%	1,159	1.7%	2,263	3.4%	3,395	29.4%	1,863,203	3.5%	700	3,711
02-03 2nd Qtr	22,050	50.3%	0.6%	1,309	3.0%	4,333	9.9%	2,009	4.6%	1,782,748	2.4%	516	2,783
02-03 1st Qtr	36,003	57.7%	1.2%	1,723	2.8%	3,574	6.2%	2,969	4.8%	1,938,436	3.2%	780	6,246
02-03 Total	119,859	52.5%	1.8%	7,238	3.2%	17,397	7.6%	10,767	4.7%	7,485,675	3.0%	626	18,962
01-02 4th Qtr	46,917	64.1%	8.8%	1,687	2.3%	2,978	4.1%	2,610	3.6%	1,966,672	3.7%	851	12,511
01-02 3rd Qtr	42,418	52.2%	8.7%	2,529	3.3%	10,254	13.3%	2,188	2.8%	1,956,313	3.9%	545	3,616
01-02 2nd Qtr	24,270	58.5%	1.0%	2,159	5.2%	5,819	14.0%	1,350	3.3%	1,842,063	2.2%	648	6,376
01-02 1st Qtr	32,641	53.4%	2.8%	3,712	6.1%	4,218	6.9%	2,471	4.0%	1,922,096	3.1%	531	5,930
01-02 Total	146,246	57.9%	4.4%	10,086	4.0%	23,268	9.2%	8,619	3.4%	7,681,144	3.2%	622	28,433
00-01 4th Qtr	26,191	58.9%	3.2%	1,501	3.4%	3,084	11.4%	2,422	5.4%	1,830,455	2.4%	609	9,772
00-01 3rd Qtr	20,962	65.3%	0.0%	1,045	3.2%	4,830	14.6%	1,594	4.8%	1,729,189	1.9%	518	4,700

Number	Active	RAR	Full	Rep	Court	Late	Renov	Total	Charges/Rent	% of	Avg	Call Loss
Accounts	Rent	Cost	Chgs	Cost	Est	Chgs	Write-off	ROI	Loss	Write-off	Reservcy	
75	27,643	2,196	6,027	1,183	1,832	1,285	41,209	1,739,124	1,739,124	2.57%	549	1,683
72	27,952	1,004	3,097	2,254	2,754	4,404	42,513	1,587,713	1,587,713	2.68%	590	2,754
284	102,751	4,620	19,038	7,546	9,098	13,571	161,300	6,886,482	6,886,482	2.34%	568	18,909
Total												

Number Accounts	Active Rent	BAR	Util	Rep Chgs	Court Cost	Late Fee	Renew Chgs	Total Write-off	Charges/Rent	% of Loss	Avg Write-off	Coll Loss Recovery
89	23,286	71.4%	1,752	616	1,554	2,750	1,660	32,592	1,875,550	1.74%	366	3,875
96	31,137	72.2%	1,637	1,413	2,244	2,535	2,461	43,137	1,941,247	2.22%	449	2,160
97	39,755	74.3%	2,041	1,479	1,473	1,464	7,420	51,487	1,969,345	2.72%	546	1,683
98	DNA	DNA	DNA	DNA	DNA	DNA	DNA	30,652	1,842,232	1.66%	-	2,753
99-00	94,178	58.9%	2,815	3,508	5,271	6,749	11,541	159,868	7,628,354	2.10%	565	-
Total	31,833	72.9%	1,270	10	2,104	2,187	5,699	43,692	1,835,497	2.39%	526	DNA
83	DNA	DNA	DNA	DNA	DNA	DNA	DNA	47,147	1,710,473	2.76%	-	DNA
98-99	22,256	75.6%	823	0.0%	1,970	1,817	1,928	29,443	1,749,498	1.68%	377	DNA
83	23,622	66.9%	2,087	25	2,238	2,618	3,729	66,237	1,750,708	2.00%	428	DNA
87	77,711	49.9%	4,006	35	6,312	6,622	11,356	155,786	7,063,163	2.21%	638	DNA
Total	11,724	72.6%	0.0%	0.0%	1,081	1,369	1,192	16,165	1,733,666	0.93%	279	DNA
58	19,020	65.8%	1,520	1	2,103	1,877	3,781	28,897	1,630,061	1.77%	375	DNA
97-98	20,634	72.1%	99	0.0%	2,243	1,591	3,054	28,617	1,778,110	1.61%	358	DNA
80	19,778	61.0%	1,520	140	1,385	1,335	6,283	32,082	1,780,666	1.80%	365	DNA
88	71,166	67.3%	3,139	141	6,816	6,172	14,310	105,761	6,922,503	1.53%	349	DNA
Total	24,618	68.7%	1,105	216	1,690	1,393	4,866	38,844	DNA	-	472	DNA
83	18,815	48.8%	870	520	1,655	1,071	13,989	38,521	1,739,375	2.21%	464	DNA
96-97	23,522	35.3%	13,027	1,988	2,099	1,404	22,843	66,237	1,750,708	3.83%	683	DNA
77	20,342	43.3%	16,543	262	1,951	1,238	5,591	46,932	1,775,849	2.64%	610	DNA
Total	87,297	46.5%	31,545	2,886	7,395	5,106	47,509	187,554	5,245,932	5.88%	563	DNA
78	19,713	47.5%	10,498	160	1,609	1,354	7,227	41,535	1,765,552	2.33%	533	DNA
113	35,328	57.2%	6,656	917	3,170	2,597	12,168	61,736	1,720,075	3.59%	546	DNA
134	34,595	47.3%	23,254	1,792	2,565	2,077	7,878	73,116	1,694,916	4.31%	546	DNA
88	19,855	53.3%	3,310	1,410	2,396	1,563	7,283	37,245	1,830,187	2.04%	423	DNA
413	109,491	51.3%	45,718	4,262	9,740	7,590	34,356	213,632	7,010,730	3.05%	517	DNA
Total	28,374	54.8%	6,797	4,558	2,333	1,898	6,160	31,822	2,040,388	2.94%	498	DNA
88	25,648	61.5%	5,596	1,031	2,256	1,686	4,631	41,730	2,057,948	2.03%	474	DNA
94-95	20,550	30.1%	7,701	2,394	2,235	1,658	4,209	41,013	DNA	-	436	DNA
70	62,603	62.4%	8,763	3,791	4,552	3,312	13,065	100,259	DNA	-	573	DNA
175	137,175	58.4%	28,857	11,774	11,576	8,554	28,065	234,824	4,098,336	5.73%	509	DNA
Total	26,231	50.8%	7,606	3,673	3,248	2,021	7,538	51,620	2,048,489	2.52%	437	DNA
118	36,701	43.7%	24,292	2,786	4,650	2,083	12,950	84,036	DNA	-	457	DNA
93-94	17,282	72.0%	993	1,875	1,334	708	1,748	24,008	1,979,638	1.21%	343	DNA
70	33,615	63.3%	7,741	2,124	3,247	1,222	2,999	51,470	DNA	-	396	DNA
130	113,829	53.9%	40,380	10,458	12,479	6,034	25,235	211,134	4,028,127	5.24%	421	DNA
Total	20,553	44.2%	15,234	2,340	3,082	1,395	3,380	46,545	1,958,671	2.38%	375	DNA

Effective with quarter ending 3/31/05 total losses are compared to total charges. All prior quarters compare total losses to total rent charged.

**CHARLOTTE HOUSING AUTHORITY  
COLLECTION LOSSES BY QUARTER**

Quarter Ending	Year Ending			Year Ending			Year Ending		
	03/31/08	06/30/08	09/30/08	12/31/08	03/31/09	06/30/09	09/30/09	12/31/09	03/31/10
Conventional	\$26,423.37	\$17,612.51	\$30,551.36	\$28,742.81	\$103,330.07	\$32,225.80	\$22,197.66	\$39,360.75	\$23,188.19
Horizon Development	\$12,058.82	\$3,328.40	\$6,765.88	\$3,873.84	\$28,026.94	\$4,345.20	\$4,393.02	\$11,558.11	\$5,343.48
<b>Totals</b>	<b>\$38,482.19</b>	<b>\$20,940.91</b>	<b>\$37,317.26</b>	<b>\$32,616.65</b>	<b>\$131,357.01</b>	<b>\$36,571.00</b>	<b>\$26,590.68</b>	<b>\$50,918.86</b>	<b>\$28,531.67</b>
Total % of Losses excluding RAR	1.72%	1.00%	1.93%	1.55%	1.65%	2.10%	1.62%	2.19%	1.75%
	1.72%	1.00%	1.92%	1.44%	1.52%	1.98%	1.59%	2.10%	1.69%

Quarter Ending	(C)			(D)			Year Ending		
	03/31/05	06/30/05	09/30/05	12/31/05	03/31/06	06/30/06	09/30/06	12/31/06	03/31/07
Conventional	\$29,086.50	\$31,052.15	\$26,003.14	\$43,098.61	\$33,139.28	\$30,419.79	\$30,466.60	\$34,183.34	\$128,209.01
CHA Properties	\$1,901.38	\$1,691.00	\$2,863.00	\$1,116.00	\$1,151.61	\$860.43	\$860.43	\$2,012.04	\$2,012.04
Stepping Stone	\$9,349.64	\$5,144.94	\$6,749.75	\$5,232.45	\$9,073.44	\$5,538.70	\$5,538.70	\$14,612.14	\$14,612.14
McAlpine Terrace / Glen Cove	\$0.00	\$1,673.25	\$5,618.00	\$4,298.25	\$6,086.83	\$2,853.82	\$3,323.71	\$3,180.08	\$9,079.41
Horizon Development						\$5,403.51	\$5,403.51	\$2,743.56	\$3,956.83
Seneca Woods						\$0.00	\$0.00	\$2,451.16	\$3,257.66
<b>Totals</b>	<b>\$40,337.52</b>	<b>\$39,561.34</b>	<b>\$38,653.89</b>	<b>\$52,745.31</b>	<b>\$49,451.16</b>	<b>\$39,672.74</b>	<b>\$40,000.32</b>	<b>\$42,558.14</b>	<b>\$771,682.36</b>
Total % of Losses excluding RAR	1.95%	1.84%	1.84%	2.52%	2.40%	1.83%	1.61%	2.18%	2.01%
	1.86%	1.84%	1.74%	2.02%	2.00%	1.82%	1.57%	2.07%	1.97%

Quarter Ending	Year Ending			Year Ending			Year Ending		
	03/31/02	06/30/02	09/30/02	12/31/02	03/31/03	06/30/03	09/30/03	12/31/03	03/31/04
Conventional	\$67,849.09	\$55,104.37	\$34,350.17	\$48,199.09	\$45,753.09	\$47,264.92	\$31,500.56	\$32,858.08	\$28,705.49
CHA Properties	\$2,436.25	\$1,185.00	\$0.00	\$14,986.83	\$2,335.87	\$894.39	\$4,708.86	\$8,017.54	\$1,408.12
Stepping Stone	\$2,922.01	\$4,483.17	\$4,057.42	\$1,480.28	\$3,580.98	\$8,271.54	\$3.00	\$988.00	\$3,712.55
McAlpine Terrace / Glen Cove	\$0.00	\$1,630.18	\$5,440.00	\$1,854.00	\$3,937.00	\$1,869.00	\$0.00	\$0.00	\$3,385.36
<b>Totals</b>	<b>\$73,207.35</b>	<b>\$62,412.72</b>	<b>\$43,847.59</b>	<b>\$66,530.20</b>	<b>\$55,576.94</b>	<b>\$58,399.85</b>	<b>\$36,210.52</b>	<b>\$41,773.62</b>	<b>\$37,221.52</b>
Total % of Losses excluding RAR	3.73%	3.22%	2.46%	3.57%	2.92%	3.06%	1.84%	2.20%	1.94%
	3.70%	3.13%	2.46%	3.56%	2.82%	3.06%	1.76%	2.20%	1.77%

Quarter Ending	(A)			(A)			(B)		
	03/31/99	06/30/99	09/30/99	12/31/99	03/31/00	06/30/00	09/30/00	12/31/00	03/31/01
Conventional	\$32,257.70	\$25,140.08	\$25,140.08	\$39,474.49	\$28,771.33	\$35,258.38	\$19,225.46	\$21,338.75	\$27,882.73
CHA Properties	\$5,670.26	\$3,963.69	\$3,963.69	\$1,054.13	\$409.13	\$5,064.72	\$4,022.05	\$6,509.57	\$7,770.45
Stepping Stone	\$5,754.52	\$1,548.58	\$1,548.58	\$4,801.72	\$3,411.74	\$2,458.77	\$10,496.13	\$4,219.00	\$5,774.10
McAlpine Terrace / Glen Cove							\$7,465.55	\$2,504.00	\$3,045.00
<b>Totals</b>	<b>\$43,692.48</b>	<b>\$30,652.35</b>	<b>\$30,652.35</b>	<b>\$45,330.34</b>	<b>\$32,592.20</b>	<b>\$42,781.87</b>	<b>\$41,209.18</b>	<b>\$34,572.32</b>	<b>\$44,452.28</b>
Total % of Losses excluding RAR	2.39%	1.63%	1.63%	1.74%	1.74%	2.69%	2.37%	2.00%	2.43%

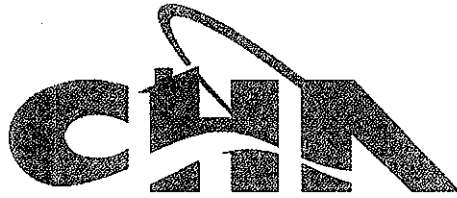
(A) Quarter ended 9/30/99 included writeoffs of \$20,121 at Piedmont Courts, which was formally managed by a private agent. The quarters ended 12/31/99 and 3/31/00 do not include writeoffs for Piedmont Courts of \$11,165 and \$12,260 respectively, which were also incurred for residents who vacated while the community was still under that Agent's management.

(B) Quarter ending 12/31/01 included writeoffs for accounts vacated prior to 7/1/01 that were never reported on prior Collection Loss Reports.

(C) Effective with quarter ending 3/31/05 total losses are compared to total charges. All prior quarters compare total losses to total rent charged.

(D) Effective with quarter ending 9/30/06 CHA Properties and Stepping Stone became Horizon Development and Seneca Woods.

(E) Effective with quarter ending 12/31/07 McAlpine Terrace/Glen Cove and Seneca Woods became part of Horizon Development.



# **Charlotte Housing Authority**

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*Building Community, People & Partnerships*

## **NEW 5-YEAR DESIGNATED HOUSING PLAN SUBMISSION**



**1. OVERVIEW: PLAN FOR THE DESIGNATION OF CERTAIN COMMUNITIES AS DESIGNATED HOUSING**

The Housing Authority of the City of Charlotte (“CHA”) hereby presents a New 5-Year Designated Housing Plan (the “Plan”). The Plan designates eleven communities for specific occupancy by either the elderly, near-elderly and/or disabled pursuant to Section 10(a) of the Housing Opportunity Program Extension Act of 1996 (the “Act”) and HUD Notice PIH 2009-23 (HA) (July 21, 2009).

Separate and apart from the Plan, CHA will continue to adopt a local preference for the elderly, near-elderly, and the disabled for all efficiency and one-bedroom units at CHA’s family and scattered site communities. CHA will begin the presentation of its Plan by providing 1) *an overview of its request*, 2) *an analysis of relevant demographics*, and 3) *specific points of the Plan as required by statute and HUD’s notice and guidance*.

**I. OVERVIEW**

CHA requests approval of the following: (a) CHA proposes to designate eleven of its communities for exclusive occupancy by the elderly, near elderly, **and/or** disabled.

The full list of the communities and the respective designations are as follows:

Development Name	Address	Development Number	Designation	0BR	1BR	2BR	Total Number of Units
940 Brevard	940 Brevard Street	NC19P003044	Elderly/Near Elderly	0	40	0	40
Arbor Glen-Elderly	2305 Farmer Street	NC19P003009	Elderly/Near Elderly	0	44	0	44
Autumn Place	321 N. Davidson Street	NC19P003032	Elderly/Near Elderly	0	65	3	68
Charlottetown	1000 Baxter Street	NC19P003018	Disabled - No Age Restrictions	139	39	0	178
Edwin Towers	201 W. 10th Street	NC19P003006	Elderly/Near Elderly	64	94	16	174
McAlpine Terrace	6130 Pineburr Road	NC19P003048	Elderly/Near Elderly	0	26	0	26
Parktowne Terrace	5800 Fairview Road	NC19P003019	Elderly/Near Elderly	131	32	0	163
Prosperity Creek	3617 Prosperity Church Rd.	NC19P003040	Elderly	0	72	0	72
SpringCroft at Ashley Park (Live Oak )	6722 Oakgate Lane	NC19P003046	Elderly/Near Elderly	0	18	0	18
Strawn Apartments - Highrise	1225 S. Caldwell	NC19P003007	Elderly/Near Elderly	146	49	1	196
Woodlawn House Apartments	1315 E. Woodlawn Road	Acquired by CHA in December 2009	Elderly/Near Elderly	0	34	18	52
<b>TOTAL NUMBER OF DESIGNATED UNITS:</b>				<b>544</b>	<b>513</b>	<b>38</b>	<b>1095</b>

As will be seen below, all of CHA’s high-rise communities are currently occupied almost exclusively by elderly and near-elderly individuals, under the current Plan. Moreover, with respect to preferences for the elderly/near-elderly and disabled for the efficiency and one-bedroom units at family and scattered-site communities, those units as well are typically occupied by members of these groups, since families usually occupy two or more bedroom units. Thus, implementation of this Plan for the high-rise communities and adoption of the preference

for family and scattered-site communities will not, in general, affect CHA's current population as a whole, will not burden any non-designated group, and will not adversely affect persons on CHA's public housing waiting list.

*I. Stages of Plan Analysis*

The first stage in analyzing the Plan involves communities which already house the designated populations (elderly and near-elderly), due to the implementation of CHA's current Plan. This step largely involves transferring residents who desire to move to communities whose designation appeals to them. Specifically, one factor CHA considered in developing the Plan was to maintain the current designation of each building in a way which would be most consistent with current demographics; this would result in the least disruption to its residents' lives.

The second stage consists of CHA offering to transfer eligible residents from CHA's family and scattered-site communities to the designated communities. For example, CHA will offer to transfer elderly and near-elderly residents from family and scattered-site communities to communities that are designated as either elderly or near-elderly; similarly, CHA will transfer disabled residents from family and scattered-site communities to mixed communities, subject of course (in both examples) to availability of units.

Once all of the foregoing transfers of existing CHA residents have been completed, CHA will move to the third and final stage of its Plan by going to its waiting list to fill vacancies in the designated communities as they occur.

*Note:* This Plan should not be construed to suggest that CHA has adopted or will adopt site-preferences. Nor should it be construed to suggest that CHA will attempt to compel a current resident of a community to transfer to another community because he or she would not be eligible for residency in that community because of its designation pursuant to this Plan. Moreover, nothing in this Plan should be construed to limit the access of disabled persons to CHA units. As set forth previously, this Plan is based solely upon age; disabled and non-disabled elderly persons alike will receive equal access to CHA communities designated as elderly or mixed occupancy communities, and the young disabled will receive access to any community which is designated for mixed occupancy.

**2. STATUTORY REQUIREMENTS FOR THE PLAN**

**A. JUSTIFICATION FOR DESIGNATION**

Section 7(d) of the of the U.S. Housing Act of 1937 (Section 7) Act and HUD Notice PIH 2009-23 (HA) (July 21, 2009 notice require that CHA establish that the Plan is necessary to achieve the housing goals of the City of Charlotte, as set forth in the Consolidated Action Plan. This requirement also refers to the Comprehensive Housing Affordability Strategy (CHAS), which was once apart of the Consolidated Action Plan. However, this document is no longer a reporting requirement for the City of Charlotte and, as a result of that, the CHAS report is no longer prepared or published. As a direct result of this, CHA has substituted the CHAS report and used the North Carolina Housing Market Analysis and Needs Assessment along with the Mecklenburg County Status of Seniors Report. Both reports provide equivalent and relevant data that would clearly justify that the designation of our projects is necessary.

Pursuant to the above requirements, CHA submits the following:

**1. North Carolina Demographics**

Population characteristics and trends are important ingredients in assessing a state's needs. An examination of past demographic trends, coupled with a forecast of future growth, is important to the planning process and the programming of a variety of services such as housing and community development. Failure to assess and address these needs could have a negative impact on meeting those needs in the future (*Housing Market Analysis and Needs Assessment, pg.1-2*).

North Carolina's population underwent significant changes during the 1990s. The state's population became more urban and mature, and North Carolinians are more educated now than they have ever been. This evolution coincided with an economic boom during the 1990s that increased the real incomes of many North Carolinians. However, these changes were not universal across the geographic landscape, and many counties in North Carolina have not prospered and grown with their neighbors (*Housing Market Analysis and Needs Assessment, pg.1-2*).

During the last decade, North Carolina's population grew at a rate faster than the nation's to just over 8 million residents in 2000. The 21.4 percent rate of population growth for North Carolina from 1990-2000 (the national rate was 13.2 percent) is the third highest in state history and the highest since 1930. This rapid population increase has had many dramatic results on our state, such as increasing urbanization and greater ethnic diversity (*Housing Market Analysis and Needs Assessment, pg.1-2*).

While population growth is a catalyst for economic growth and development, there are also many drawbacks to explosive growth, especially in regards to the housing needs of low-to-moderate income residents. Housing prices can jump dramatically as demand due to in-migration outpaces construction. Furthermore, long-time residents in a growing area can face a heavy tax burden as their property is revalued at a rate that grows faster than household income. Educational systems can become strained from a rapid increase in the number of students moving into a school system, faster than the system can accommodate them. All of these factors will impact low-income residents more dramatically (*Housing Market Analysis and Needs Assessment, pg.1-4*).

Turning specifically to the elderly, North Carolina's Housing Market Analysis and Needs Assessment along with the Mecklenburg County Status of Seniors Report, justifies and establishes that the designation of the project is necessary due to analysis directly addressing the needs of those who are the subject of this Plan (elderly and near-elderly renters). This population has special housing needs, due to age, disability, or other special circumstance. Over 40% of elderly renters have housing problems. Roughly 30% of those with problems also have a mobility or self-care limitation that may require housing modifications. The aging baby-boom population will require an increase in affordable rental housing for the elderly, as well as increased accessibility improvement to existing housing (*Housing Market Analysis and Needs Assessment, pg. 1-2*).

In the next five years, North Carolina is likely to need more rental assistance, new construction of affordable rental housing, and rehabilitation and/or preservation of existing affordable housing particularly to increase affordable housing opportunities to those earning less than 30% of median family income. Without increased availability of funding for rent assistance, it is unlikely that the state's current resources will be able to meet the state's most critical housing needs (*Housing Market Analysis and Needs Assessment, pg. 2*).

*Note:* CHA is able to correlate the data from the Housing Market Analysis and Needs Assessment directly to Charlotte due to a number of factors. Charlotte is considered a major driving force for the state. This region's population and employment grew more rapidly than the state totals in recent years. The average real wage (wage adjusted for inflation) rose by 0.5 percent, compared to a decline of 0.2 percent for the entire state. Charlotte has 7.38% (640,270) of North Carolina's population (8,672,544), and Mecklenburg County's projected population (2005-2030) growth rate at 3% is just above the

State's growth rate of 1.66%. Charlotte's labor force is 25% of North Carolina's labor force, and its share of the population in the labor force is above the statewide average. The percentage of adults with a high school education is almost identical to the state average, and the share of adults with a college education follows a similar pattern (*North Carolina Department of Commerce and State Demographers Office as of July 2005*).

Mecklenburg County has taken on the responsibility of preparing for the unprecedented growth in the age 60+ older adult population, due to the rapid growth of the baby-boom generation. Researchers have estimated that in 2010 until the year 2030, there will be as many elderly as all of the children age 17 and younger in 2030 (*Status of Seniors Report 2003 pg. 1*).

As a way of preparing Mecklenburg County for this challenge, the Mecklenburg Board of County Commissioners (BOCC) adopted a resolution on May 9, 2002 to develop an annual Status of Seniors Report. The intent of this report was to focus on the quality of life for older adults in Mecklenburg County including, but not limited to, issues of health, medical care, nutrition, safety, housing, transportation, independence, self-sufficiency, and other quality of life factors. This has become an ongoing initiative - a collaborative effort of public, for-profit and non-profit organizations. The 2004 Status of Seniors Strategic Planning Report is intended to elevate the issue of seniors, provide data and recommendations to help local leaders set priorities, and lay the groundwork for strategic, communitywide action. The development of the report was a collaborative effort involving the following organizations:

- The Mecklenburg Department of Social Services Committee;
- The Charlotte-Mecklenburg Council On Aging; and
- The Services for Adults Division (SFA)

The above organizations combined resources and conducted an Adult Survey on the elderly population of Mecklenburg County. The outcome of that survey is as follows: 25.9% spend more than 30% of their income on housing costs (utilities and rent or mortgage). Those who reported spending 30% or more on housing also:

- seem to have the same needs (information and recreation) as those who spend less on housing. However, some of their needs (such as housing, regular checkups, medical care, and respite) were disproportionately higher compared to their percentage within the total population;
- choose to forego essentials (such as food, utilities, etc.) more so than those who spend less than 30% on housing; and
- a higher proportion of those who spent more than 30% on housing said they were likely to move in five years (due to health problems or inability to maintain their home) compared to those who spend less on housing.

Of the respondents with an annual income of less than \$20,000, 45.9% are spending more than 30% of their income on housing, compared to the 22.1% of those with an income of \$20,000 or higher. Based on the 1997 Aging survey, 34% of older adults did not think that there was enough affordable housing in the Charlotte-Mecklenburg area (*Status of Seniors Report 2003*).

By 2030, the number of Americans 65 and older will more than double to 70 million, or 20% of the population. The projections for Mecklenburg County are equally striking. Today, approximately 80,440 individuals age 60 or older reside in the county. They represent roughly 11.6 % of county residents. Based on state projections, this figure will rise to over 115,000 by 2011 (a 43% increase). By 2025, the population will triple to over 200,000. Mecklenburg's older adult population is now increasing at a greater rate than the child population (age 0-17), which is not expected to even double in the next two decades. This sharp

increase in the number of older adults in Mecklenburg County will create an unprecedented demand for services and require new ways of conducting business. Significantly contributing to this dynamic is the aging baby-boomer generation, defined as people born from 1946 to 1964. Aging baby-boomers are reshaping society and will ultimately redefine life over 60. The phenomenon is frequently cited as the “age wave” and it will have vast implications for lifestyles, marketing, services, and the workforce. Bold, progressive action by communities is required to respond to the present needs of seniors, while also preparing for an explosive growth and cultural changes in this population. Policymakers, planners, corporate leaders, advocates, and professionals in the field of aging must engage in innovative and responsible thinking to prepare for the impact of an aging society on public and private institutions and families of all ages (*Status of Seniors Report 2003-2004*).

The Status of Seniors report uncovers some of the challenges that are faced by the elderly population in Mecklenburg County. There are multiple factors – such as income eligibility requirements, inflexible programs, waiting lists, and critical workforce shortages – that severely restrict the number of feasible long term care options for seniors and their families. The resulting gaps in the system leave nursing homes and institutions (preferred as last-resort measures) as the only affordable solutions for many seniors who require assistance, especially middle-income seniors. Existing services for older adults are limited in scope and fail to provide options that meet the current and projected interests, skills, and needs of an increasingly diverse senior population. Seniors are not homogeneous and services provided in the county fail to reflect the dimensions of the population (e.g., economic status, health, culture, and living arrangements). Many seniors live in fear of crime with little or no reassurance of how to protect themselves and prevent victimization. These fears create stress, exacerbate health conditions and reduce their quality of life. Access to vital services is limited for older adults who do not drive or who have special needs. They depend on others to transport them and public and private transportation services are often ill-equipped to respond to their need to travel for basic services (*Status of Seniors Report 2003-2004*).

Note: Attached are eight exhibits (pages 19 to 26) to our proposed Designated Housing Plan.

## 2. City of Charlotte and Charlotte-Mecklenburg Consortium Five Year Consolidated Plan FY 2006

The Charlotte-Mecklenburg Five-Year Consolidated Plan identifies the community’s affordable housing and community development needs and outlines a comprehensive and coordinated strategy for addressing them. HUD has established three priority goals for jurisdictions across the country to pursue as part of their consolidated planning efforts:

- I: Decent, Affordable Housing
- II: Expanded Economic Opportunity
- III: Suitable Living Environment

These goals align with existing local housing and community development plans and the ongoing revitalization work of the City of Charlotte and its housing and community development partners. Therefore, Charlotte’s Consolidated Plan embraces HUD’s priority goals and is structurally organized around them.

Four guiding principles are at the core of Charlotte’s affordable housing and community development strategy. These principles include: 1) **targeting investments** in low wealth and distressed areas of the community; 2) **de-concentrating poverty** where possible by promoting sustainable, mixed-income development or redevelopment; 3) **leveraging federal, state and local government resources** with private and non-profit resources to expand opportunities; and 4) **planning and creating partnerships and other collaborative relationships** within all sectors and stakeholder groups in the community.

Charlotte has been challenged to create a comprehensive, affordable housing program to meet the demands of priority needs households along the entire housing continuum rental, ownership, special needs, and supportive housing. While the large unmet need for rental housing for extremely low income households might suggest that all resources should be devoted to addressing this gap, resources must also be devoted to addressing the housing needs of low and moderate income households that have cost burdens and other housing problems to ensure the housing continuum is intact and flowing.

To meet the needs of households along the entire housing continuum, the City has identified in its 5-Year Housing Strategy the following top priorities for using CDBG, HOME and other public funds between 2006 and 2010 for affordable housing. Top priorities follow:

1. **Extremely low- and low-income renter households**, including elderly households, small households and large households with cost burdens, severe cost burdens and substandard conditions
2. **Extremely low- and low-income owner households**, including elderly and non-elderly, with substandard housing and cost burdens
3. **Moderate-income renter households and owner households** with cost burdens, and other housing problems, including elderly, small and large renters, and elderly and non-elderly owners

Over the next five years, a total of 5,800 affordable units are targeted to be rehabilitated or constructed in Charlotte, with 47% of the total units for extremely low-income households, 35% for low-income households and 18% for moderate income households; this is consistent with the above priorities.

This target of 5,800 units does not adequately address the unmet need for affordable housing units in Charlotte-Mecklenburg. In effect, it will only address approximately 20% of the unmet need. This is a conservative, realistic targets based on the assumptions that: 1) federal funds will remain the same, or may even decline as a result of program cuts, and 2) local funds will remain somewhat constant over the next five years through the Housing Trust Fund. If additional sources of funding are identified, a higher percentage of the unmet need could then be met.

HUD requires communities to focus their consolidated plans and invest their federal resources on priority needs households, defined as follows for the CDBG program:

- Extremely Low-Income Households: Those with gross incomes of 30% or less of the area median income.
- Very Low-Income Households: Those with gross incomes between 31% and 50% of the area median income.
- Moderate Income Households: Those with gross incomes between 51% and 80% of the area median income.

HUD has also categorized priority needs households into the following household types:

- small-related renter households;
- large-related renter households;
- elderly renter households (described as households with one or two persons in which the head of household or spouse is at least 62 years of age);
- all other renter households;
- owner households; and
- special needs households (described as households with one or more person that include persons having mobility impairments, disabilities, or that require supportive services).

**In Mecklenburg, 154,560 households (or 51.4%) met HUD's definition of a priority needs households in 2004.** In other words, a little over a half of the households had gross annual incomes of less than 80% of the areas median income, or \$51,280. Of the county's priority needs households:

- **64,743 (42%) were non-special needs renter households** with 31% of this number considered extremely low income; 32% low income; and 37% moderate income households;
- **61,789 (40%) were non-special needs owner-occupied households**, with the majority (51%) categorized as moderate income, 28% low income and 21% extremely low income households; and
- **28,028 (18%) were special needs renter and owner-occupied households.**

Between 2004 and 2010, the total number of priority needs households is projected to grow by approximately 13%, or 23,550 households, which will amount to approximately 52% of the total number of households in the county. This will create a slight increase in the total number of households over the year period. Of the total anticipated five-year growth, priority needs renter households (non-special needs) will comprise 40% of the total increase over the next five years; 43% will be owner households and 17% will be special needs households. A majority of the growth will be among the elderly-renter priority needs households, followed by small-related, large-related, and then special-needs households.

**The large majority (90%) of the total unmet affordable housing demand in 2004 was for rental housing units.** All of this unmet rental housing demand was for extremely low income households, 73% for households earning less than \$8,000 per year (requiring a \$200 per month rental housing payment), with the remainder for those earning less than \$16,000 per year (requiring a monthly rental housing payment less than \$400). Between 2004 and 2010, the unmet demand for affordable rental households is projected to grow to 12,530 units (a 19% increase) over the next five years unless more affordable units are made available.

While the number of renter households is growing at a rate of approximately 1.7% annually, the number of owner households in Mecklenburg County is projected to grow at a rate of 2.6%, thus outpacing renter household growth. Therefore, while renter households accounted for 38% of all households in Mecklenburg County in 2000, they will account for only 36% of total households in 2010.

Public Housing is a distinct subset of the county's housing supply. It is primarily rental housing that serves households earning 30% or less of the area median income. The Charlotte Housing Authority (CHA) administers all Public and Section 8 housing in Charlotte-Mecklenburg. In total, the agency manages 2,715 units of public rental housing that are, on average, in fair to good condition. These units are located within 27 different CHA communities throughout Charlotte.

The need for Public Housing and Section 8 vouchers far outweighs the supply of units and vouchers available in Charlotte-Mecklenburg. The CHA Public Housing data, in early 2007, reveals that 3,089 families are on the waiting list for a public housing unit and 4,268 families are on the Section 8 waiting list, for a total of 7,357 families.

According to the 2000 Census, 84,444 people over the age of 60 reside in Mecklenburg County, comprising 12% of the county's population. Of this total, approximately 8.5% were living at the poverty level. A 2002 survey of older adults conducted by Mecklenburg County revealed that:

- Almost 26% of older adults spent 30% or more of their income on housing; this rose to 45.9% if their income was under \$20,000 annually
- 34,000 seniors, or 43% of the total older adult population, can be considered as either "at risk" (32,713 people) or "frail" (2,179 people).

It is clear that the elderly will comprise a much larger percentage of the total county population as the baby boom generation ages. The Mecklenburg County Status of Seniors Report (2003) indicates that by 2015, 115,000 elderly people will be residing in Mecklenburg County, a 43% increase from 2000.

**A total of 9,414 priority needs elderly households existed in Mecklenburg County. The greatest single need is for rental housing for elderly households making 0-30% of the area median income.** And, of the total number of elderly priority needs rental households, a majority is in the extremely low income category (having a gross annual income of less than \$9,999).

Charlotte Housing Authority is the largest provider of affordable rental housing for Charlotte-Mecklenburg's priority needs elderly population. Eleven of CHA's communities are targeted for the elderly, near-elderly, and disabled. However, the need for publicly assisted housing for the elderly far exceeds the supply. In its 5-Year Strategic Plan, CHA indicated that 200 elderly families (those with one or two heads of households that are 62 or older) are on the waiting list for Public and Section 8 Housing. The agency further reports that a total of 7,357 elderly people are in need of publicly assisted housing.

### **3. Effect of Plan on Non-Designated Population**

CHA will continue to make reasonable efforts to provide housing for all in need, including those who are not a part of the designated groups. Consistent with that, CHA projects the Plan will have minimal or no effect on the availability of its Public Housing units for non-designated groups. CHA further projects that it will be able to furnish housing to non-designated groups at a level comparable to what those groups would have received if there were no designation plan. There are several reasons for CHA's projections.

First, the communities to be designated were all constructed as facilities for the elderly, and have been occupied by the elderly population due to the *current* designated housing plan. The Plan does not involve increasing the number of apartment units *currently* available to the designated groups or decreasing the number available to non-designated groups. Instead, the Plan's specific designations would do nothing more than re-classify populations which already live in these communities as elderly and add some additional units through *proposed* developments. In other words, it will simply re-categorize the units already available to the designated populations into communities available for either elderly or near-elderly populations, all of which already reside in these communities. The Plan will then maintain that new categorization through future admissions to these communities as vacancies occur (a result which is no different than the present, since only the elderly or near-elderly are admitted to these communities under present use).

Second, the number of persons in CHA's resident population who would be eligible to live in designated units greatly exceeds the number of units that will be designated. CHA's *current* population of 4,306 household members is made up of 1,372 households (or 32%) who are elderly, near-elderly and/or disabled, with the remaining 2,934 households (or 68%) being made up of all other persons not members of a designated group. Thus, CHA is actually designating or establishing preferences for substantially fewer units for the designated populations than it has residents who would qualify to live in those units; all remaining units will be available to those who are not a part of the designated groups.

Third, CHA will continue to provide reasonable housing resources for the non-designated groups under this Plan since the designated and non-designated groups do not typically compete for the same units. Households in the designated groups almost always qualify for efficiency or one-bedroom units; households in the non-designated groups generally have families, and thus require units with two or more bedrooms. Since the communities to be designated by this Plan will be occupied by the elderly, they are constructed primarily with efficiency and one-bedroom units. In fact, of the 1031 units specifically designated for elderly, near-elderly and/or the disabled under this Plan, 480 are efficiencies and 513 are one-bedroom, while only 38 are two-bedroom (there are no other units larger than two-bedroom in these existing or proposed communities). On



the other hand, the large portions of units in family and scattered-site communities are designed for families: of the 2,097 units in those communities, 92 are efficiencies, 228 are one-bedroom, 812 are two-bedrooms, 726 are three-bedrooms, 210 are four-bedrooms, and 29 are five-bedrooms. Thus, the units to be designated (or set aside by preference), almost all of which are efficiencies or one-bedroom units, are designed for a different population than the larger units. Indeed, CHA's data suggest that, even at the family and scattered-site communities, the efficiency and one-bedroom units are occupied by the elderly, near-elderly and/or the disabled.

Finally, to the extent that there is any backlog of non-designated groups for admission to non-designated units, CHA anticipates that its Family Self-Sufficiency (FSS) and Welfare to Work (WTW) programs will relieve that backlog and will provide housing for households in the non-designated groups. As the FSS program expands and involves more residents (who are typically from the non-designated group), CHA will decrease the number of non-elderly and non-disabled residents who live in its communities for more than five years, thus turning over its housing stock more frequently and opening units up for non-designated new residents. Despite the WTW program not having an established time frame, this program still aids in providing affordable housing vouchers to families attempting to transition from welfare to self-sufficiency. The turnover rate for the designated communities, on the other hand, will not be affected by these programs since for the most part members of designated populations do not elect to participate in them.

#### **4. Additional Efforts to Provide Housing to Non-Designated Groups**

##### *a. Estimation of Effect of Designation on Non-Designated Group (Waiting List Data)*

CHA estimates that its designation plan will have a no effect on the length of time a non-designated household spends on the waiting list and will not have an inequitable effect on non-designated households seeking to be admitted to public housing.

CHA's data indicate that it has a .01% vacancy rate for the designated communities and a .02% vacancy rate for the non-designated communities, for an overall average vacancy rate of .01%. At present, CHA's conventional housing waiting list has 3,316 households, of which 1,064 or 32% are members of the designated populations, while 2,252 or 68% are members of the non-designated populations.

Approximately 159 units become available each year in communities which CHA proposes to be designated for the elderly, near-elderly or disabled population. Thus, it will take approximately 6.6 years (1,064 households from designated groups on the waiting list ÷ 159 units vacant each year) to deplete CHA's current waiting list of members of the designated groups. In the non-designated communities, approximately 368 units become available each year. Thus, it will take approximately 6.1 years (2,252 households from the non-designated groups on the waiting list ÷ 368 units vacant each year) to deplete CHA's current waiting list of members of the non-designated groups.

If there were no designation plan or other priorities or preferences for any group (other than, perhaps, federal preferences) and if there were no restrictions on who could be housed in the communities subject to this Plan, the analysis would be as follows: 527 units would become available authority-wide in all CHA communities each year. It would thus take approximately 6.2 years (3,316 total households on the waiting list ÷ 527 units vacant each year) to deplete all persons from CHA's current waiting list.

Therefore, the plan will not have a significant effect on non-designated populations and CHA will be able to offer housing at a level comparable to what would have been without a Plan. Based on this analysis, CHA anticipates that the wait time on CHA's waiting list for a non-designated household would be approximately half of a year shorter under its Plan, than it would have been if there were no restrictions on who could be housed in the eleven communities subject to this plan. At the same time, a designated

household would be on CHA's waiting list approximately one year longer if the household elected to reside in a designated community. Thus, current restrictions in the populations of these communities and the results of this Plan will not have a significant effect on non-designated populations.

In conclusion, the Plan will not deprive any non-designated household of housing. All units being designated are currently populated by persons in the designated groups; no units currently available for non-designated groups are to be transferred to designated groups. Moreover, the units subject to a preference are currently primarily occupied by those who would be eligible to live there under the preference. Thus, the Plan and current restrictions on the communities subject to the Plan do not produce inequitable results for non-designated populations.

*b. Estimation of Effect of Designation on Non-Designated Group (Section 8 Data)*

The CHA Section 8 waiting list has been closed since August 2000. It was re-opened during April 2007 for two weeks. A third week (extension) was granted for disabled applicants. The CHA used a lottery system to populate its waiting list. Interested families were required to complete and return the lottery entry forms. Approximately 10,000 entry forms were returned. The CHA limited its selection to 4,500 applicant families. The local Legal Aid Society was enlisted by CHA to select families for our waiting list. All families selected to populate the CHA's waiting list were selected by the Legal Aid of North Carolina.

CHA suspects that those in need of more immediate housing opportunities (such as the elderly in particular) have selected their conventional public housing program or private assistance programs rather than wait on the Section 8 waiting list and, in the case of those who have sought housing since August 2000 when the Section 8 waiting list was closed, have of necessity by-passed CHA's Section 8 program altogether (since the waiting list has been closed during all that time). Accordingly, CHA's Section 8 waiting list data will have little relevance in predicting any demographic trend which might be relevant to this analysis.

CHA's current waiting list for Section 8 has 3,618 households, who may be eligible for its housing choice voucher or project-based program communities. The average waitlist time is approximately 8.5 years. However, several factors dictate the timeframe for an applicant to receive a voucher such as: 1) number of current vouchers and/or funds utilized or available; 2) applicant's place on the waiting list; and 3) unit availability (length of time it takes to secure housing). This exercise illustrates that both groups would eventually be housed.

Therefore, based on this analysis, the Plan would have little or no effect on non-designated populations.

## **5. Effect of Plan on Concentration of Minorities**

CHA's Plan would not result in a greater concentration of minorities in minority neighborhoods, either in theoretical projections or in realistic expectations. In fact, the opposite would theoretically happen: the designated communities (all of which are located in largely Caucasian areas of Charlotte) would gain in percentage of minorities, while the non-designated communities (which are typically located in largely minority areas of Charlotte) would have a very slight gain in their percentage of Caucasian residents.

*a. Current Demographics*

CHA's current demographics are as follows: Overall in all its communities, CHA's population is made up of 7% Caucasian households, 91% African American households and 2% Hispanic or Asian households.

*b. Demographics Theoretically Resulting from the Plan*

The Plan would theoretically have the following effect on demographics at CHA's communities: 1) There would not be an effect on CHA's overall population, since under the assumptions used in this analysis all changes in the communities would result from transfers of CHA's existing residents. 2) In the communities to be designated pursuant to this Plan, the projected populations would be 14% Caucasian households, 84% African American households and 2% Hispanic or Asian households. 3) In all other CHA communities (those which will not be designated pursuant to this Plan), the projected populations would be 2% Caucasian households, 97% African American households and 1% Hispanic or Asian households. This projection is based on the current demographics of the sites that house both designated and non-designated populations.

*c. Realistic Expectations of Effect on Concentrations of Minorities*

CHA realistically expects that the Plan will cause little or no change in the demographics of its communities. CHA expects that few members of its elderly or near-elderly populations (which have the greatest percentage of white residents) will elect to transfer to family or scattered site communities, since their high-rise communities already have services designed for the elderly which are not generally available at CHA's family and scattered sites. At the same time, CHA also expects that few members of its disabled population (which have the greater percentage of African American residents) will elect to transfer from family or scattered-site communities to high-rise communities, since they appreciate what they perceive to be a freer, more open lifestyle in those communities where they already live.

**B. PROJECT DESCRIPTIONS**

Section 7(d) of the Act also requires that a Plan include information regarding the various projects to be designated in the Plan. That information is as follows:

*Communities to be Designated for Exclusive Occupancy by the Elderly, Near-Elderly and Disabled*

*a. Edwin Towers*

Edwin Towers is a 13-story (ground floor plus 12 additional floors) structure located at 201 West 10<sup>th</sup> Street, Charlotte, NC 28203. Edwin Towers contains 174 units of conventional public housing, of which 64 are efficiency units, 94 are one bedroom units, and 16 are two bedroom units.

Edwin Towers has an active residents' organization; a hot lunch program sponsored by the Mecklenburg County (North Carolina) Department of Social Services ("DSS") that is served at a dining facility in the community; and is a site for the Neighborhood Outreach program (a joint effort between Mecklenburg County and CHA in which communities are visited by a psychiatric rehabilitation counselor, a public health nurse, and a community social worker). Its residents participate in the Wing Havens (bird sanctuary) program and field trips. It is one block from Tyron Street, Charlotte's main north-south street, which has a free bus line (the uptown shuttle). The residents also have a community room for their use.

*b. Parktowne Terrace*

Parktowne Terrace is located at 5800 Fairview Road, Charlotte, NC 28209. Parktowne is a six story building with 163 conventional public units. Of those units, 131 are efficiency units and 32 are one bedroom units.

Parktowne is located in a mixed area in an affluent and prosperous section of Charlotte. It is on a bus line several blocks away from South Park, a fashionable shopping area. It has an active residents' organization along with a hot lunch program (sponsored by DDS), a food bank, health services, an exercise program, a Bible Study, and sing-along sessions. The residents also have a community room for their use.

In addition, Parktowne has 17 units specifically constructed to be accessible to the handicapped/disabled (bearing in mind that, although Parktowne is designated for the elderly, under the definitions used in this Plan, some of the persons who are categorized in the Plan as elderly are in fact disabled and will need these accessible facilities).

*c. Charlottetown Terrace*

Charlottetown Terrace is located at 1000 Baxter Street, Charlotte, NC 28204. Charlottetown is a twelve story building with 178 conventional public housing units. Of those units, 139 are efficiency units and 39 are one bedroom units.

Charlottetown is located at the end of Baxter Street adjacent to a park owned and operated by Mecklenburg County Parks and Recreation. Other development on Baxter Street is commercial/office in nature. Charlottetown is within walking distance of the uptown area. Redevelopment of the Midtown Square area will bring retail and other businesses to the area. This along with a view of the city makes this a desirable address.

Charlottetown has an active residents' organization. The residents are very active in providing their own activities including: the tenant patrol, game night, bingo, hosting a mini flea market, the Circle of Friends Club, along with regular Wal-Mart trips. Central Church of God holds Bible Study and Sunday School.

*d. Strawn Apartments – High-Rise*

Strawn Apartments is located at 1225 South Caldwell Street, Charlotte, NC 28203. Strawn contains 317 units of conventional public housing. The Strawn complex is unique among CHA's high-rise conventional public housing communities in that it is composed of both a 12-story high rise building containing 196 units, and a number of single-story detached cottages with a total of 121 units. Because of this unique configuration, Strawn lends itself readily to a division for purposes of this Plan. CHA proposes to designate the cottage units for mixed occupancy, which does not need to be included in this plan, and to designate the high-rise for occupancy by elderly and near-elderly residents.

Of the 196 total units in the Strawn high-rise, one is a two-bedroom unit, 49 are one-bedroom units, and 146 are efficiency units. Of the 121 cottage units, 29 are one-bedroom units and 92 are efficiencies. The two-bedroom unit in the high-rise, located on the first floor of the high-rise building is reserved for occupancy by a Charlotte-Mecklenburg police officer.

The Strawn complex is immediately adjacent to the CHA's central office and shares a parking lot. It is located on a bus line and has a very strong residents' organization. Other services and activities at the community include: a hot lunch program (sponsored by DDS) served at a community dining facility, food bank, exercise classes, health checks, Bible Study, educational programs, and field trips. The residents also have a community room for their use.

*e. Autumn Place*

Autumn Place is located at 321 North Davidson Street, Charlotte, NC 28202. This site contains 68 units to be designated. Of the 68 units, 65 are one-bedroom units and three are two-bedroom units. Autumn Place is a three-story high-rise with an elevator. Each unit has appliances, central heat/air, and a laundry and sitting area on each floor.

Autumn Place is located adjacent to the Carole A. Hoefener Center, which is CHA's community center, where residents can exercise and take a variety of educational classes. The Mecklenburg County Nutrition Program provides social services to the residents in the form of meals and sponsors outings/activities. Caretakers and nurses volunteer their time to help the residents. Autumn Place has an active resident organization that helps to provide transportation to its community.

*f. Arbor Glen - Elderly*

Arbor Glen Elderly is located at 2305 Farmer Street, Charlotte, NC 28208. Arbor Glen contains 44 units to be designated. These units are all ground floor cottages that are complete with washer/dryer connections, ceiling fan, alarm system, patio/balcony, and a refrigerator with a built-in ice-maker. Some of the additional amenities include: a clubhouse, swimming pool, community laundry room, storage facilities, community business center, nearby public transportation, planned community social activities, and a courtesy officer.

Arbor Glen is located in an area that is undergoing development. The area has been strengthened by the recent development of the West Boulevard Library and Phase I of Clanton Park. The City is also in the process of doing street corridor improvements along West Boulevard and is assisting Reid Park in purchasing the Westover shopping center at the intersection of West Boulevard and Remount Road. This will assist in adding needed services to the area.

*g. SpringCroft at Ashley Park (Live Oak Seniors)*

SpringCroft at Ashley Park is located at 6722 Oakengate Lane, Charlotte, NC 28210. This site contains 18 units of conventional public housing to be designated. These units will be built in a three-story building and will be solely comprised of one-bedroom units. The concept of the design is to create a southern lodge-type building with a large front and rear porch. All units are handicap accessible with 685 square feet of open living space.

The apartments will provide spacious, high quality living for its residents. On the primary floor, residents will have a large community room which will include a computer center with high-speed internet access. The lobby of the building also houses the management office and laundry facility for its occupants. On the grounds, residents will be able to enjoy gardening in the two 25 x 75 area spaces located in the rear of the building. The site will be lavishly landscaped to coincide with the surrounding South Park neighborhood. A walking trail to the adjacent Phillips Place will provide easy access for shopping, eating and entertainment opportunities. Senior services and facilities are abundant in the area with the Harris YMCA within less than one mile and public senior centers within less than three miles.

*h. Prosperity Creek*

Prosperity Creek is located at 3701 Prosperity Church Road, Charlotte, NC 28206. This site contains 72 units of conventional public housing to be designated. These units are housed in a single 4-story elevator served building. Each unit includes: a kitchen with stove, refrigerator, dishwasher, garbage disposal, and pantry. Additional unit specific amenities include: a patio, additional storage units and ceiling fans. An

attached leasing office/clubhouse covering over 4,000 square feet of space includes amenities such as a 100 square foot living room, a 400 square foot library/computer room, a 450 square foot theater that also serves as meeting space, an exercise facility, and a 500 square foot porch. Outdoor recreational facilities include resident garden areas, gazebos, walking trails, and a horseshoe pit.

The project site is located in northeast Mecklenburg County approximately 10 miles northeast of uptown Charlotte. The immediate area is one of the fastest growing sites in Charlotte. The Prosperity Creek site has one of the largest concentrations of newly constructed rental housing in Mecklenburg County. The site is bordered to the north by single-family detached homes, to the east by Prosperity Church Road, to the south by single-family detached homes, and to the west by vacant land and single-family detached homes. Traditions Golf Course is located approximately a quarter mile north of the site. The property is located within one mile of two strip mall/shopping centers that include: two grocery stores, two drug stores, a video store, and several restaurants. A major hospital is located within 3.5 miles of the site and two medical clinics are located within one mile of the site.

*i. 940 Brevard*

940 Brevard is located at 940 Brevard Street, Charlotte, NC 28206. This site will contain 40 conventional public housing units to be designated. These units will be built in a mid-rise elevator building. Each unit will include a kitchen with stove, refrigerator, dishwasher, garbage disposal, and pantry. Additional unit specific amenities will include: mini-blinds, balconies/patios, interior/exterior storage, and ceiling fans. Outdoor amenities will include: walkways forming a loop around the site to encourage exercise, resident gardens, outdoor seating areas, and picnic spaces. Additional amenities and services include the dining facility, which will have the capacity to be used to provide meal services. Other community service areas will provide exercise and crafts or music spaces, a library, and informal resident lounges on each floor. Also, included on each floor will be appropriate utility facilities, such as trash chutes and laundry facilities.

The location of 940 Brevard will be just a few blocks from uptown Charlotte. This location gives a full range of city services that will be readily available to residents including: museums, theatres, the main library, and restaurants.

*j. McAlpine Terrace*

McAlpine Terrace is an apartment complex located at 6130 Pineburr Road, Charlotte, NC 28211. This complex contains 113 all elderly one bedroom units, of which 26 will be designated public housing units. The units are located in one 4-story building situated on three acres. The units are equipped with a refrigerator with icemaker, dishwasher, garbage disposal, electric range, lots of pantry space, central heating and air-conditioning, mini-blinds and carpet throughout, and a bathroom with all the essentials.

McAlpine Terrace has the following features and amenities: a main community room with large screen TV, library area, piano and organ, card tables, and sitting area (there are three additional sitting areas on each floor); a limited access building; elevator access to each floor; large patio area with grills and gazebo; a .5-mile walking trail; three on-site laundry facilities; and is host to the Senior Nutrition Program, a program that provides hot lunches and nutritional and health education to seniors.

McAlpine's exterior condition of the site is well maintained with the grounds cleaned daily and kept attractive with seasonal plantings and mulched beds. The building exterior is well maintained and clean.

McAlpine Terrace is located in southeast Charlotte, between Monroe and Sardis Road in a residential neighborhood. The apartment complex is within five miles of shopping, movies and entertainment, and dining. The closest major thoroughfare is Independence Boulevard at less than two miles.

*k. Woodlawn House Apartments*

Woodlawn House is located at 1315 East Woodlawn Road, Charlotte, NC 28209. This community is a rehabilitation of a currently vacant 104 unit project that was originally constructed in the early 1970s. The project consists of 68 one-bedroom and 36 two-bedroom units on 4 floors, of which 34 one-bedroom and 18 two bedroom units will be designated as public housing unit.

The rehabilitation will replace most of the operating systems, kitchen cabinets, toilets, heat exchange units, roof, carpet, and other flooring, etc. There is ample parking, some of which is under a concrete deck that supports the other three levels of the structure. Six units will be reconfigured to be accessible to disabled and at least three units will be outfitted for hearing/sight impaired.

The property is 4+ acres and is just west of the Park Road/Woodlawn intersection near the Park Road Shopping Center in Charlotte. The project will provide supportive services to the residents. This project has been included in CHA's MTW Plan.

### **C. Alternative Resources**

Section 7(d) of the Act also requires that CHA's Plan include a description of any plan CHA might have to provide assistance to families who otherwise might have been housed in the communities if they had not been designated. As set forth above, CHA anticipates no loss of available housing units for non-designated groups resulting from this Plan, because (1) the communities being designated pursuant to this Plan are already "designated" in the sense that they are already occupied exclusively by members of the designated groups; (2) CHA will not take any units from those currently utilized by members of the non-designated groups for members of the designated groups; and (3) CHA is currently working on development plans for Ashley Square Apartments, Hampton Creste, Little Rock, and Mill Pond which will add additional units to house members of the non-designated population.

However to recapitulate, CHA will continue to have 1,976 units out of its total stock of 3,140 available to non-designated groups. Moreover, the percentage of its overall units which CHA is actually designating is less than the percentage of its current residents who are eligible to fill those units. Of the 488 additional units at family and scattered-site communities for which a preference will be given to the elderly, near-elderly, and the disabled, those units are already largely occupied by the elderly, near-elderly, and disabled. Thus, in practical effect, there will be no decrease in units available to non-designated populations.

*1. Accessible Housing*

This Plan has already set forth the number of units which are accessible to the handicapped/disabled at the communities to be designated. To recapitulate: 41 of those units are in communities to be designated for the elderly and 20 are in communities to be designated as mixed. In addition to those units, CHA has 61 units at its family and scattered-sites which are accessible to the handicapped/disabled for those members of the designated groups who would prefer to live in those communities (as well as five more units at the Red Carpet Inn Apartments). As a result, CHA does not anticipate that any resident requiring one of these units will be deprived.

#### **D. No Eviction or Lease Termination Due to Designation**

As required by section 7(h) of the statute, CHA will not evict a resident or terminate a resident's lease because he or she would not be eligible to occupy the unit because of the community's designation. For those residents who do desire to relocate to another community, CHA will as soon as practical provide a notice of designation and available relocation benefits, access to comparable housing, and payment of reasonable, actual moving expenses. CHA recognizes that the provisions of the Uniform Relocation Assistance and Real Property Acquisition Policy Act are inapplicable to moves occasioned by this Plan.

#### **E. Voluntary Relocation Because of the Designation**

The CHA will provide the following persons and families who agree to be relocated in connection with a designation:

1. a notice of the designation and an explanation of available relocation benefits, as soon as is practicable for the agency and the person or family;
2. access to comparable housing (including appropriate services and design features), which may include tenant-based rental assistance under the Housing Choice Voucher Program, at a rental rate paid by the tenant comparable to that applicable to the unit from which the person or family has vacated; and
3. payment of actual, reasonable moving expenses.

#### **F. Inapplicability of Uniform Relocation Assistance and Real Property Acquisition Policy Act of 1970**

CHA is aware that tenants may not be considered to be displaced for purposes of the Uniform Relocation Assistance and Real Property Acquisition Policy Act of 1970, because of the designation of any existing project or building, or portion thereof, of public housing.

#### **G. Eligibility of Near-Elderly Families**

Pursuant to section 7(a)(3) of the statute, CHA has determined that near-elderly persons should be eligible to occupy communities designated as elderly or near elderly.

Under this Plan, CHA intends to designate a total of 1,031 units. The breakdown for the designation is as follows: 72 are for exclusive occupancy by the elderly (Prosperity Creek); 729 units are for exclusive occupancy for elderly and near-elderly (940 Brevard, Arbor Glen, Autumn Place, Edwin Towers, McAlpine Terrace, Parktowne Terrace and SpringCroft at Ashley Park); and 178 units are for exclusive occupancy for disabled residents (Charlottetown). There are currently a total of 597 **elderly** households in all CHA communities: 432 of whom already live in a community to be designated as either elderly or near-elderly and 165 of whom currently live in non-designated communities. In order to completely fill just the elderly communities (and not any portion of the mixed communities) with elderly, virtually all elderly currently living in any designated community would have to transfer to elderly communities.

CHA does not believe that it is realistic to expect that result. CHA's anecdotal evidence is that, while many elderly households in non-designated communities would want to move to designated communities, there is a substantial number of elderly households who prefer living in family and scattered-sites because they fear living in a high-rise building where the only access to their units is by elevator; have social or family ties to their existing communities; and value their existing units because of some amenity (such as having their own porch or lawn area, etc.) which they would not have in one of the designated communities.



Nor does the anecdotal evidence suggest that large numbers of disabled persons will move from family and scattered-site communities to mixed communities. Many disabled persons are younger, and they appreciate what they perceive to be a freer, less restrictive lifestyle in family and scattered-sites, and will thus not be inclined to move to fill those communities.

It should be noted that CHA cannot designate any group other than the elderly, near-elderly, and disabled for residence in these communities. All were constructed as "elderly" projects; thus, they are not available to house any residents other than those from the designated groups and, moreover, because they are high-rises, they can not be used by families.

Accordingly, CHA has determined that it will be necessary to admit near-elderly persons to communities designated for both elderly and near elderly occupancy.

### **3. REVIEW BY UNIT OF GOVERNMENT ADMINISTERING CAP**

Concurrently, with its submission to HUD, CHA has also submitted the foregoing Plan to the City of Charlotte, Neighborhood Development Key Business Executive. (A copy of the cover letter accompanying the Plan as submitted is enclosed.)

### **CONCLUSION**

For all the reasons set forth above, the Housing Authority of the City of Charlotte, NC requests that the United States Department of Housing and Urban Development approve the foregoing Designation Housing Plan.

# Exhibit #1

## **MECKLENBURG STATUS OF SENIORS INITIATIVE Data Fact Sheet\***

The term *older adults* refers to people over age 59 unless otherwise stated.

### **Population Demographics:**

As of US Census 2000, there were 695,454 residents of Mecklenburg County - 80,440 (or 11.6%) are age 60 and over.

- **Age Groups:** 60-64 = 20,716; 65-74 = 35,357; 75-84 = 20,507; 85+ = 6,860.
- **Race of older adults:** 77% are White/Caucasian; 19% are Black/African American; 2.4% are Latino; 1.6% are Asian/Pacific Islander.
- **Growth:** Mecklenburg's older adult population is now increasing at a greater rate than the child population. The senior population is projected to triple over the next 27 years, while the 0-17-age population will not even double.

### **Income/Poverty:**

1. In Mecklenburg, 8% (or 5,193) of the age 65 + population were in poverty during 1999. The federal poverty guideline for an individual is \$8,800 annually (\$12,120 annually for a couple).

- Racial/Ethnic breakouts of those individuals (over age 64) living in poverty:
  - Caucasian 53.4%
  - African American 42.7%
  - Other 2.2%
  - Latino 1.7%

*Source:* US Census 2000

2. Median Household income (as of 1999)

- Ages 55-64 = \$56,187
- Ages 65-74 = \$35,698
- Ages 75+ = \$25,628

3. 45% of Mecklenburg's lower-income older adults (those who live on \$20,000 a year or less) spend more than 30% of their income on housing. *Source:* Mecklenburg Older Adults Survey

### **Functional Status:**

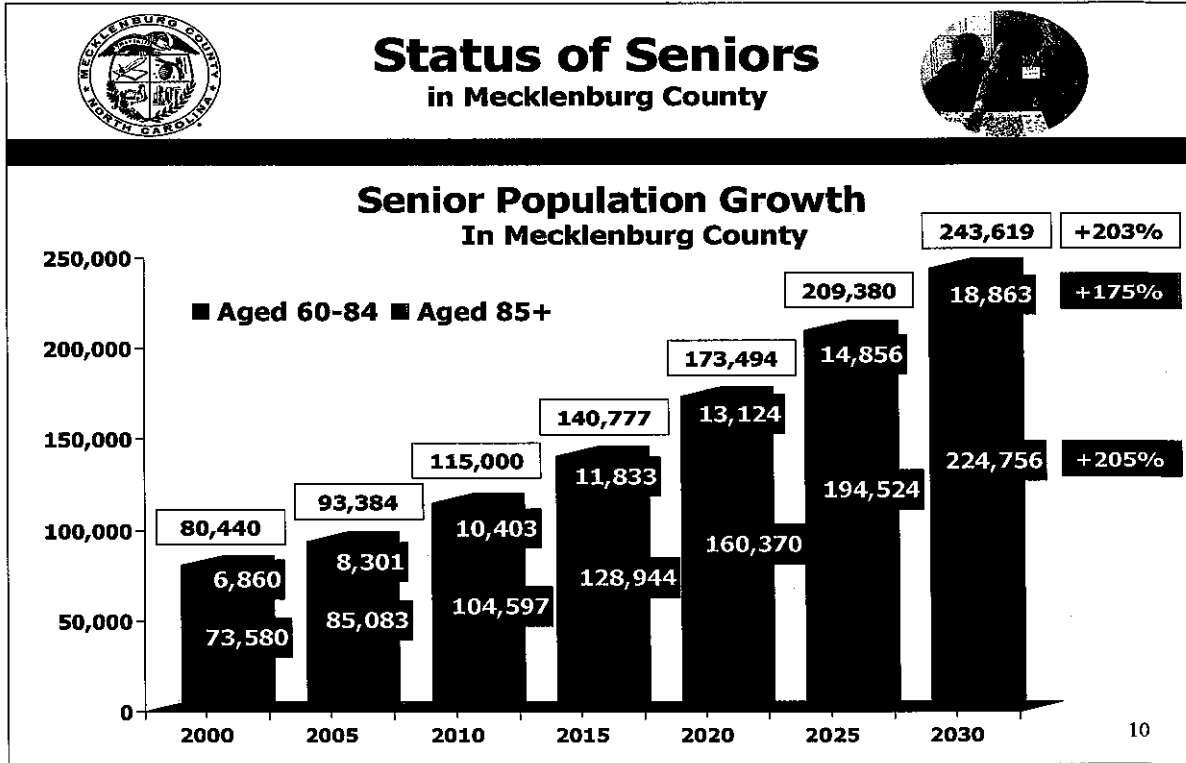
1. Of those ages 65 and over who are non-institutionalized, 22,923 (or 40.9%) are disabled.

2. More than 34,000 older adults in Mecklenburg County (or 43% of the older adult population) can be defined as "at-risk" or "frail" due to their difficulty performing one or more basic tasks of daily living such as meal preparation and bathing.

- Most respondents with incomes over \$20,000 reported being "well" while most low-income residents fell in the "at-risk" category.
- The "frail" and "at risk" seniors were more likely than "well" seniors to have missed a doctor's appointment due to a lack of transportation.
- The majority of the "frail" (which amounted to a sample of 24 respondents) spent more than 30% of their income on housing.

*Source:* Mecklenburg Older Adults Survey

# Exhibit #2



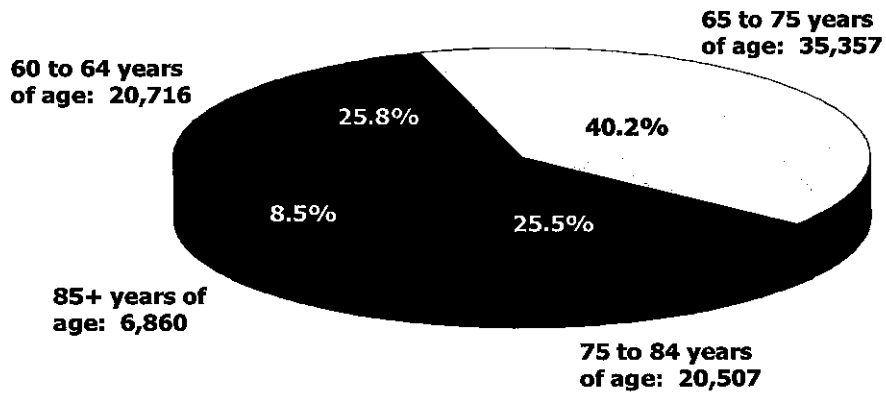
# Exhibit #3



## Status of Seniors in Mecklenburg County



### Mecklenburg County's Older Adult Population in 2000: 80,440 or 11.6%



Source: U.S. Census Bureau, Census 2000 Table DP-1.  
Profile of General Demographic Characteristics.

## Exhibit #4

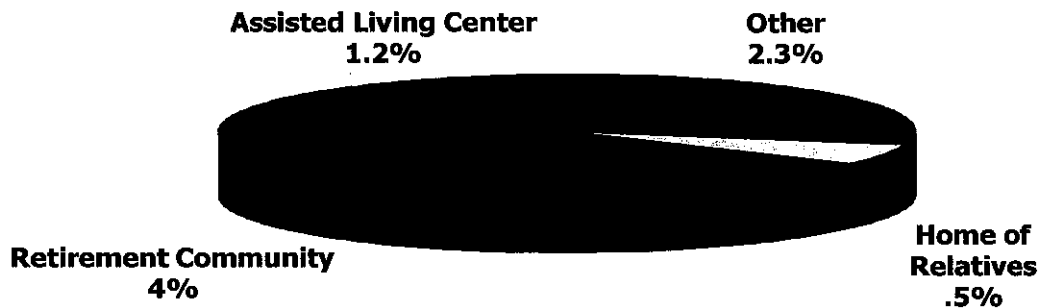


# Status of Seniors in Mecklenburg County



### Housing:

- **92% (or 72,900) of the older adults live in a home that they rent or own. The remaining 8% have other living arrangements.**

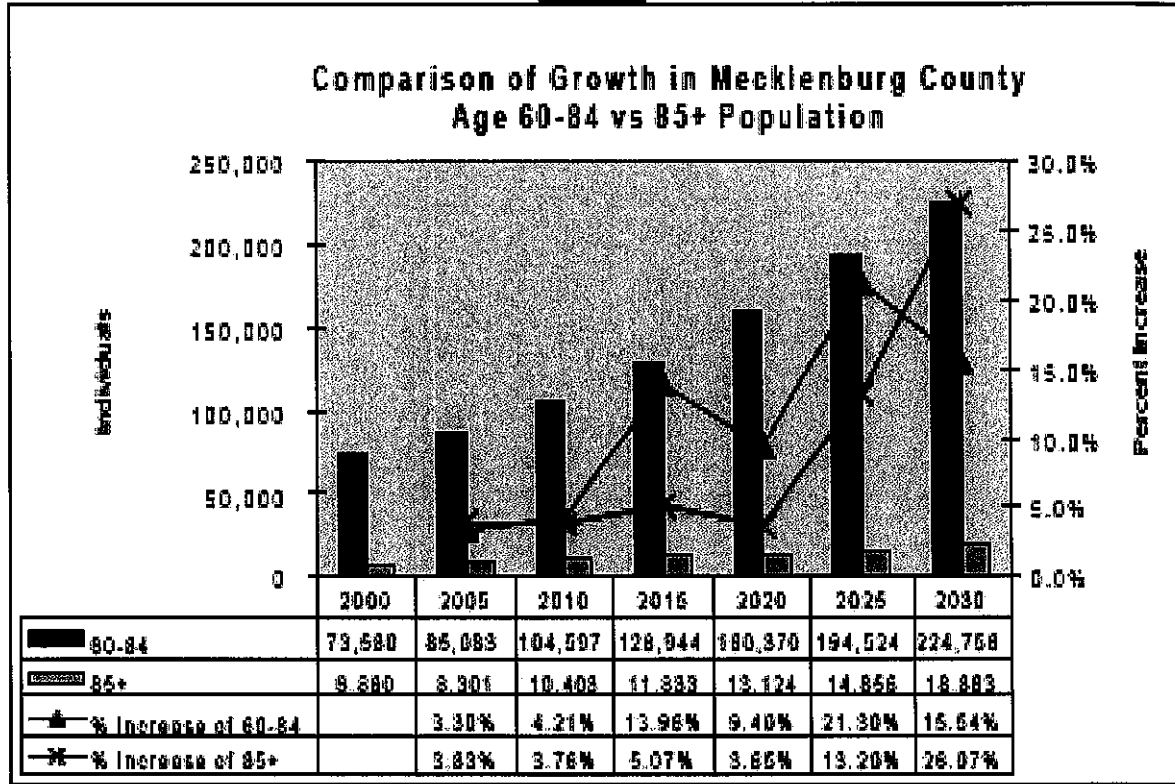


Source: 2002 Mecklenburg Older Adults Survey.

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## Exhibit #5

### Chart 5



Data source: Projected County Total Age Groups, Tables April 2000 through April 2030. North Carolina State Demographics. North Carolina Office of State Budget and Management June 2002.

## Exhibit #6

**Figure 9 Priority Housing Households by Household Type and Income Range in Mecklenburg County, NC**

Household Type		(% Median Income)	Total Number of Households							
			2000	2004	2005	2006	2007	2008	2009	2010
Renter Households	Small Related	0-30%	8,544	7,892	7,878	8,084	8,257	8,454	8,658	8,828
		31-50%	7,199	8,392	8,523	8,657	8,793	8,931	9,071	9,443
		51-80%	10,810	11,260	11,643	12,039	12,449	12,873	13,311	13,628
	Large Related	0-30%	1,883	1,901	1,927	1,953	1,979	2,006	2,033	2,052
		31-50%	1,077	1,196	1,218	1,239	1,262	1,284	1,307	1,355
		51-80%	1,899	2,148	2,231	2,319	2,411	2,506	2,606	2,702
	Elderly	0-30%	4,144	4,878	5,192	5,416	5,650	5,894	6,148	6,389
		31-50%	2,101	2,211	2,256	2,302	2,349	2,398	2,447	2,561
		51-80%	2,120	2,225	2,328	2,438	2,548	2,666	2,790	2,893
	All Other	0-30%	4,395	5,246	5,310	5,374	5,440	5,506	5,573	5,646
		31-50%	7,523	9,182	9,302	9,424	9,547	9,672	9,799	9,878
		51-80%	8,869	8,314	8,379	8,444	8,509	8,575	8,642	8,752
Owner Households		0-30%	11,494	13,084	13,282	13,442	13,624	13,808	13,997	14,186
		31-50%	14,400	17,322	17,567	17,815	18,067	18,322	18,581	18,843
		51-80%	28,017	31,383	32,538	33,735	34,978	36,282	37,596	38,979
Special Needs Households		0-80%	24,817	28,028	28,830	29,245	29,873	30,515	31,170	31,876
<b>Total Priority Housing Needs (Households)</b>			<b>137,081</b>	<b>154,560</b>	<b>158,181</b>	<b>161,904</b>	<b>165,734</b>	<b>169,672</b>	<b>173,724</b>	<b>178,109</b>
<b>Total Mecklenburg County Households</b>			<b>273,416</b>	<b>300,751</b>	<b>307,198</b>	<b>313,784</b>	<b>320,510</b>	<b>327,381</b>	<b>334,399</b>	<b>341,568</b>
<b>Priority Housing Share of County</b>			<b>50.1%</b>	<b>51.4%</b>	<b>51.5%</b>	<b>51.6%</b>	<b>51.7%</b>	<b>51.8%</b>	<b>52.0%</b>	<b>52.1%</b>

## Exhibit #7

### Charlotte Housing Authority Developments Matrix for 2010 New 5-Year Designated Housing Plan

Development Name	Address	Development Number	Designation	0BR	1BR	2BR	Total Units Proposed for Designation
940 Brevard	940 Brevard Street	NC19P003044	Elderly/Near Elderly	0	40	0	40
Arbor Glen-Elderly	2305 Farmer Street	NC19P003009	Elderly/Near Elderly	0	44	0	44
Autumn Place	321 N. Davidson Street	NC19P003032	Elderly/Near Elderly	0	65	3	68
Charlottetown	1000 Baxter Street	NC19P003018	Disabled – No age restriction	139	39	0	178
Edwin Towers	201 W. 10th Street	NC19P003006	Elderly/Near Elderly	64	94	16	174
McAlpine Terrace	6130 Pineburr Road	NC19P003048	Elderly/Near Elderly	0	26	0	26
Parktowne Terrace	5800 Fairview Road	NC19P003019	Elderly/Near Elderly	131	32	0	163
Prosperity Creek	3617 Prosperity Church Rd.	NC19P003040	Elderly	0	72	0	72
SpringCroft at Ashley Park (Live Oak )	6722 Oakgate Lane	NC19P003046	Elderly/Near Elderly	0	18	0	18
Strawn Apartments - High Rise	1225 S. Caldwell	NC19P003007	Elderly/Near Elderly	146	49	1	196
Woodlawn House Apartments	1315 E. Woodlawn Road	Acquired by CHA 12/2009	Elderly/Near Elderly	0	34	18	52
<b>Total Units:</b>				<b>480</b>	<b>513</b>	<b>38</b>	<b>1031</b>



## Exhibit #8

**Update of units currently available by bedroom size, including the number of accessible units  
(For designated developments and non-designated developments)**

SITE #	DEVELOPMENT	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	Total	DESIGNATION
18	CHARLOTTETOWN	139	39					178	DISABLED
40	PROSPERITY CREEK		72					72	ELDERLY
5	AUTUMN PLACE		65	3				68	ELDERLY/NEAR ELDERLY
44	940 BREVARD		40					40	ELDERLY/NEAR ELDERLY
9	ARBOR GLEN - ELDERLY		44					44	ELDERLY/NEAR ELDERLY
6	BDWIN TOWERS	64	94	16				174	ELDERLY/NEAR ELDERLY
48	McALPINE TERRACE		26					26	ELDERLY/NEAR ELDERLY
19	PARKTOWNE	131	32					163	ELDERLY/NEAR ELDERLY
	WOODLAWN HOUSE		34	18				52	ELDERLY/NEAR ELDERLY
46	SPRINGCROFT AT ASHLEY PARK		18					18	ELDERLY/NEAR ELDERLY
7	STRAWN APTS. - HIGHRISE	146	49	1				196	ELDERLY/NEAR ELDERLY
7	STRAWN APTS. - COTTAGES	92	29					121	ELDERLY/NEAR ELDERLY & DISABLED
9	ARBOR GLEN - FSS		6	43	37	17		103	FAMILY SITE
11	BOULEVARD HOMES		40	78	94	66	20	298	FAMILY SITE
16N	CEDAR KNOLL		5	16	23	5		49	FAMILY SITE
93	CLAREMONT		10	20	15	4		49	FAMILY SITE
12	DILLEHAY			12	69	46	8	135	FAMILY SITE
5	FIRST WARD		7	68	44	12	1	132	FAMILY SITE
25	GLADEDALE		9	18	16	6		49	FAMILY SITE
49	GLEN COVE			5	5			10	FAMILY SITE
16A	LEAFCREST		4	16	24	4		48	FAMILY SITE
21P	MALLARD RIDGE		6	12	12	5		35	FAMILY SITE
37	McADEN PARK		3	18	9			30	FAMILY SITE
17F	MEADOW OAKS		2	12	16	2		32	FAMILY SITE
39	MONTGOMERY GARDENS			14	6			20	FAMILY SITE
33	NIA POINT			16	13			29	FAMILY SITE
2	PARK AT OAKLAWN			46	39	4		89	FAMILY SITE
31	RIVERMERE			12	8			20	FAMILY SITE
24	ROBINSDALE			8	21			29	FAMILY SITE
21M	SAVANNA WOODS		9	17	18	5		49	FAMILY SITE
45	SEIGLE POINT APARTMENT HOMES		6	42	54			102	FAMILY SITE
41	SOUTH OAK CROSSING			10	10			20	FAMILY SITE
3	SOUTHSIDE		62	227	82	10		381	FAMILY SITE
42	SPRINGFIELD GARDENS			12	10			22	FAMILY SITE
38	STONEHAVEN EAST		6	16	2			24	FAMILY SITE
17M	SUNRIDGE		4	14	22	4		44	FAMILY SITE
20	TALL OAKS		14	26	25	13		78	FAMILY SITE
23	TARLTON HILLS		2	8	8	3		21	FAMILY SITE
95	VICTORIA SQUARE		4	14	9	4		31	FAMILY SITE
26	WALLACE WOODS			12	35			47	FAMILY SITE
<b>Total Units</b>		<b>572</b>	<b>741</b>	<b>850</b>	<b>726</b>	<b>210</b>	<b>29</b>	<b>3128</b>	
<b>Total Designated (Elderly, Near Elderly or Disabled)</b>		<b>480</b>	<b>513</b>	<b>38</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1031</b>	
<b>Total Non-Designated (Family Sites)</b>		<b>92</b>	<b>228</b>	<b>812</b>	<b>726</b>	<b>210</b>	<b>29</b>	<b>2097</b>	

**10.D Charlottetown Terrace Rehabilitation Project**  
**Budget Amendment: Charlottetown Terrace Rehabilitation Project**

**Action: A. Approve a Resolution for the Charlottetown Terrace Rehabilitation Project up to \$12,660,000.**

**B. Approve a Resolution to Amend the Charlottetown Terrace Rehabilitation Project Funds Budget for the fiscal year ending March 31, 2011. (Last amended by Resolution No. 1870).**

**Staff Resource:** Chris Squier, J. Wesley Daniels and Ralph Staley

**Strategic Business:** Real Estate, Finance and Administration

**Strategic Goal:** Maximize Economic, Social, and Physical Value of Real Estate. Ensure the Authority's Long-Term Financial Viability

**Background/Policy Framework:**

In an effort to increase affordable housing opportunities and maximize portfolio value, CHA was awarded \$6,200,000 in September 2009 by the Capital Fund Recovery Competition (CFRC). In June 2010, the City of Charlotte – Housing Trust Fund (HTF) restructured the award in the amount of \$1,000,000 to be a grant. July 2010, the Board approved a Moving To Work (MTW) commitment of up to \$5,000,000 and a total project budget of \$12,200,000.

**Explanation:**

***Project Status: Project Budget Variance and Update***

Staff is requesting additional funding for the Charlottetown Terrace Rehabilitation Project, in the amount of \$460,000. This action will increase the project budget to \$12,660,000.

To better serve our customers, staff is requesting the Board's approval to expand the existing scope of the Charlottetown redevelopment.

**Critical points for present course of actions:**

- The initial project scope included a "tenant-in-place", phased, rehabilitation strategy which would only temporarily relocate four floors off-site during construction with the remaining seven floors occupied.
- In August 2010, CHA was informed by Fannie Mae that its federal regulator ordered the immediate and permanent suspension of the credit facility for Strawn and Parktowne Capital Fund Financing Program (CFFP) deal.

- CHA pursued alternative financing but ultimately the Fannie Mae withdrawal from the Strawn and Parktowne CFFP deal postponed the December 2010 closing.
- In September 2010, four floors from Charlottetown were relocated to Hall House.
- The remaining eight floors at Hall House were reserved for Strawn and Parktowne relocations.
- Since the CFFP closing was postponed, the remaining floors at Hall House would be vacant and available.
- This scenario facilitated the opportunity to completely vacate Charlottetown during construction.

Staff capitalized on this opportunity to “serve the customer” by changing the scope of the project and totally vacating Charlottetown. Consequently the remaining Charlottetown residents were relocated to Hall House. The goals of the scope change were to:

- Ensure the safety of the Charlottetown residents;
- Improve the quality of life of Charlottetown residents during construction;
- Eliminate any potential liability due to environmental remediation;
- Eliminate the duplicative costs of operating both Hall House (at 1/3 occupied) and Charlottetown (at 2/3 occupied); and
- Improve the schedule thereby mitigating relocation risks

Staff added critical, rehab scope items which were more feasible only while Charlottetown is vacant. With this change, an opportunity presented itself to change the elevator scope.

- **Optional Requests: \$190,000**  
*Elevator Modernization (\$190,000)* – Four different elevator firms have confirmed that the elevators have a remaining useful life of four years or less. Based upon this assessment, staff is requesting complete modernization. Complete modernization was not feasible in the occupied, rehab scenario. The logistics of Charlottetown as an empty building is the most ideal scenario for this to occur. Staff has already planned for cab upgrades. (The security cameras and commercial kitchen were deleted from the scope due to cost per the previous value engineering exercise).  
 Additional scope changes of this magnitude must be considered in support of this new opportunity:
- **Scope Change: \$250,000**  
*Relocation (\$210,000)* – As described above, staff decided to completely relocate the residents which assured compliance with our estimated construction schedule. This decision acted as a hedge to mitigate the permanent relocation risk which could have reached \$900,000.  
*Relocation/Bed Bugs (\$40,000)* – Staff incurred additional relocation and moving costs due to intense bed bug infestation.  
*General Conditions/Liquidated Damages (\$0)* – Staff was able to achieve construction savings by changing the logistics of the project. In addition, staff

was able to eliminate potential liquidated damages claims due to the construction schedule delays caused by two, “holdover” residents.

- **Change Orders: \$100,000**

*Code Review (\$97,000)* – Code Review required a new fire repeater to be installed at the site.

*Valve Replacement/Roof Redesign (\$36,000)* – Unforeseen conditions were discovered at the site.

*Permanent OSHA Shower Station (\$5,000)* – Per risk management, a compliant shower station must be installed at the site. This was not a code requirement.

*Soft Costs (\$65,000)* – Staff incurred additional soft costs to facilitate grant applications, grant amendments, design services and due diligence.

To date, change orders and other additional soft costs totaled \$203,000. Staff expended \$103,000 in Owner Contingency to cover a portion of these additional costs.

- **CHA Generated Changes: \$80,000 (net reduction)**

*Additional Scope (Additions)*

*Indoor Air Quality Monitoring and Special Inspections (\$30,000)* – Staff engaged a third party consultant to: 1) monitor air quality for the residents during construction and 2) coordinate abatement with state and local officials.

*Roof Consultant (\$10,000)* – Staff engaged a third party roof consultant to ensure proper moisture control and quality control during installation.

*Davis-Bacon (\$5,000)* – Staff engaged a third party labor compliance consultant to ensure compliance with Davis-Bacon regulations.

*Signage (\$40,000)* – Staff did not include in original budget.

*Value Engineering (Deductions)*

*Furniture, Fixtures & Equipment (FF&E) (\$50,000)* – Staff reduced the scope of the FF&E.

*Generator Salvage (\$15,000)* – This asset has a remaining useful life with value.

*LEED Indoor Air Quality (\$20,000) – Flushout* – Staff has chosen not to pursue the “flushout” option for the HVAC systems.

*Balcony Railing (\$10,000)* – Staff elected to simplify the railing design which resulted in costs savings.

*Showers (\$70,000)* – Staff elected to install a more cost-effective, fiberglass insert.

Other Sources will increase by \$460,000 due to the appropriation of Fund Balance - Land Sale Proceeds. The increase of expenditures will be shown in the Operating Transfer Out – Land Sale Proceeds. This transaction is shown on the attached Exhibit A for the Charlottetown Terrace Rehabilitation Project.

**Committee Discussion:**

None

**Community Input:**

Resident meetings and design charettes were held several times since last year. The most recent meeting was the “resident construction kick-off” held on June 9, 2010 which allowed the residents in attendance to meet the design team and contractors. Staff was on hand to provide relocation information and the contractors provided employment information.

**Section 3/MWBE Consideration:**

Staff will ensure that CHA’s Section 3/MWBE policy goals are prominently incorporated in all agreements and have made strong, affirmative efforts to encourage all contractors and service providers to meet and exceed those goals. To date J. M. Wilkerson/Sovereign has reported the following Section 3 and MWBE participation results for first tier subcontractors:

- Section 3 14%
- MWBE 45%
- SBE 23%

More importantly, three (3) Charlottetown residents were hired and are currently working on the project with J.M. Wilkerson/Sovereign and its subcontractors.

**Funding:**

Capital Fund Recovery Competition  
MTW Funds  
Land Sales Proceeds  
Housing Trust Fund

**Attachments:**

Resolution  
Resolution  
Exhibit A for Resolution  
Attachment A: Budget Adjustment Summary

**RESOLUTION  
TO AUTHORIZE THE CHARLOTTETOWN TERRACE REHABILITATION  
PROJECT IN AN AMOUNT UP TO \$12,660,000**

**WHEREAS**, the Housing Authority of the City of Charlotte, N.C. (the "Authority") seeks to assist in financing the rehabilitation of the multifamily residential community known as "Charlottetown Terrace", to consist of approximately 161 units and located at 1000 Baxter Street in the City of Charlotte, North Carolina (the "Development"); and

**WHEREAS**, the Authority has applied to HUD and other funding sources to utilize available programs and grants to act as a sources of funds for the Development; and

**WHEREAS**, the Authority has been awarded Capital Fund Recovery Competition (CFRC) grant funds in the amount of \$6,200,000; and

**WHEREAS**, the Authority has been awarded City of Charlotte Housing Trust Fund (HTF) funds in a grant amount of up to \$1,000,000; and

**WHEREAS**, the Authority has agreed to provide Moving to Work (MTW) funds in the amount not to exceed \$5,000,000; and

**WHEREAS**, the Authority has agreed to provide Land Sale Proceeds (LSP) funds in the amount not to exceed \$460,000; and

**WHEREAS**, the Authority will include one hundred sixty-one (161) Section 9 units within the Development; and

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioners of the Housing Authority of the City of Charlotte on the 15<sup>th</sup> day of February 2011 that:

For the purposes of the Charlottetown Terrace Rehabilitation Project, staff is authorized to transfer \$460,000 in Land Sale Proceeds funds to the project budget; and

The CEO of the Charlotte Housing Authority hereby is authorized to direct staff in the underwriting, structuring and financing required to complete the project and commit an amount not to exceed \$460,000 in Land Sale Proceeds funds, \$5,000,000 in Moving to Work (MTW) funds, \$6,200,000 in Capital Fund Recovery Competition (CFRC) grant funds and \$1,000,000 Housing Trust Fund (HTF) funds to establish up to one hundred sixty-one (161) Section 9 units, and to negotiate and execute any and all other documents necessary and appropriate to accomplish the rehabilitation of Charlottetown Terrace.

**RECORDING OFFICER'S CERTIFICATION**

I, Charles Woodyard, the duly appointed and qualified Secretary of the Housing Authority of the City of Charlotte, North Carolina, do hereby certify that this resolution was properly adopted at a regular meeting held on February 15, 2011.

(SEAL)

BY: \_\_\_\_\_  
Charles Woodyard/Secretary

**Charlottetown Terrace Rehabilitation Project,  
RESOLUTION**

**EXHIBIT A**

	Charlottetown Terrace Rehabilitation Project	Revision	Charlottetown Terrace Rehabilitation Project
<b>REVENUES</b>			
CFRC Grant	6,200,000		6,200,000
City Housing Trust Fund Grant	1,000,000		1,000,000
<b>Total Operating Revenues</b>	<b>7,200,000</b>	<b>-</b>	<b>7,200,000</b>
<b>OTHER SOURCES</b>			
Operating Transfer In - LSP Funds	-	460,000	460,000
Operating Transfer In - MTW Funds	5,000,000		5,000,000
<b>Total Other Sources</b>	<b>5,000,000</b>	<b>460,000</b>	<b>5,460,000</b>
<b>TOTAL REVENUES AND OTHER SOURCES</b>	<b>12,200,000</b>	<b>460,000</b>	<b>12,660,000</b>
<b>CAPITALIZED ITEMS</b>	<b>12,200,000</b>	<b>460,000</b>	<b>12,660,000</b>
<b>TOTAL EXPENDITURES</b>	<b>12,200,000</b>	<b>460,000</b>	<b>12,660,000</b>

**RESOLUTION**  
**TO AMEND THE CHARLOTTETOWN TERRACE REHABILITATION**  
**PROJECT FUNDS BUDGET FOR THE FISCAL YEAR**  
**ENDING MARCH 31, 2011.**  
**(LAST AMENDED BY RESOLUTION NO. 1870)**

**WHEREAS**, Exhibit A shows Other Sources and Expenditures in the amount of \$460,000 for the Charlottetown Terrace Rehabilitation Project.

**WHEREAS**, all regulatory and statutory requirements have been met;

**WHEREAS**, the Authority has sufficient operating reserves to meet the working capital needs of its development (as defined by HUD);

**WHEREAS**, the Board has determined that the proposed expenditures are necessary in the efficient and economical operation of the program for serving low-income families;

**WHEREAS**, the Budget indicates a source of funds adequate to cover all proposed expenditures;

**WHEREAS**, the calculation of eligibility for federal funding is in accordance with the provisions of the regulations;

**WHEREAS**, all proposed rental charges and expenditures will be consistent with provisions of law;

**WHEREAS**, the Authority will comply with the wage rate requirements under  
24 CFR 968.110(e) and (f);

**WHEREAS**, the Authority will comply with the requirements for access to records and audits under 24 CFR 968.110(i);

**WHEREAS**, the Authority will comply with the requirements for the reexamination of family income and composition under 24 CFR 960.209, 990.115 and 905.315;

**WHEREAS**, pursuant to 24 CFR 24.630, the Authority has notified all employees that the unlawful manufacture, distribution, dispensing, possession or use of a controlled substance on CHA property is prohibited; established an Employee Assistance Plan for employees who request assistance or rehabilitation; and implemented personnel policies regarding violations and the reporting of violations of these rules and regulations, including the termination of employees



convicted of violations of laws regarding the possession, use and distribution of controlled substances;

**WHEREAS**, no person in the Authority holds more than one position, and no position is allocated more than 100% of the salary as listed on the Schedule of Salaries and Positions.

**WHEREAS**, pursuant to Section 307, Part II, of the Consolidated Annual Contributions Contract, the Authority hereby certifies that all administrative salaries are comparable to local public practice, based on a comparability study dated May 1998, which is on file for HUD review.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Commissioners does hereby approve a resolution to amend the Asset Management Project Budget for fiscal year ending March 31, 2011; attached hereto as Exhibit A.

**THEREFORE, BE IT ALSO RESOLVED** that the Chief Executive Officer (CEO) or his/her designee may transfer funds as provided below. All such transfers must be consistent with state or federal laws and local board policies. The CEO or his/her designee must report any such transfers at the regular meeting of the board at which the budget to actual results are discussed and transfers between functions must be entered in the minutes of that meeting.

1. The CEO may transfer between sub-functions and objects of expenditure within a function.
2. The CEO may transfer amounts not to exceed \$50,000 between functions.
3. The CEO may not transfer any amounts between funds or increase the total amount of a fund.

#### **RECORDING OFFICER'S CERTIFICATION**

I, Charles Woodyard, the duly appointed secretary of the Housing Authority of the City of Charlotte, North Carolina, do hereby certify that this resolution was properly adopted at a regular meeting held February 15, 2011.

(SEAL)

BY: \_\_\_\_\_  
Charles Woodyard  
Secretary

Budget Adjustment Summary  
 Charlottetown  
 2/9/2011

Category	Item	Amount	Explanation
Optional Requests	Elevator Modernization	\$ 190,000	Change in plan to fully-vacated building presents opportunity for new elevators. Original plan left old elevators in place for remaining 3 year useful life.
	Commerical Kitchen	\$	- Budget conditions do not allow this add.
	Security Cameras	\$	- Budget conditions do not allow this add. Security plan without cameras TBD.
	<b>SubTotal</b>	<b>\$ 190,000</b>	

Scope Change	Relocation-Fully vacated building	\$ 210,000	Changes in larger CHA relo allowed for change in Charlottetown relo from "rehab while occupied" to "rehab vacated building". While costs were increased due to 2 moves per resident, risk of delay and permanent relo were avoided or transferred to the contractor.
	General Conditions Credit-revised relo plan	\$ (64,000)	"Rehab vacated building" resulted in a simpler plan on reduced schedule.
	Liquidated Damages-Delayed start-relo	\$ 64,000	Project delay due to relo tenants not willing to leave countered savings from the easier plan, however, contractor has agreed to hold finish date.
	Relocation- adds and bed bugs	\$ 40,000	Additional costs for difficult relo's and bed bugs.
	<b>SubTotal</b>	<b>\$ 250,000</b>	

Change Orders	Code Review (Fire System Ordinance)	\$ 97,000	Following 3 meetings with city code officials, fire officials added wireless fire repeater. Code officials confirmed this is a new requirement not able to have been know by designers.
	Valve Replacement	\$ 13,000	While cameras were used to confirm satisfactory condition of pipes, valves were not turned off while building occupied.
	Roof Redesign	\$ 23,000	Original building as-builts indicated sloped concrete, and A&E design and GC bid assumed that condition. Upon start, team discovered roof concrete was no longer there, requiring tapered insulation add.
	Soft Cost Changes	\$ 65,000	Grant amendments, MUDD requirements, misc.
	Perm. OSHA Shower Station	\$ 5,000	Risk assesment determined this add to permanent building.
	Use of contingency	\$ (103,000)	Use of contingency as appropriate for these items.
	<b>SubTotal</b>	<b>\$ 100,000</b>	

CHA Generated Changes	Special Inspect./Air Monitoring	\$ 30,000	Building has asbestos containing materials. State does not require monitoring, but to reduce risk of hazards and claims, monitoring added.
	Roof Consultant	\$ 10,000	Based on staff experience with roof installation, additional quality control needed to ensure proper installation and prevent water damage.
	Davis-Bacon	\$ 5,000	Third party used to ensure compliance. Based on previous R.E.D. practice, cost should have been included on original budget.
	Signage	\$ 40,000	Signage not part of GC scope, should have been included in original budget.
	FFE	\$ (50,000)	Reduced requirements for furniture.
	Generator Salvage	\$ (15,000)	Existing generator has some useful life.
	LEED - Indoor Air Quality (Flushout)	\$ (20,000)	LEED Silver or Gold expected, therefore this item no longer needed th achieve rating.
	Simplify Railing Design	\$ (10,000)	Change from custom design to standard rail.
	Change showers from tile to fiberglass	\$ (70,000)	Significant savings by changing to fiberglass insert over tile.
	<b>SubTotal</b>	<b>\$ (80,000)</b>	

<b>Total</b>	<b>\$ 460,000</b>
Optional	\$ 190,000
Necessary Remaining costs	\$ 270,000

<b>Costs Avoided</b>	Exterior Caulking	\$ 33,000	GC claimed that exterior caulking not specified in scope. CHA expressed position that intent of exterior rehab clearly included this item. GC will pay.
	Roof Redesign	\$ 80,000	To avoid cost of replacement sloped concrete, CHA pursued tapered insulation.
	Light Fixture Abatement	\$ 27,000	General Contractor volunteered to assume these costs.
	Transite Panel Abatement	\$ 19,000	General Contractor volunteered to assume these costs.
	<b>Subtotal</b>	<b>\$ 159,000</b>	
	Delay claims, etc for occupied scenario	\$ ???	Original plan had risk to schedule due to conducting rehab will building occupied.
	Operational Savings	\$ 300,000	Original plan had 2 partially empty buildings operating for 1 year. New plan has only one building, staff group, utilities, etc.
	Reduced chance of Permanent Relo cost	\$ 960,000	With likely delay from rehab while occupied, significant risk existed that original plan could have permanently displaced 30 residents. New plan reduces that risk.

<b>Additional Sources</b>	Administration Fee	\$ 266,334	Significant impact on COCC if deferred.
	Developer Fee	\$ 200,000	Some fee already committed.
	Contractor's Contingency Remaining	\$ 50,000	Will monitor closely to ensure used.
	CHA Contingency Remaining	\$ 197,000	Buy out complete. This amount sufficient for remainder of work.
	Shared Savings	\$ 5,000	Little remaining as contractor required to assume cost from lowest bid cabinet sub backing out of project.

<b>% Complete</b>	Contract	\$ 10,492,268	
	Complete as of 1/31/11	\$ 1,076,509	10%, but does not reflect stored materials & that buyout 100% done.
	Project Contingency	\$ 300,000	
	Used if contingency used for above	\$ 103,000	34%

**10.E Authorize Land Sale Proceeds Commitment for the  
Charlottetown Terrace Rehabilitation Project  
Budget Amendment: Asset Management Project**

**Actions: A. Approve a Resolution for the Authorization to  
Commit Land Sales Proceeds up to \$460,000 for the  
Charlottetown Terrace Rehabilitation Project.**

**B. Approve a Resolution to Amend the Asset  
Management Project Budget for the Fiscal Year  
Ending March 31, 2011. (Last amended by  
Resolution No. 1908 )**

**Staff Resource:** Ralph Staley

**Strategic Business:** Finance and Administration

**Strategic Goal:** Ensure the Authority's Long-Term Financial Viability

**Background/Policy Framework:**

In an effort to increase affordable housing opportunities and maximize portfolio value, CHA was awarded \$6,200,000 in September 2009 by the Capital Fund Recovery Competition (CFRC). In June 2010, the City of Charlotte – Housing Trust Fund (HTF) restructured an award in the amount of \$1,000,000 to be a grant. July 2010, the Board approved a Moving To Work (MTW) commitment of up to \$5,000,000 and a total project budget of \$12,200,000.

**Explanation:**

Staff is requesting a funding increase for Charlottetown Terrace Rehabilitation Project, in the amount of \$460,000. This action will increase the project budget to \$12,660,000. To better serve our customers, staff is requesting the Board's approval to expand the existing scope of the Charlottetown redevelopment.

The attached Exhibit A shows Sources and Expenditures in the amount of \$460,000 for the Charlottetown Terrace Rehabilitation Project.

**Committee Discussion:**

None

**Community Input:**

Resident meetings and design charrettes were held several times since last year. The most recent meeting was the "resident construction kick-off" held on June 9, 2010 which allowed the residents in attendance to meet the design team and

contractors. Staff was on hand to provide relocation information and the contractors provided employment information.

**M/WBE Consideration:**

Staff will ensure that CHA's Section 3/MWBE policy goals are prominently incorporated in all agreements and have made strong, affirmative efforts to encourage all contractors and service providers to meet and exceed those goals. To date J. M. Wilkerson/Sovereign has reported the following Section 3 and MWBE participation results for first tier subcontractors:

- Section 3 14%
- MWBE 45%
- SBE 23%

More importantly, three (3) Charlottetown residents were hired and are currently working on the project with the J.M. Wilkerson/Sovereign and its subcontractors.

**Funding:**

Capital Fund Recovery Competition  
Moving To Work  
Housing Trust Fund

**Attachments:**

Resolution  
Resolution  
Exhibit A for Resolution

**RESOLUTION**  
**TO AMEND THE ASSET MANAGEMENT PROJECT BUDGET FOR THE**  
**FISCAL YEAR ENDING MARCH 31, 2011.**  
**(LAST AMENDED BY RESOLUTION NO. 1908)**

**WHEREAS**, in Exhibit A, Other Sources will increase by \$460,000 due to the appropriation of Fund Balance - Land Sale Proceeds and expenditures will increase in the Operating Transfer Out – Land Sale Proceeds line item for \$460,000 for the Charlottetown Terrace Rehabilitation Project.

**WHEREAS**, all regulatory and statutory requirements have been met;

**WHEREAS**, the Authority has sufficient operating reserves to meet the working capital needs of its development (as defined by HUD);

**WHEREAS**, the Board has determined that the proposed expenditures are necessary in the efficient and economical operation of the program or serving low-income families;

**WHEREAS**, the Budget indicates a source of funds adequate to cover all proposed expenditures;

**WHEREAS**, the calculation of eligibility for federal funding is in accordance with the provisions of the regulations;

**WHEREAS**, all proposed rental charges and expenditures will be consistent provisions of law;

**WHEREAS**, the Authority will comply with the wage rate requirements under 24 CFR 968.110(e) and (f);

**WHEREAS**, the Authority will comply with the requirements for access to records and audits under 24 CFR 968.110(i);

**WHEREAS**, the Authority will comply with the requirements for the reexamination of family income and composition under 24 CFR 960.209, 990.115 and 905.315;

**WHEREAS**, pursuant to 24 CFR 24.630, the Authority has notified all employees that the unlawful manufacture, distribution, dispensing, possession or use of a controlled substance on CHA property is prohibited; established an Employee Assistance Plan for employees who request assistance or rehabilitation; and implemented personnel policies regarding violations and the reporting of violations of these rules and regulations, including the termination of employees convicted of violations of laws regarding the possession, use and distribution controlled substances;

**WHEREAS**, no person in the Authority holds more than one position, and no position is allocated more than 100% of the salary as listed on the Schedule of Salaries and Positions.

**WHEREAS**, pursuant to Section 307, Part II, of the Consolidated Annual Contributions Contract, the Authority hereby certifies that all administrative salaries are comparable to local public practice, based on a comparability study dated May 1998, which is on file for HUD review.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Commissioners does hereby approve a resolution to amend the Asset Management Project budget for fiscal year ending March 31, 2011; attached hereto as Exhibit A.

**THEREFORE, BE IT ALSO RESOLVED** that the Chief Executive Officer (CEO) or his/her designee may transfer funds as provided below. All such transfers must be consistent with state or federal laws and local board policies. The CEO or his/her designee must report any such transfers at the regular meeting of the board at which the budget to actual results are discussed and transfers between functions must be entered in the minutes of that meeting.

1. The CEO may transfer between sub-functions and objects of expenditure within a function.
2. The CEO may transfer amounts not to exceed \$50,000 between functions.
3. The CEO may not transfer any amounts between funds or increase the total amount of a fund.

#### **RECORDING OFFICER'S CERTIFICATION**

I, Charles Woodyard, the duly appointed secretary of the Housing Authority of the City of Charlotte, North Carolina, do hereby certify that this resolution was properly adopted at a regular meeting held February 15, 2011.

BY: \_\_\_\_\_  
Charles Woodyard  
Secretary

## **RESOLUTION**

### **FOR THE AUTHORIZATION TO COMMIT LAND SALE PROCEEDS UP TO \$460,000 FOR THE CHARLOTTETOWN TERRACE REHABILITATION PROJECT**

**WHEREAS**, the Housing Authority of the City of Charlotte, N.C. (the "Authority") seeks to assist in financing the rehabilitation of a residential rental project known as "Charlottetown Terrace", which consists of approximately 161 units, and located at 1000 Baxter Street in the City of Charlotte, North Carolina (the "Development"); and

**WHEREAS**, the Authority applied to HUD and was subsequently awarded \$6,200,000 in Capital Fund Recovery Competition (CFRC) grant funds in September 2009.

**WHEREAS**, the Authority applied to the City of Charlotte and was subsequently awarded \$1,000,000 in Housing Trust Fund (HTF) grant funds in June 2009.

**WHEREAS**, the Authority will include one hundred sixty-one (161) Section 9 units within the Development; and

**WHEREAS**, the Authority has agreed to provide Moving to Work (MTW) funds (in the amount not the exceed \$5,000,000) to the Development; and

**WHEREAS**, the Authority has agreed to provide Land Sale Proceeds funds (in the amount not the exceed \$460,000) to the Development; and

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioners of the Housing Authority of the City of Charlotte on the 15<sup>th</sup> day of February 2011 that:

The CEO of the Charlotte Housing Authority hereby is authorized to direct staff in the underwriting, structuring and financing required to complete the project and commit an amount up to \$460,000 in Land Sale Proceeds funds, establish up to one hundred sixty-one (161) Section 9 units, to negotiate and execute any and all other documents necessary and appropriate to accomplish the rehabilitation and operation of Charlottetown Terrace.

### **RECORDING OFFICER'S CERTIFICATION**

I, Charles Woodyard, the duly appointed and qualified Secretary of the Housing Authority of the City of Charlotte, North Carolina, do hereby certify that this resolution was properly adopted at a regular meeting held on February 15, 2011.

(SEAL)

BY: \_\_\_\_\_  
Charles Woodyard  
Secretary



<b>Resolution</b>			<b>Exhibit A</b>
<b>REVENUE:</b>	<b>April 2010 - March 2011 Asset Management Projects</b>	<b>REVISION</b>	<b>April 2010 - March 2011 Asset Management Projects</b>
Tenant Rental Revenue	5,035,012		5,035,012
Other Revenue	1,284,016		1,284,016
<b>Total Operating Revenues</b>	<b>6,319,028</b>	-	<b>6,319,028</b>
<i>Other Sources:</i>			
Operating Transfers In - First Ward Interest	236,820		236,820
Operating Transfers In - Other	720,016		720,016
Operating Transfers In - MTW	23,225,707		23,225,707
Operating Transfers In - COCC	800,000		800,000
Fund Balance Appropriated- Land Sale Proceeds	845,392	460,000	1,305,392
Fund Balance Appropriated	156,195		156,195
Inter-AMP Excess Cash Transfer In	1,438,257		1,438,257
<b>Total Other Sources:</b>	<b>27,422,387</b>	<b>460,000</b>	<b>27,882,387</b>
<b>TOTAL REVENUE:</b>	<b>33,741,415</b>	<b>460,000</b>	<b>34,201,415</b>
<b>EXPENDITURES:</b>			
Administrative:	4,905,945		4,905,945
Tenant and Social Services:	6,938,635		6,938,635
Utilities:	3,878,833		3,878,833
Ordinary Maintenance and Operation:	9,646,071		9,646,071
Protective Services:	1,223,266		1,223,266
General Expenditures:	1,643,439		1,643,439
<b>TOTAL OPERATING EXPENDITURES:</b>	<b>28,236,191</b>		<b>28,236,191</b>
Capitalized Items:	1,255,500		1,255,500
<b>Total Capitalized Items</b>	<b>1,255,500</b>	-	<b>1,255,500</b>
<b>Total Expenditures Before Other Items</b>	<b>29,491,691</b>	-	<b>29,491,691</b>
Inter-AMP Excess Cash Transfer Out	1,438,257		1,438,257
Operating Transfers Out - Land Sale Proceeds		460,000	460,000
Loans To Others	314,493		314,493
Operating Transfers Out - Mixed Finance Communities	2,496,974		2,496,974
<b>Total Other Items</b>	<b>4,249,724</b>	<b>460,000</b>	<b>4,709,724</b>
<b>TOTAL EXPENDITURES:</b>	<b>33,741,415</b>	<b>460,000</b>	<b>34,201,415</b>

1301 South Boulevard  
Charlotte, NC 28203  
Phone: 704.336.5183  
Fax: 704.336.7767  
www.cha-nc.org



**Charlotte Housing Authority**  
*Building Community, People & Partnerships*

# Memo

To: CHA Board of Commissioners  
From: Charles Woodyard, CEO  
Date: February 7, 2011  
Re: Surveillance Cameras-Phase II

---

On February 3, 2010, the Board approved a contract to BAJ Access for CHA-Wide Surveillance Cameras and Installation Services in the amount of \$628,340.50. It was agreed the work under the approved contract would be performed in two (2) phases. Phase I would be evaluated based on the agreed upon criteria (see chart on page 2) before proceeding with Phase II. Upon successful completion of Phase I, the remaining \$345,283 of Phase II of the contract could be initiated; which includes the following properties:

Dillehay  
Victoria Square  
Sunridge

Leafcrest  
Meadow Oaks  
Mallard Ridge

Tarlton Hills  
Wallace Woods

Included is the report that analyzed the crime data from CMPD which is inconclusive. The large sites, Dillehay, Boulevard, and Southside demonstrate a decrease or no change with or without cameras. The scattered sites with and without cameras also show mixed results in decreases and increases. In order to adequately measure the effectiveness of the cameras, all sites would need to implement the cameras in order to establish a baseline for the comparison.

Based on the quantitative data received from sites with cameras, the resulting crime prevention has made a difference. While it cannot be measured, the prevention of crime is important to recognize. One comment from the resident input mentioned items taken from vehicles has been reduced since the camera installation.

The criteria chart indicates Phase I has met the majority of the criteria and the Resident Advisory Council Board has indicated their support for completion of this project. The project is funded with grant dollars from the American Recovery and Reinvestment Act.

Per the contract approved February 3, 2010, Staff recommends proceeding with Phase II.

## Surveillance Camera Project-Phase I Evaluation Criteria

Criteria	Description	Results	Criteria Met
Picture Quality	The video being captured needs to be clear and visible	The picture quality is good, in both day and night	✓
Reduction of Crime	Phase I sites need to experience a reduction in crime	The data is inconclusive	
Vandalism of Security Equipment	If CHA experiences an excessive amount of vandalism, CHA will not proceed with Phase II	No Report of vandalism of the cameras	✓
CMPD Response	Cameras enhance response time of CMPD	No major crime has occurred that would require evaluation of CMPD response time; software is installed in Response Area Commander's vehicles	✓
Privacy, Lease Citation	There is no evidence that video footage has been misused	No reports received regarding misuse of video footage	✓

\*This analysis only measures the reduction based on reported crimes and does not account for any qualitative measures taken to reduce crime such as: private security; additional CMPD patrols, Resident Safety initiatives, evictions, or other unknown criteria.

Part 1 Crime Stats 2 Year Comparison (Aug. - Dec.)				
2 year analysis of sites with and sites without cameras for the five months before and after installation for August to December.				
<b>Sites with Cameras</b>				
<b>Surveillance Sites</b>	2009*	2010	2009 vs. 2010 Change	% Change
Southside	25	16	-9	-36%
Scattered sites below				
Cedar Knoll	7	5	-2	-28%
Claremont	2	3	1	50%
Gladedale	3	3	0	0%
Robinsdale	3	7	4	133%
Total Per Year scattered sites				
	15	18	3	20%
Total All Properties including large sites				
	40	34	-6	-15%
Note: this increase is due to the rise of incidents at Robinsdale and Claremont. The average crime increase was three incidents. While the total is relatively small, it raises the percentage.				
The overall average total is still lower over the two years.				
<b>Sites without Cameras</b>				
<b>Surveillance Sites</b>	2009*	2010*	2009 vs. 2010 Change	% Change
Large Sites Below	9	9	0	0%
Dillehay				
Boulevard*	17	9	-11	-47%
Scattered Sites Below				
Leafrest	4	4	0	0%
Mallard	3	2	-1	-33%
Meadow	3	3	0	0%
Savanna Woods	0	4	4	100%
Sunridge	2	3	1	50%
Tall Oaks	1	5	4	400%
Tarleton Hills	4	2	-2	-50%
Victoria Square	4	3	-1	-25%
Wallace	3	6	3	100%
Total per year scattered sites				
	24	32	8	33%
Total all properties including large sites				
	50	50	-3	0%
Note: Boulevard began re location of residents for the upcoming HOPEV project which reflects in the decrease of crime.				
Note: the scattered sites had a higher percentage of crime without cameras. The total is also higher slightly but the overall crime did not increase or decrease but remained the same.				

**MINUTES OF THE REGULAR BOARD MEETING  
OF THE COMMISSIONERS OF THE  
HOUSING AUTHORITY OF THE CITY OF CHARLOTTE  
HELD ON TUESDAY, JANUARY 18, 2011**

The Board of Commissioners of the Housing Authority of the City of Charlotte, North Carolina held a regular meeting at the *Charlotte Housing Authority, 1301 South Boulevard, Charlotte, NC 28203* at 5:00 p.m. on Tuesday, January 18, 2011.

**Present:**        *Chairman Joel Ford*  
                      *Vice-Chairman Will Miller*  
                      Commissioner Lucille Puckett  
                      Commissioner Benjamin Hill  
                      Commissioner Geraldine Sumter  
                      Commissioner David Jones

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

**Pledge of Allegiance:**

Chairman Ford officially opened the meeting and led the pledge of allegiance. Once completed Chairman Ford opened the *Public Forum*. He asked if there was anyone present to speak; hearing none, he asked for a motion to close the public forum.

**ACTION:**

A motion was made to close the public forum by:	Commissioner Puckett
Motion was seconded by:	Commissioner Jones
Outcome:	Passed unanimously

**Review and Approval of the Agenda:**

Chairman Ford asked if anyone had any additions/deletions to the agenda. Hearing no response, he stated that he had a few changes. 1) remove Item no. 7, which are the committee reports; 2) add Item no. 10, which will be in Executive Session. He then asked for a motion to accept the agenda with said changes.

**ACTION:**

Motion was made to modify the agenda as stated by:	Commissioner Puckett
Motion was seconded by:	Commissioner Sumter
Outcome:	Passed unanimously

Consideration to approve the minutes for:

- Regular Board Meeting held December 21, 2010

Chairman Ford asked if there were any comments on the minutes. Commissioner Puckett stated that the minutes did not capture all her comments as stated at the December meeting. Therefore Chairman Ford asked that staff go back and recapture the minutes verbatim as they were recorded. Chairman Ford then asked for a motion.

**ACTION:**

A motion was made for approval with the noted changes by: Commissioner Jones  
Motion was seconded by: Commissioner Sumter  
Outcome: Passed unanimously

**Resident Advisory Council (RAC) Report:**

Ms. Marsha Simpson, Parktowne Resident President and RAC President gave the report:

- She started by stating the Resident Advisory Council met on December 14, 2010 at the Strawn Activity Center. In attendance was: Linda Johnson, Legal Aid Attorney, Lekeista Freeman, CHA and RAC presidents. There was discussion of the RAC election which took place on November 4, 2010. Ms. Johnson explained to everyone in attendance that the election was legal. Although the bylaws stated that a person had to be president in their community for one year, it did not state that the Vice-President could not succeed the president in the event the president stepped down.
- The officers of RAC are as follows: Ms. Marsha Simpson, President; Ms. Lucy Brown, Vice-President; Ms. Donna Greene, Secretary; Ms. Melody Heath, Treasurer and Ms. Alberta McQueen, Parliamentarian.
- A copy of the letter and the minutes from the meeting were forwarded to CHA in an effort to keep them informed as to what is going on as they move forward.
- RAC is also forming a new committee, named the Community Resource Committee and Ms. Lucy Brown, will be the head of that committee. The function of this committee is to work with the managers, presidents and all tenants of CHA. They will go into the communities with resource and reference to going to school, resume, job training, child care information and whatever may be coming available to them.
- Ms. Donna Green, the president of Gladedale, has also started other resources in her community. (i.e. resume building, interviews and GED). Ms. Simpson added that Ms. Green was admitted into the hospital today. She stated that currently they do not know the status of her condition however they will keep the board informed.
- There are two elections forthcoming. One will be Sunridge, which will take place first, then Dillehay Courts. The communities will receive proper notification, which is at least 15 days in advance. The elections will take place in February.

- Ms. Angela Moore and Ms. Donna Green make up the nominating committee. After organizing the new committee's they will be moving forward.

Commissioner Sumter questioned that Ms. Simpson had mentioned RAC would be doing resume building and GED outreach? Ms. Simpson responded that Ms. Lucy Brown would head that committee however all RAC officers would be involved. She explained that they would be going from site-to-site however would first make contact with the manager. Commissioner Sumter inquired if this was being done in conjunction with Moving-to-Work. Ms. Simpson responded yes it is. Ms. Simpson added that she sits on the committee with Bovis-Lend Lease Construction.

Mr. Woodyard added that it is important to know that CHA are at a point to make a decision about moving forward with the new RAC in an effort to recognize them. Also finalizing the Memorandum of Understanding (MOU). Chairman Ford thanked Ms. Simpson for her report.

**Monthly Report from the CEO:**

Mr. Woodyard, CEO, advised the Board that the Scorecard report is not on the agenda today, because staff is in the process of redeveloping the document. This is something that was started about a year ago, however because of the many vacancies in upper management the agency had to step back on this project. He stated he believed there would be something for the Board to view and hopefully approve next month.

As part of the Business Plan update he would like to focus on two things: 1) he reminded the Board that a part of the Business Plan that the Board approved a few years ago talked about some local legislative changes and efforts by the organization. Specifically the CEO to be involved in some changes that would advance the agency agenda. Mr. Woodyard would like to update the Commissioners on a regular basis on the *Charlotte-Mecklenburg Coalition for Housing*. He noted Commissioner Jones is on the committee and he, himself is an ex-officio member of the committee. As an ex-officio member of the committee, there are three persons: Pat Mumford, Stacy Lowery, County, and him. They would meet on a monthly basis and determine the agenda and some of the strategies moving forward with the coalition. This also includes input from the Chair and the committee members. But the three ex-officio members are primarily the drivers of translating the feedback received from the community, elected officials and the Board members into an agenda. The coalition has decided to divide the work into three committees. Those three committees are Development & Service Integration, Community Engagement & Advocacy, and lastly Research & Evaluation. Each ex-officio members will serve as staff support for one committee. Mr. Woodyard will provide staff support for the Community Engagement & Advocacy. In addition, one of the committee members will serve as a facilitator for the chair. Chairman Riser is in the process of making those decisions. Mr. Woodyard asked for further questions about anything going on with the Housing Coalition. Mr. Woodyard, explained that



they are really in the early stages of education and information. Vice-Chairman Miller asked Mr. Woodyard what were the three committee's again? Mr. Woodyard responded Development and Service Integration, and he thinks what they mean is the bricks and mortar being integrated with the supportive services and the organizational surrounding that integration. Community Engagement & Advocacy and Research & Evaluation. Vice-Chairman Miller asked out of curiosity why would you not be on the first committee, doesn't that fit the Housing Authority more than the other two? Mr. Woodyard responded that he felt all of them fit the Housing Authority; he does not think one fits the authority more than the other. Pat Mumford is the facilitator for that committee, Commissioner David Jones has been recommended to be on that committee. Mr. Woodyard feels it may be a good idea for he and Mr. Jones to be on separate committees. Mr. Woodyard asked for any further questions, however hearing none he moved forward with his presentation.

2) Secondly, he would like to talk about something that is not on the business plan but it is feedback on some of the direction the Board has given to him over the last year around the organization and customer service. He wants to talk about internal & external customer service. He disseminated a survey which has been designed to survey the agency's external customers (i.e. the clients and some of the partners) to see how well CHA is doing in customer service. An internal customer service committee has been formed with employees from cross functional areas within the housing authority to look at customer service issues. The internal piece is something that he wanted to highlight, he then asked for Deborah Clark, Corporate Communications Director, to come forward to assist in navigating through the power point presentation as he spoke. He stated that in the beginning of November 2010 the Housing Authority introduced an Intranet, which is like our own internal internet. He referred to the home screen of the Intranet and when an employee attempts to go into the internet the first thing they see is the front page of the intranet. This is a communications tool that provides a lot of information about things that are going on inside the Authority (i.e. the Report of Achievements, spotlight employees, document library). Mr. Woodyard noted that every employees work plan is linked to their divisional scorecard and also linked to the corporate scorecard. This is still slightly early in its planning stages. Lastly, Mr. Woodyard, stated that this is an attempt for us to get the employees linked in to what is going on at a corporate level, so that everyone understands the direction the organization is going. He then asked for any questions. Hearing none he concluded his report.

Chairman Ford moved forward with the **Consent Agenda Action Items 8.A – 8.I.**

**8.A Approve Procurement Contract: Wild Building Contractors**

**8.B Approve Procurement Contract: AAPCO Southeast, Inc. Budget Amendment: MTW Funds**

**8.C NSP3 Program Grant Application and Program Income Funds Commitment: Seigle Point Townhouses**

**8.D Budget Amendment: Central Office Cost Center**

**8.E Budget Amendment: Asset Management Project**

**8.F Budget Amendment: 2006 ROSS Family Homeownership Support Services Grant**

**8.G Budget Amendment: 2008 & 2009 Replacement Housing Factor (RHF) Grants**

**8.H CHA 457(b) Retirement Plan Document Adoption**

**8.I Call for a Public Hearing on the 2011-2012 Operating Budgets**

**ACTION:**

Motion was made by:	Commissioner Jones
Motion was seconded by:	Commissioner Hill
Outcome:	Passed unanimously

**Business Agenda Action Items:**

**9.A CHA 414(h) Retirement Plan Document Restatement Adoption**

Approve a resolution for the EGTRRA Restatement of the Housing Authority of the City of Charlotte, N.C. 414 (h) Retirement Plan Document.

Mr. Staley, CFO, came forward and explained that during committee meetings the actual restated document was not available from the attorney's who were preparing it for RSM McGladrey. However this document was sent to CHA yesterday and was placed in the Board folder prior to the Board meeting. Basically this restated plan is modified for the agency's specific situation. Mr. Staley asked the Board to act on this today, if it is their desire, but noted if they have not had time to review it, it's fully understood. Chairman Ford stated that he encouraged Ralph to move forward with bringing this to the Board. He does understand that it was brought to them in a short order of time however if there are not objections he would like to entertain a motion for adoption unless there is objection or overwhelming questions.

Commissioner Jones requested to ask a few questions. He asked Mr. Staley that if we put this off to next month does that have any impact on operations, contributions, etc? Mr.

Staley responded that the only thing is that we had a special called Board meeting, where it was a walk-on in the November agenda for the Board to approve a voluntary consent agreement with the IRS which we stated that we would finish this document by this month. Mr. Staley continued that McGladrey was doing the revision because of an error they made in 2007 and the IRS agreed to leave it a nontaxable plan, if we would agree to adopt a new 457 plan and restate the plan as a 414 (h) plan. With that being said the only risk that we run is the IRS stating that we did not follow through with the consent decree and making it a taxable document.

Commissioner Jones followed up asking is there anything in the plan that changed, the money that we contribute, benefits CHA employees will receive, is there any financial change in this plan as opposed to what we've been doing? Mr. Staley responded, no, this is identical. This plan is actually closed, there are no more contributions being made to it. It was found that when CHA was moving to the State plan as a defined benefit plan, that this defined contribution plan had the error in it. Therefore it will change nothing in it; the funds currently in the plan will stay the funds in the plan. Every provision is the same. Commissioner Jones accepted that explanation and would like to make a motion for adoption.

**ACTION:**

A motion was made for adoption by:	Commissioner Jones
Motion was seconded by:	Commissioner Sumter
Outcome:	Passed unanimously

Chairman Ford stated the next agenda item which is 9.B, is the election of the Board of Commissioners. He noted it is customary this time of the year that the Commissioners nominate a chair and a vice-chair for this Board, therefore at this time he would like to open up nominations for Chair for Housing Authority of the City of Charlotte.

**9.B Election of Officers for the Housing Authority Board of Commissioners**

Elect a Chairperson and Vice-Chairperson for the Charlotte Housing Authority Board of Commissioners for calendar Year 2011 according to Authority by-laws.

Vice-Chairman Miller opened the nomination stating that Chairman Ford continue in the position; motion was seconded by: Commissioner Hill; the motion was moved for approval that Chairman Ford remain as the Chairman. Passed unanimously.

Chairman Ford asked for nominations from the floor for the Vice-Chairman position.

**ACTION:**

Motion was made to recommend Vice-Chairman Miller by: Commissioner Hill  
Motion was seconded by: Commissioner Sumter  
Commissioner Jones made a motion to close the nomination.  
Outcome: Passed unanimously

Chairman Ford thanked his colleagues for their vote of confidence in him to continue as the Chairman.

\*\*\*\*\*

Commissioner Jones made a motion to go into Executive Session. There was not a second to this motion; motion passed unanimously.

**NOTE:**

Due to the extended duration of the Executive Session the Executive Assistant was unable to stay for the close of the meeting. Although the meeting was closed, the official closing was not recorded.

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

***The next meeting will be held on February 15, 2011 at the Charlotte Housing Authority, Central Office, 1301 South Boulevard, Charlotte NC 28203 at 5:00 p.m. Dinner will be served for the Commissioners at 4:30 p.m. If any questions/comments, please do not hesitate to contact Barbara Porter @ 704.336.5221.***

**MINUTES OF THE SPECIAL BOARD MEETING  
OF THE COMMISSIONERS OF THE  
HOUSING AUTHORITY OF THE CITY OF CHARLOTTE  
HELD ON WEDNESDAY, FEBRUARY 2, 2011**

The Board of Commissioners of the Housing Authority of the City of Charlotte, North Carolina held a regular meeting at the *Charlotte Housing Authority, 1301 South Boulevard, Charlotte, NC 28203 at 10:15 a.m. on Wednesday, February 2, 2011.*

**Present:**        *Chairman Joel Ford*  
                  Commissioner David Jones  
                  Commissioner Lucille Puckett  
                  Commissioner Ben Hill  
                  Commissioner Geraldine Sumter

**Absent:**        Vice-Chairman Miller

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

**Additions to the Agenda:**

Chairman Ford officially opened the Special Board meeting for the Housing Authority for the City of Charlotte. We have an agenda before you, do you have any additions to this agenda? Hearing none; Chairman Ford asked for a motion.

**ACTION:**

Motion was made to accept the agenda as presented by:	Commissioner Jones
Motion was seconded by:	Commissioner Puckett
Outcome:	Passed unanimously

**Business Agenda Action Item:**

**2.A Neighborhood Stabilization Program (NSP3) Application Program Income Funds  
Commitment: Seigle Point Townhomes**

**A. Approve resolution to authorize the Housing Authority of the City of Charlotte (CHA) to apply for a grant from the NSP3 Program and**

**B. Conditionally commit up to \$2,150,000 in CHA land sales proceeds and Piedmont Courts HOPE VI program income for the redevelopment of vacant land in Seigle Point acquired via a foreclosure process.**

Mr. Chris Squier, Chief Development Officer, came forward with the following comments. Mr. Squier thanked everyone for attending the Board meeting. If you will recall, this NSP3 grant was discussed at the Development Committee 2 weeks ago. At that point we were on Plan b for applying for a \$1,000,000 grant from NSP. The Board approved it, however since that time we have had a site visit from NSP which was a good sign that they had some hope of that particular project and that there was a use for funds in the Seigle area. However they did not like our plan of essentially paying off a CHA loan with a grant. They did feel that met the letter of what they were doing. What they did like, which is what you see before you, what this does instead of purchasing the existing townhomes, which was the original plan, it provides funds for use to build the second phase of townhomes. The breakdown is 19 townhomes located on vacant land that we are very soon to acquire from the Grubb entity that is the current developer. We are in the process of acquiring the 13 existing townhomes, we would get some vacant land and this grant would go to build the townhomes on that vacant land.

Mr. Squier continued and stated that this has changed the net benefit to CHA. Before, we would have essentially had an extra million dollars to do an affordable project, however this is different. The best way to describe it is that NSP is partnering with CHA to build the second phase of townhomes. That partnership would be a 2/3 vs. 1/3 split. We would be providing 68% of the funds if you include that vacant land we would be contributing and they would be providing 1/3. He referred to the last page of the hand out, which he referred to as the numbers page of the document. He explained that on the right hand side it exhibits per unit so we see what kind of values we are talking about for townhomes. What it does by including the land price, which is based on a recent appraisal, it is a March 2009 price for the land, and the cost of these townhomes would be \$165,000 apiece. He referred to mid-page on the right hand side where there is discussion per unit, what we have been selling these at is \$129,000, then subtract out sales and marketing, then you see that NSP would be receiving their proportionate share back. In the middle of the page is listed a number of about \$700,000. What that means is, if we built these and sold them at the rate we've been selling them at and at the price we've been selling them at, that NSP which had given us \$1,000,000 would eventually receive \$700,000 back. They would have net donated \$300,000.

Mr. Woodyard, CEO, added that he thinks we jumped over the 1/3 vs. 2/3 investment. He suggested that we go back and explain that. Mr. Woodyard referred to the first table under sources and pointed out that NSP3 contribution is \$1,000,000; \$650,000 for the

land which was the recent appraisal that Mr. Squier talked about; then program income from the HOPE VI grant is \$1.5 million. Mr. Woodyard stated this is the 1/3 vs. 2/3 split. Mr. Squier added that on paper that land is worth \$650,000 but if you don't do something like this to use that land, it is a vacant lot in the middle of the Seigle area. It does have a dollar value which we have included in this. It makes those condos look more expensive because the land is included. Mr. Squier continued and stated that the middle scenario is what he would call the expected case based on our most recent sales. What we did was show you a second scenario in the bottom box. A worst case scenario which states we build these, we use the NSP funds, we use some of our funds, we contribute that land and can't sell them at the \$129,000/apiece, therefore we put in \$109,000/apiece. What that would mean is that NSP and CHA share in that loss proportionately. Therefore less money is returned to NSP and CHA because of that proportionate sharing, actually whereas in the first scenario it is a break even. In this scenario we could see ourselves contributing or losing \$227,000 which is reflected in that scenario. What we think is the worst case scenario is we build them, we fill the hole that would otherwise exist in the middle of the Seigle area plan but we could end up donating \$227,000, could be \$250,000 to make this happen. This is a lot different than the original NSP plan where anyway it worked out a lot of money was coming to CHA. This is saying that they are matching some type of pro rata allowing us to build a phase that would otherwise probably not get built. However there is some exposure to us and NSP if they don't sell for what we planned. The third scenario would be we don't do anything. We don't do NSP but that likely means we would not build Phase II anytime soon. We have 13 that need to be sold. We would be waiting for the market to return and so by the time lofts were there we would have lofts, we would have Seigle apartments and we would have some townhomes and some vacant land just sitting there.

Commissioner Hill questioned, how long do we have before we have to spend the \$1.5 million? Mr. Squier responded that NSP is requiring 100% of the funds be obligated within 18 months of grant award. Therefore if we are awarded in the next month, that would give us until summer of 2012 to commit the funds. We would have a construction contract, we would start building and have one pay out. However they then require 50% to be spent within 2 years of grant award, which means we would have to spend half of it within six months. Mr. Squier concluded that yes, we could probably do that. We would have a contract and start work summer of 2012.

Commissioner Jones questioned what is our HOPE VI deadline on spending the \$1.5 million. Mr. Woodyard responded that has already been converted to program income, so we are about to close out the HOPE VI grant. Michelle Allen, Sr. Development Officer, responded that that phase is not part of the HOPE VI so there are no deadlines associated with it. Commissioner Hill inquired if we have the money and we can hold it

for 10 years then use it. Michelle continued that we went back to HUD and asked that we be allowed to take it out of the HOPE VI because we did not meet the 2009 deadline so it is not part of the HOPE VI grant at all. Commissioner Jones and Commissioner Hill were extremely pleased with that response. Mr. Squier reiterated that pressure from the HOPE VI is not there to spend the money, it is back to what are our feelings as to what this will do for the Seigle area plan.

Commissioner Hill continued with questioning and stated what kind of sales transactions have we made, first on the ones we already have. Do we think that will take 1, 2, or 3 years? Mr. Squier responded that we have been assuming one a month and we have put in here some of the cost, a carry cost of saying even if the second phase, even with one a month at 13 remaining by the time we got to this when the new ones come on line the others would have been sold. We assume that same one a month, so if it is 19 or 20 months, we took into account that it starts to eat away when you have dues to pay and you have to keep the electricity and the water on, etc. we did include that and it ends up costing.

Commissioner Jones commented that we have been at a plateau at 19 unsold or 31 sold for a long time. What's the rationale behind the one a month because we have not been at one a month? He stated that he has heard that 19 number for months. Mr. Squier responded that we sold two in the fall. Which equates that in the last four months we have sold 2. We had contracts for 3 however their loans fell through.

Chairman Ford injected that based upon your assessment when you first arrived here, there are some contributing factors that he has not heard anything differently that we are doing to help our partner or do some things to try to market in a different way to increase that number of sales. Mr. Squier responded that they have been doing ok on the marketing. We do see them and we have gone out and kind of shopped it and seen what they are doing. He has some real criticisms on the construction side but on the sales and marketing he feels that they've been doing what they need to. He reminded the Board that we have a second mortgage that we contribute to those. However even with that it has not allowed people to close so he is fully aware of Mr. Ford's concern that even at \$129,000 with a healthy second mortgage people are having a hard time. He does not know if the traffic has increased recently. Mr. Woodyard added implicit in your question, you had expressed concern as have I about the surrounding development or lack thereof. Would you like to hear an update as to where we are on that? Chairman Ford explained that would help but he wants to get comfortable about committing additional funds to a project that we are having minimal success. Additionally he wants to get comfortable about either our partners or our involvement to get these units sold. Mr. Squier responded that an important part in doing this, we had talked previously about our



plans for the existing townhomes and we talked about the options of foreclosure, which is least likely, Deed in Lieu, which is fairly likely or continue as is and extend the loan as well as continue to let them do the work if they are doing an ok job. The third option has to go away if we do this because we need that developer out of it. So this doesn't say this will be better, but what it does say is if we are able to go this route we have to do this Deed in Lieu and the developer is now gone and we are now managing that sales force directly.

Commissioner Hill continued questioning Mr. Squier, that if we waited 3 years and we still have \$1.5 million dollars in our pocket, we have the land sitting there what is the possibility of going back and trying to get an NSP grant then. Mr. Squier responded that his understanding of getting another NSP grant is that it is unused or recovered funds, it is part of the original stimulus, the real question is would there be another stimulus package? Mr. Woodyard added would the \$1.5 million dollars still be around on our end to reinvest. Commissioner Jones followed stating that he has been part of the Seigle Ave. discussions almost from the beginning. He is almost to the point as to what kind of park we could put there for \$227,814 as a neighborhood amenity. An alternative is to turn that into some sort of appropriate neighborhood amenity. He said a part because he thinks this city is grossly under parked although there could be a variety of other things. He just doesn't know but building more units in market where units are not selling we don't have a good sense as to what the bottom is and we are sensing challenges. If it were a free million dollars that you never had to pay back he would probably say let's do it. Whatever we get, we will owe NSP one-third of it. Commissioner Hill stated that he thinks we can better utilize that money than jumping into units that are not selling and a bunch has to be sold to people who are not our customers. Commissioner Jones feels we are stretching to get in the worst case scenario a \$410,000 pot of money from NSP and taking on a lot of risk. Additionally Commissioner Jones thinks it may be time to step back and think about things on that parcel that aren't more townhomes. Commissioner Sumter added that there is a substantial park on the back side of the property. However she is leery of the ability to sell the townhomes. Commissioner Hill questioned are the 13 we have for sale market rate. Mr. Squier responded no they are actually all affordable. For clarification he stated 9 are affordable and 4 are market rate.

Mr. Squier stated that he normally would not recommend this but we stay in the game and continue because we have not worked, that's why it is changing by the minute, we still have to win, so a thought is we submit the application, see if we win and if we approve the application it keeps us in the game and allows us to contemplate more.

Mr. Woodyard injected to address Commissioner Jones comment which was appropriate. He will say that the Board does have to have a discussion about what needs to happen

with vacant land on that site, which is the primarily a HOPE VI site. The issue is he thinks some of us want other amenities to go along with the housing that is already there. The key to getting other amenities is really to get more roof tops; more density there in order to get some of the other things that we want to have happen there. Whether we do this with NSP3 right now or we may not do that but he is saying that we need to get more roof tops on the site we are talking about right now. Commissioner Hill agreed with Mr. Woodyard, but stated however the problem is that we cannot force a market that is not there. He thinks we need to hold our power and we always have that option. We have the \$1.5 million dollars, keep that in reserve and watch the market. Commissioner Jones asked Mr. Squier to think about his experience in private development. Setting aside neighborhood location, dynamics, etc. if this were a purely private development in a redeveloping neighborhood would you feel compelled to put more units on the ground now to protect the investment that you have with 13 unsold units? Is there an argument to be made that you need more product to convince people this is a viable place to buy one of the 13 units. Commissioner Jones informed Mr. Squire that sounds like doubling up on a loss but he is better on the dynamics on the developing process than he is. Mr. Squier stated that he has been in this exact scenario where Phase I was built, sales are delayed. It is a constant question of the buyers at the time. They want to know when is Phase II going to be built. They don't want to be here, even if it is a great deal, it is less about the deal and more about the future. We do have a larger Seigle area plan that is due sometime early this month that goes beyond our site. It's not about what's here; it's about what will be here. He feels it would help marginally if we said we are planning on doing a second phase.

Commissioner Jones continued and stated that all things being equal, although he hates to kiss possible free money goodbye, but not doing this deal does not mean we may not develop this site and he would like to see what the bigger Seigle plan is and to see how that plays into it and maybe the site plays into it. It really is not that much money. He is not sure we should let either \$300,000 or \$400,000 net benefit to us drive this decision. This is where he is, this unfortunately is bad timing. Chairman Ford asked is there anything that would prevent us from bringing in a partner and allowing them to assume the risk in building those townhome at a later date. Commissioner Jones stated that we have done that. What we haven't talked about is if these units do really well and they sell above cost, which is hard, if we make money, it is not profit that would need the first 100% to go to NSP3. If we had another partner the benefit and the risk would be split equally.

Chairman Ford asked if there was any further debate/discussion on this issue. Commissioner Hill reminded staff that we did not respond to the question about contingening the application process. Mr. Squier stated that if we continue with the

application and we play this out, we submit the application, we lose, great. However, if we win, great. Then we could find ourselves having this discussion again. It is only a few months before we know and we would not have a lot of additional information and we could face ourselves with the choice of saying sorry we can't use it. He does not think there is a lot of risk however the one thing he would say is that in NSP1 we sort of had that situation where we were able to say we actually have a use. It is not quite what we originally thought so there is a thought that if we continue in the process and the more we think about it, this is the use that gives us the chance to find another one, that would be the up side of doing the application. We might find an alternate use or something might change and this use is perfect. Commissioner Sumter questioned how much staff time and energy would be devoted to that? Is it going to be worth the opportunity to have that option? Is there some better and higher use of your time? Mr. Squier stated that if we said this property is not it, we would find ourselves doing like we did the first round which is running out and finding foreclosed properties. We might try to find one in the Seigle area. Mr. Squire continued that to answer Commissioner Sumter's question it would be a lot of time however he does not think it would be \$1,000,000 dollars worth of time. CHA would be happy to do it. For clarification Commissioner Sumter is talking about the time to get it, and Mr. Squier stated that time has already been spent.

Commissioner Jones does not have a problem if we have the ability to turn it down if we win; he does not have a lot of problem in asking for it and seeing what happens. Where he does not want to be is that we win it and suddenly become the momentum and feel compelled to do it because we have gotten this far. Chairman Ford stated that this sounds like we have a little twist. Commissioner Jones continued that he would make the motion to finish the grant application but reserve the decision on whether we actually accept it based on parameters and things of that nature.

Chairman Jones asked Ralph Staley, CFO, contingent upon the action items A&B, B stating there is a conditional commitment of \$2.1 million in CHA land sale proceeds for Piedmont Courts, are we tying up money on a contingency? Mr. Staley responded that at that point we would tell you that you have \$2.1 million dollars less that you could commit to other projects. Yes, it is a tentative commitment of funds although not a budgeted commitment. Commissioner Jones injected it is a two month hiatus. Mr. Squier added that \$650,000 of that is land that is not going anywhere anyway.

Chairman Ford stated that the action item before us is to approve the resolution to authorize the Housing Authority of the City of Charlotte to apply for the grant from NSP3 program. Commissioner Sumter stated that she would second that motion but Commissioner Hill has already seconded the motion. Mr. Squier added it is conditional, if awarded we would return to the Board. Commissioner Sumter stated that was in the

motion that we would not make any commitment to it. However Mr. Sherrod Banks, General Counsel, cautioned do we want to put that in the motion? Do you want to publish that? Mr. Banks continued explaining if you are applying for the grant then he does know if you want to publish the contingency you are speaking of.

Chairman Ford continued and stated that going back to the original action item from staff which is Action Item A, is there any further question, further debate? Commissioner Jones stated that he was not sure what was on the table. Chairman Ford stated for clarification: approve the resolution to authorize the Housing Authority of the City of Charlotte to apply for a grant from NSP3 program; then Action Item B is conditional commitment of \$2,150,000 million dollar in CHA land sales proceeds for the Piedmont Courts HOPE VI income for the redevelopment of vacant land of Seigle Point acquired via a foreclosure process.

Commissioner Jones stated that the problem is he would like to see the actual resolution not the action item because it commits us to develop the 19 additional townhomes. Commissioner Puckett questioned could we not do one without the other? Commissioner Jones questioned what do we submit as part of the package to NSP? If it is the resolution would it be appropriate to resolve to apply for the \$1,000,000 dollar grant form NSP3 period? Mr. Squier responded that they would require us to show the other commitment. We are committing this and it can only be used for this redevelopment. Commissioner Jones requested if it is ok he would like to withdraw his motion. Commissioner Hill agreed. Chairman Ford stated that the motion and second has been withdrawn, therefore we do not have a motion to adopt this action item. If there is no further debate/decision he would like to entertain a motion for adjournment.

**ACTION:**

A motion was made for adjournment by:	Commissioner Puckett
Motion was seconded by:	Commissioner Sumter
Outcome:	Passed unanimously

\*\*\*\*\*

Minutes respectfully prepared by:	Barbara G. Porter Executive Assistant to the CEO
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**Horizon Development Properties, Inc**  
**Board of Directors**  
**AGENDA**

*Central Office*  
*1301 South Boulevard*  
*Charlotte, NC 28203*

*February 15, 2011*

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***Directly After CHA Board Meeting – Meeting Convenes:***

Regular Meeting Agenda:

1. Additions to the Agenda
2. Consideration to Approve the Minutes for:
  - Regular Meeting held on *November 16, 2010*
3. **Business Agenda Items:**
  - A. Approve an Easement for Piedmont Natural Gas at Mill Pond Apartments  
**(p.1)**
  - B. Collection Loss Report for the Quarter Ended 12/31/10 **(p.2)**

**Business Agenda:**

**Business Agenda items for the February 15, 2011 Horizon Development Properties, Inc. Board of Directors Meeting of the Charlotte Housing Authority.**

**3.A Approve an Easement for Piedmont Natural Gas (PNG) at Mill Pond Apartments**

<b>Actions:</b> To Approve an Easement for PNG at Mill Pond Apartments, Accept Payment, and Authorize the President/CEO to Execute Said Easement.
---

**Staff Resource:** Jeff Meadows

**Strategic Business:** Real Estate

**Strategic Goal:** Maximize Economic, Social, and Physical Value of Real Estate  
Ensure the Authority's Long-Term Financial Viability

**Background/Policy Framework:**

In February 2010, Horizon Development Properties, Inc. (Horizon) purchased the Mill Pond Apartments with Board approval. PNG has since requested an easement and offered compensation for said easement.

**Explanation:**

*Project Status: Project Variance*

RED staff has been contacted by PNG to obtain an easement for a planned natural gas transmission line. The easement request is located near the pond on the property and will not disturb the developed portion of the site. PNG has offered \$12,500 for the .25 acre easement. Based on recent easement purchases in the area the offer provided is reasonable. Staff recommends approval of the easement and the corresponding offer for compensation.

**Committee Discussion:**

The Development Committee met on February 2, 2011 and there was no discussion on this item. The item was unanimously recommended to the Board for approval.

**Community Input:**

N/A

**Section 3/MWBE Consideration:**

N/A

**Funding:**

None

**Attachment:**

PNG Easement Agreement

**3.B Horizon Development Properties, Inc. Collection Loss Report for the Quarter Ended 12/31/10**

**Action: Approve the write-off of \$6,135.28 in accounts receivable due to collection losses for tenants vacated through 09/30/10.**

**Staff Resource:** Ralph Staley

**Strategic Business:** Finance Administration

**Strategic Goal:** Ensure the Authority's long-term financial viability

**Background/Policy Framework:**

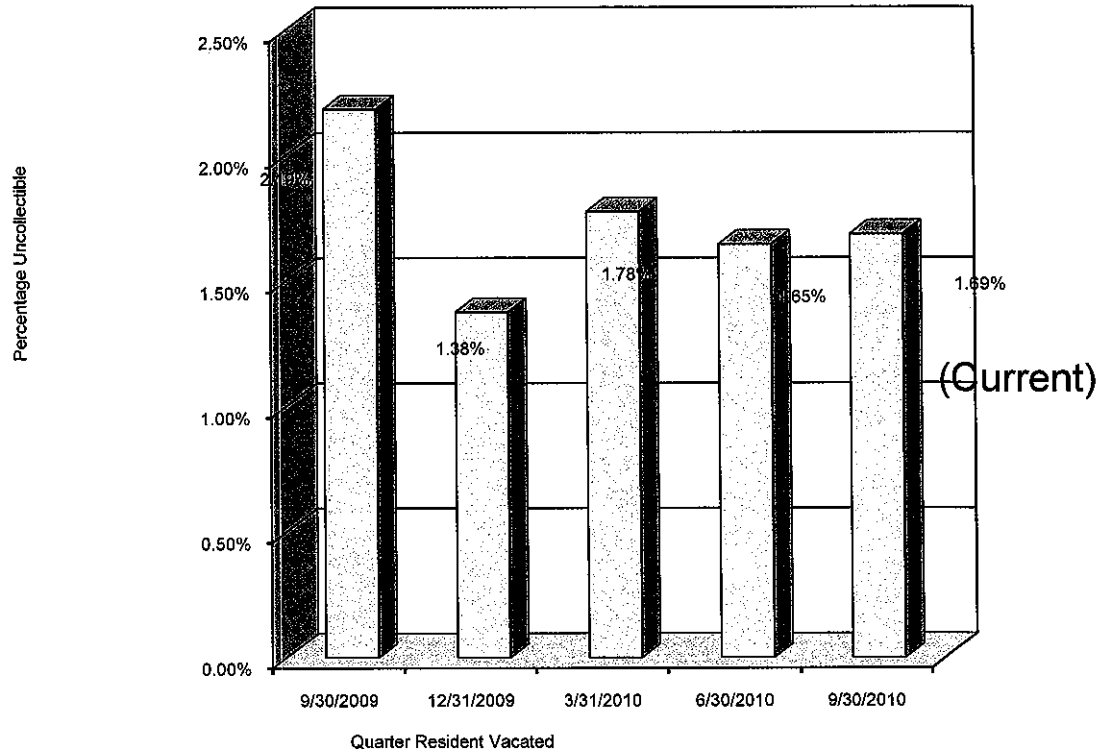
According to Generally Accepted Accounting Principles, organizations must periodically review outstanding receivables. Any receivables found uncollectible must be written off. Quarterly, the tenant accounts receivables for residents who have vacated during the previous quarter are assessed, and written off in accordance with Horizon policy.

**Explanation:**

The receivables outstanding for all Horizon properties as of December 31, 2010 from tenants who vacated during the quarter ending September 30, 2010 have been reviewed. The amount proposed for write-off is \$6,135.28, which represents 0.83% of total charges for the respective properties for the quarter then ended.

Below is a graphical depiction of the write-off percentages over the past several quarters for CHA and Horizon Development Properties combined. All quarters below compare Total Charges. The total combined percentage write-off for December 31, 2010 is 1.69%.

### Total Percentage Write-off for all Vacated Residents



**Committee Discussion:**

At the Finance & Audit Committee meeting on February 2, 2011, this item was unanimously approved for the consent agenda.

**Community Input:**

None.

**Summary of Bids:**

None

**Section 3/MWBE Consideration:**

None

**Funding:**

Horizon Development

**Attachment:**

Collection Loss Report, 12/31/10 (Tab 4)



GRANT OF EASEMENT  
TRANSMISSION

Return Recorded Document to:  
Sandy Ogint  
Administrator Property Records  
Piedmont Natural Gas Company, Inc.  
PO Box 33068  
Charlotte, NC 28233

STATE OF NORTH CAROLINA  
COUNTY OF CABARRUS

LINE NUMBER – 1B  
PNG PARCEL – 1 –BL – CA -3  
TAX ID. 4589 – 35 – 0370

THIS GRANT OF EASEMENT made this \_\_\_\_\_ day of \_\_\_\_\_, 2010, from HORIZON DEVELOPMENT PROPERTIES, INC. (hereinafter designated as GRANTOR), to PIEDMONT NATURAL GAS COMPANY, INC., (hereinafter designated as GRANTEE).

WITNESSETH

That GRANTOR, for and in consideration of the sum of \$ \_\_\_\_\_, and other valuable considerations, the receipt of which is hereby acknowledged, hereby bargains, sells, and conveys unto GRANTEE, its successors and assigns, a right of way and easement rights for the purpose of laying, constructing, maintaining, operating, repairing, altering, replacing, removing, and protecting one or more pipelines for the transportation of natural gas under, upon, over, through, and across the land of GRANTOR (or in which GRANTOR has interest) situated in Number 2 Township, Cabarrus County, North Carolina, as described in deed(s) recorded in Book 09034, page 0301, Cabarrus County Registry.

The right of way herein granted is 60 feet wide and encompasses 0.25 acres, more or less, on, over and across a called 14.811 acre tract of land located in both Mecklenberg and Cabarrus Counties. Said easement is on, across and over 0.771 acres in Cabarrus County, as shown on the attached survey dated 12/16/2010 by McKim&Creed and entitled "Survey Prepared for Piedmont Natural Gas Company", across lands of Horizon Development Properties, Inc.

GRANTEE shall have all rights necessary or convenient for the full use and enjoyment of the rights herein granted, including without limitation: (1) free and full right of access to and from said right of way over and across the aforesaid land; (2) to keep said right of way cleared of trees, buildings, and other obstructions; and (3) to construct, install, operate, utilize, rebuild, remove, and maintain pipes, valves, markers, cathodic protection equipment, anode beds and other appurtenant devices in conjunction with said gas facilities.

GRANTOR reserves the right to use the land over which said right of way and easement rights are hereby granted for all purposes not inconsistent with said easement rights, the North Carolina Utilities Commission, GRANTEE's current encroachment specifications, or any federal, state, or local law, rule, or regulation, provided that GRANTOR and GRANTEE agree that: (1) notwithstanding anything to the contrary herein, GRANTOR shall give written notification to GRANTEE and GRANTEE shall obtain written approval from GRANTEE prior to any activity as defined in items (2)-(7) of this paragraph; (2) the depth of said gas facilities below the surface of the ground shall not be reduced by grading or any other work and any slopes allowed within said right of way shall be no greater than a four to one (4:1) ratio; (3) if streets, roads, equipment crossings, fences or utility lines are constructed across said right of way, they shall cross as nearly as possible at right angles to gas line(s) and in no event shall they be constructed laterally along and over the easement; (4) fences shall have minimum twelve (12) foot wide gate(s) (5) Removable pavers shall be installed along entire length and width of pipeline easement in paved parking areas; (6) improvements shall not adversely affect, in GRANTEE's sole discretion, the access to, safety, construction, reconstruction, operation, or maintenance of GRANTEE's facilities and GRANTEE shall not be liable for damages to said future improvements installed within said right of way; (7) landscaping on the right of way shall be limited to lawn grasses and shrubs which have a maximum mature height of four (4) feet, (8) buildings, storage sheds, mobile homes, wells, septic tanks, and/or related drain fields, irrigation systems (except crossing), sprinkler heads, swimming pools, ponds, lakes, erosion control sediment traps, underground vaults, burial grounds, explosives or flammable materials, fire hydrants, catch basins, electrical transformers or enclosures, utility poles, dumpsters, trash, uprooted stumps, boulders, rubble, building materials, junk or inoperable vehicles, satellite signal receiver systems, or other obstructions are prohibited within said right of way; (9) GRANTOR shall not: (a) interfere with GRANTEE's access or maintenance to its facilities, or (b) endanger the safety of GRANTOR, GRANTEE, or the general public; (10) GRANTEE reserves the right to construct future pipelines within said right of way and GRANTOR shall not interfere with or object to the construction of said future pipelines; and (11) all facilities installed by GRANTEE shall be and remain the property of GRANTEE and may be removed by it at any time and from time to time.

GRANTEE agrees that it shall be responsible for actual damages to improvements that existed prior to this EASEMENT and annual crops of GRANTOR both inside and outside said right of way on the above-referenced land caused by the construction, installation, operation, utilization, inspection, rebuilding, removal, and maintenance of said facilities, and in NC Corporate Transmission Easement Revised April 2007

going to and from said right of way, and shall be responsible for the breakage caused to any bridge and any extraordinary damage to any road due to heavy hauling to and from said right of way, if claim is made within sixty (60) days after such damages are sustained.

To have and to hold said right of way and easement rights unto GRANTEE, its affiliates, successors, and assigns, perpetually and continuously. GRANTOR expressly give(s) GRANTEE, its successors and assigns, the right to assign, license, lease, or otherwise transfer, in whole or part, this GRANT OF EASEMENT or any rights given herein, to any person or entity, including but not limited to, any affiliated parent or subsidiary entity of GRANTEE, for the uses and purposes expressly stated herein.

GRANTOR hereby bind(s) GRANTOR and GRANTOR's heirs, representatives, and assigns to warrant and forever defend all and singular said premises unto GRANTEE, its successors and assigns, against the claims of all persons whomsoever.

IN WITNESS WHEREOF, this GRANT OF EASEMENT has been signed and sealed by GRANTOR, as of the date first above written.

GRANTOR:

\_\_\_\_\_  
By: \_\_\_\_\_ Sign  
\_\_\_\_\_ Print  
Title: Member / Manager / \_\_\_\_\_ President (Circle One)

\_\_\_\_\_

STATE OF NORTH CAROLINA

COUNTY OF \_\_\_\_\_

I, \_\_\_\_\_, a Notary Public of \_\_\_\_\_ County, North Carolina, do hereby certify that \_\_\_\_\_, Member / Manager / \_\_\_\_\_ President (Circle One) of \_\_\_\_\_, GRANTOR, personally appeared before me this day and acknowledged the due execution of the foregoing GRANT OF EASEMENT on behalf of the limited liability company.

Witness my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

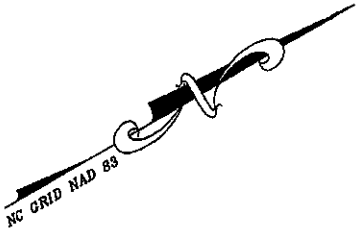
\_\_\_\_\_ Sign

Notary Public

Notary Seal

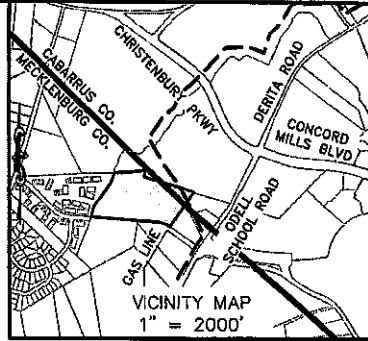
\_\_\_\_\_ Print

My Commission Expires: \_\_\_\_\_



STONE FOUND  
 N: 595607.50  
 E: 1482580.10  
 GRID COORDS.

STONE FOUND  
 N: 595527.27  
 E: 1482570.39  
 GRID COORDS.



AREA OF:	SQ. FT.	ACRE
PROPOSED EASEMENT	10,969	0.25
198 LF OF PROPOSED GAS LINE		

**1BL-CA-3  
 1BL-ME-3**

**HORIZON DEVELOPMENT PROPERTIES, INC.**  
 DB 25366 PG. 071 (MECK. CO.)  
 DB 9034 PG. 301 (CAB. CO.)  
 PARCEL ID: 4589-35-0370 (CAB. CO.)  
 PARCEL ID: 029-19-116 (MECK. CO.)

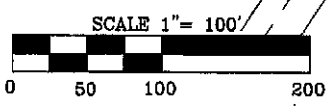
**1BL-CA-2  
 1BL-ME-2**

**PDG/ INLAND  
 CONCORD VENTURE, LLC.**  
 DB 8108 PG. 184 (CAB. CO.)  
 DB 23487 PG. 615 (MECK. CO.)  
 PARCEL ID: 4589-35-2884 (CAB. CO.)  
 PARCEL ID: 029-601-05 (MECK. CO.)

IRON ROD FOUND  
 N: 595326.86  
 E: 1483227.25  
 GRID COORDS.

**1BL-CA-4  
 1BL-ME-4**

**ODELL SCHOOL HIGHWAY  
 INVESTMENT TRADERS, LLC.**  
 DB 9533 PG. 368 (MECK. CO.)  
 DB 2106 PG. 345 (CAB. CO.)  
 PARCEL ID: 029-19-107 (MECK. CO.)  
 PARCEL ID: 4589-35-3126 (CAB. CO.)



- NOTES:
- FOR SOURCE OF TITLE REFER TO DEEDS AND PLATS REFERENCED HEREON.
  - ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
  - AREA BY COORDINATE COMPUTATION.
  - PROPERTY SUBJECT TO ANY VALID & ENFORCEABLE EASEMENTS, RESTRICTIONS & RIGHTS OF WAY OF RECORD.

**LEGEND**

- ▲ STONE FOUND
- IRON ROD FOUND
- ⊗ COMPUTED POINT
- EASEMENT POINT
- PROPERTY BOUNDARY
- - - PROPOSED EASEMENT
- - - GAS
- - - PROPOSED GAS LINE
- - - ADJOINER PROPERTY

I, JAMES C. DAVIS, CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION AND THAT THE PLAT WAS PREPARED FOR THE PURPOSE OF EASEMENT ACQUISITION ONLY, AND IS NOT INTENDED TO BE A BOUNDARY SURVEY OF THE PROPERTY SHOWN HEREON.

*James C. Davis* 12/16/10  
 JAMES C. DAVIS, PLS L-4553

NO.	DATE	REVISIONS	DESCRIPTION	BY
1	12/16/10	REVISED PROPERTY OWNER INFO.	MDB	

EASEMENT SURVEY PREPARED FOR  
**PIEDMONT NATURAL GAS COMPANY**

EASEMENT TO BE ACQUIRED FROM  
**HORIZON DEVELOPMENT PROPERTIES, INC.**  
 ODELL SCHOOL ROAD

1BL-CA-3 MALLARD CREEK AND NO. 2 TOWNSHIP  
 1BL-ME-3 MECKLENBURG AND CABARRUS COUNTY, NC

**MCKIM & CREED**  
 ENGINEERS, PLANNERS, SURVEYORS  
 802D TOWER POINT DRIVE  
 CHARLOTTE, NORTH CAROLINA 28227  
 PHONE (704) 841-2588  
 FAX (704) 841-2567  
 09/30/09

**MINUTES OF HORIZON DEVELOPMENT PROPERTIES, INC.  
BOARD MEETING HELD ON TUESDAY, NOVEMBER 16, 2010**

**Regular Meeting:**

**Additions to the Agenda:**

Chairman Ford requested any additions to the agenda. Hearing none, a motion was requested for approval of the agenda.

**ACTION:**

Motion was made by:	Commissioner Moore
Motion was seconded by:	Commissioner Hill
Outcome:	Passed unanimously

**Consideration to approve the minutes for:**

- Regular meeting held on *September 21, 2010*

**ACTION:**

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

**Business Agenda:**

Commissioner Jones questioned, for clarification, have all the items listed below gone through the committee process and were approved at the committee level? Mr. Staley responded that yes, each and every one went before committee and was approved unanimously. It was then suggested that Items 3.A – 3.E with the acceptance of the report Item 3.F. be presented for approval. Chairman Ford stated that this was acceptable; therefore Commissioner Jones made an official motion that Items 3.A – 3.E and the acceptance of the report on 3.F be approved.

**ACTION:**

Motion was made by:	Commissioner Jones
Motion was seconded by:	Vice-Chairman Miller
Outcome:	Passed unanimously

**3.A Hampton Creste Apartments-Budget Amendment Grant Acceptance for Renovations. MTW Loan Increase Acceptance for Acquisition and Renovations**

- A. Accept a grant in the amount of \$619,638 for the renovation of Hampton Creste Apartments.
- B. Accept an increase in the CHA MTW loan by \$228,362 for the acquisition and renovation of Hampton Creste Apartments.
- C. Approve an amendment of the Hampton Creste Apartments Development Budget in Horizon Development Properties, Inc.

**3.B Approve Procurement Contract Addendum – Cox & Schepp**

Approve contract addendum for the construction contract to Cox & Schepp by \$285,000 for the unit conversion, general construction & abatement service work at Hampton Creste Apartments.

**3.C Approve Procurement Contract Addendum: BB&M Architecture PLLC**

Approve contract addendum for the procurement of additional services for the Hampton Creste Development Project from BB&M Architecture PLLC for \$26,900.

**3.D Approve Procurement Contract Addendum: Environmental Holding Group**

Approve the procurement addendum for additional services for Woodlawn House Environmental Remediation Project with Environmental Holdings Group (EHG) for \$95,153.

**3.E Budget Amendment: Horizon Development Properties, Inc.**

Approve an amendment of the Horizon Development Properties, Inc. budget for the fiscal year ending March 31, 2011.

**3.F Horizon Development Properties, Inc. Collection Loss Report for the Quarter Ended 9/30/10.**

Approve the write-off of \$13,150.92 in accounts receivable due to collection losses for tenants vacated through 06/30/10.

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Commissioner Jones then made a motion to adjourn this meeting to reconvene the CHA regular Board meeting. Seconded by: Commissioner Moore; Outcome: passed unanimously. Additionally a motion was made by: Commissioner Jones to go into Executive Session to discuss legal matters. Motion was seconded by: Commissioner Moore; outcome: passed unanimously.

Minutes respectfully prepared by:

Barbara G. Porter