

**CRHA Redevelopment Committee Meeting Minutes**  
**August 12, 2008**  
**South First St. Community Center**

Present: Joy Johnson, Karen Waters, Dave Norris, Edith Good, Kathy Galvin, Alex Gulotta, Jason Halbert, Justin Walton, Bob Stevens, Peter Loach, David Neuman, Noah Schwartz, Amy Kilroy

**Summary of topics/action items discussed:**

1. Staff update on current projects –
  - RFP
  - “Big picture”
  - Binder
  - Resident training program
  - Field Trips
2. Meeting Date/Time
3. Resident Bill of Rights

**Recommendations:**

- Meeting Dates to remain the second Tuesday of each month. Time to change to 10:00AM for all meetings.

**Minutes:**

- Meeting began with a round of introductions for everyone at the table. Justin Walton, new member of the committee, was introduced.
- Minutes of the July 8 meeting were reviewed and approved.
- Amy gave a brief update on staff activities:
  1. The RFP for Master Planning was finalized and posted on Thursday, August 7. It was posted in the Daily Progress and direct mailed to 30 potential vendors.
    - Approximately 10 additional RFP’s have been requested and distributed.
    - The posting has also been sent to two national planning organizations for listing on their websites. The Charlottesville Community Design Center has also agreed to distribute the posting on their listserv.
  2. Amy reported that the dates originally discussed for the RFP have changed due to the late approval and distribution of the RFP.
    - The pre-bid conference has been moved to August 26 from 1-4 PM
    - Proposals are due September 18
    - Proposals will be distributed to the Review Team on September 24
    - Proposal reviews will be due back to staff on October 14.
    - Amy will send a complete set of revised dates to committee members.
  3. Amy presented binders for each committee member. Binders include a collection of agency information including demographic and unit data points; site details and maps; and committee minutes.
    - Amy was asked to add a unit summary page
    - Amy was asked if she could track down the subsidized unit inventory being put together by various housing groups. That information, limited or not, should be included in the binder.
    - Amy was asked if she could include an executive summary of the Market Study commissioned by TJPDC in Fall of 2006.

4. Amy reported that resident training was being re-scheduled as RFP dates had changed. She reported that from what was suggested at the last meeting, staff will include smaller group meetings to the schedule.
  - Commissioner Johnson expressed concern about reaching residents who don't participate in group activities. Amy stated that door knocking is still part of the plan.
5. Amy reported that she was still investigating potential sites to visit to learn more about good redevelopment projects. At this point, she was suggested a visit to Louisville and Raleigh.
  - She suggested that the committee form a sub-committee to make the visits and report back to the group.
  - It was suggested that upwards of 20 residents be included in the visits.
  - Amy asked that committee members suggest what they'd like to accomplish by making the site visits so that an effective agenda could be developed. It was suggested that;
    - An opportunity for residents to learn more about committee members and the redevelopment process
    - How resident associations interacted with redevelopment process
    - Did residents feel they were included?
    - How did financial model work?
    - What did relocation look like?
    - Use the design elements as points of inquiry
  - David Neuman noted that scale might be an issue in looking at Louisville and Raleigh as they are much bigger cities with different issues, resources, etc.
  - Amy will send out additional information about each site as it is ready for review
- Commissioner Norris asked if the meeting dates and times should be adjusted to allow better access for residents.
  - After some discussion, the committee agreed to move the meeting to 10:00 AM each second Tuesday of the month.
- Alex Gulotta presented a Resident Bill of Rights, sponsored by the Public Housing Association of Residents (PHAR).
  - PHAR is asking for the committee to review the document and consider a recommendation to the Board of Commissioners to adopt it. Once adopted by CRHA, it will be presented to City Council for consideration.
  - There was discussion about guaranteeing like-kind unit replacement as it could limit agency options in developing a plan to address future housing needs. Alex suggested that this guarantee is only for the first 376 units, with the unit size of any additional units being up for discussion.
  - There was discussion about guaranteeing that new units will be built before residents are relocated from existing units. Several committee members suggested that this could drive the cost of the project up dramatically as well as complicate redevelopment logistics. Alex stated that the concern driving this item was that residents would be temporarily relocated, their existing units demolished, and no replacement units built. These issues would be re-addressed by PHAR.
  - A revised Residents Bill of Rights will be brought to the committee in September.

There being no other business, the meeting was adjourned. Next meeting is Tuesday, September 9, 2008 at 10:00am in the South First St. Community Center.