

**CRHA Redevelopment Committee Meeting Minutes**  
**November 11, 2008**  
**South First St. Community Center**

Present: Emily Dreyfus, Jason Halbert, Karen Waters, Karen Shepard, Deirdre Gilmore, Justin Walton, Latita Owens, Wende Marshall, Alex Gulotta, Edith Good, Dave Norris, Joy Johnson, John Conover, Noah Schwartz, Allyson Davies, Amy Kilroy

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

1. Staff update on current projects –
  - RFP – review update
  - Resident outreach
  - Trips to visit other redeveloped Housing Authorities
  - Youth initiative for Redevelopment
2. Third Draft of the Resident Bill of Rights

**Recommendations:**

- A new draft of the Resident Bill of Rights will be sent back to PHAR for comment and will then be sent on to the full Board for adoption.

**Minutes:**

- Meeting began with a round of introductions for everyone at the table.
- Minutes of the October 14<sup>th</sup> meeting were reviewed and approved.
- Amy gave a brief update on staff activities:
  1. RFP review update – Scores from the Technical Evaluation Team are due Friday, Nov. 14<sup>th</sup> and Noah will set the Competitive Range to determine which firms will be invited to join us for interviews. Dates for interviews are set for Wednesday, December 11<sup>th</sup> and Thursday, December 12<sup>th</sup>. More details will be released after the Competitive Range has been set. Recruiting will begin for the residents who will join the Community Evaluation Team.
  2. Resident outreach on redevelopment – Two outreach updates: Staff is working on a resident survey with Wende. Will hope to have it ready for the next round of rent statements, otherwise will be sent out separately. Amy will be flyering door-to-door to help advertise about the upcoming field trips and the recruitment for interview process.

Any suggestions for additional methods will continue to be welcome.
  3. Trips to visit other redeveloped housing authorities – Staff is having difficulty nailing down a date to go to Raleigh due to communication lags with the Raleigh staff. Chances are we will still visit Raleigh at some point, but they might not be the first trip we make. Field trips will more than likely start after the new year. Plan B will be to revisit the list of other Housing Authorities that have done redevelopment and start looking for a closer example to take our group to.

Suggestions of other Housing Authority projects to look into included: Greenville, SC; Dovecourt and Gilpin in Richmond, VA. We will look to evaluate both the process and final product of their redevelopment efforts.

The list of residents that has already signed up will be carried over into whichever trip we end up taking first. Updates on the trip status continue to be distributed through the monthly newsletter.

4. Youth Initiative & Redevelopment – Two committee members, Joy Johnson and Kathy Galvin, have been talking about the idea of creating ways for our middle-school and high-school youth to get involved with the redevelopment efforts. A meeting will be held on Wednesday, Nov. 12<sup>th</sup> to begin brainstorming ideas. More details on the progress of this initiative will be forwarded to the full committee as they are ready.
- Resident Bill of Rights – Discussion of the Bill of Rights began with a presentation by Allyson Davies, Deputy City Attorney, of a memo she had prepared discussing the Board’s concerns with this document. Summary of her comments includes: there is no reason the Board could not adopt a resolution which recognizes the Resident Bill of Rights. It would not be binding as a contract. If the Board wanted to make changes to the document in the future it could do so after discussion with representatives from PHAR/Legal Aid and then passing another resolution.

Dave Norris handed out the next draft of the Bill of Rights, incorporating comments received during the September Board meeting and comments received from Board members since that meeting. Dave walked the group through the changes that have been made since the previous draft.

- The introduction section has been added
- #6 was directly in conflict with #9, so Dave has suggested removing #6 entirely
- There was also a substantive issue with #10 so the language has been changed

Comments about the new draft are as follows:

1. There is a concern about removing #6 because it opens the possibility of CRHA providing lousy secondary housing during redevelopment/relocation. This concern was addressed by changing the language in #9 to include the omitted phrase and a clause about replacement units being “units of equal or greater quality than existing units.”
2. There is a concern about not being able to temporarily house all of our relocated residents on our properties. Depending on how many units we have available and how many families we are relocating in a particular phase, some families may need to be temporarily housed off-site, however, with the language drafted in #1 above, the quality of those off-site units will be guaranteed. The clause about “no more than 12 months” will remain intact.
3. Further discussion was held about replacing existing units with “like kind” units – our existing families and their needs will be the top priority. Committee members want to make sure we are not replacing old units with ones that do not meet our current needs. It was also mentioned that our list of “existing families” is continuously changing and that we should choose a date in time from which we will finalize that list of families to serve. It

was commented that we will have the similar types of units when we are finished with redevelopment but that they might be located on different sites than they are now.

4. Instead of a “market analysis” we will have the consultants work with us on a “needs analysis” to better address the types of information that we are looking for. We want to look at “the needs of current and future public housing eligible families.”
5. A question was asked about how we are handling the current vacancies and the transfer list. Staff commented that both are being addressed independently of redevelopment. CRHA will not wait on filling vacancies nor moving ahead with the transfer list in order to wait for redevelopment to progress. Several committee members would like to see documentation of who and how many families are getting transferred.
6. A question was asked about how homeownership will play into redevelopment and how CRHA will address the issue of homeownership. Residents that currently live in public housing may wish to consider homeownership instead of returning to public housing. They need to be connected early on to resources in the community which can help them prepare to enter into homeownership opportunities such as maintenance skills and credit clean-up.

Want to make sure that if a family considers homeownership that they are not forfeiting their right-to-return in case their closing doesn't happen. Staff assured that this would not be the case. Families would remain in public housing until their closing took place, so they would not lose their spot.

The upcoming Community Land Trust and Transitional Housing models such as Rent-to-Own programs were also mentioned as part of the discussion. The Piedmont Housing Alliance's Stepping Stones program was mentioned as a local example of a program which provides families with a safety net.

These changes will be brought back to PHAR for review and comment, and then the new draft can go to the Board for further discussion and approval.

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