

CRHA Deputy ED Report
For October 25, 2021, Board of Commissioners Meeting
Prepared by Kathleen Glenn-Matthews on 10/20/2021

I. Redevelopment

- A.** Our new Redevelopment Coordinator Brandon Collins hit the ground running. He will be primarily focused on resident engagement with redevelopment and the parallel track. His report is attached. The search continues for the Modernization Manager.
- B.** At the 9.20.21 City Council Meeting was a resolution updating Council on the CRHA's creation of new corporate entities for each of the properties that will be redeveloped. Jeff Myers (VCDC) who has been assisting us presented details of the complex financing arrangements involved. This was approved. Please see attached.
- C. Crescent Halls:**
 - 1. Owner/Architect/Contractor Meetings continue twice a month
 - 2. Monthly neighborhood update meetings between GMA/MH w/Crescent Halls residents—focusing on issues specific to the construction process –focused on residents' concerns in neighborhood.
- D. South 1st Street:**
 - 1. SFS P1
 - a. Owner/Architect/Contractor Meetings continue twice a month
 - b. Monthly neighborhood update meetings between GMA/MH w/Crescent Halls residents—focusing on issues specific to the construction process –focused on residents' concerns in neighborhood. Most of our meetings have primarily been attended by neighborhood youth.
- E. SFS P2:**
 - 1. BRW has not met in a while with SFS resident planners and said they are working on finalizing things and individual reach out to planners as questions arise. They let us know last month that they are running a little behind and are going to need more sessions than originally planned.
 - 2. Getting close to having Section 18/demo-dispo submission to SAC (special applications center) as it is currently with HUD field office.
- F. 6th Street:**
 - 1. 6th Street Sunday Resident Planner Meetings continue with designs on an elevator building with greenspace, ½ court for basketball and play area. Residents advocated to have secure parking underneath with fob entry.
 - 2. Conversations have begun about being mindful so these plans can tie in with Master Planning for entire site. Discussions are also in place with contractor G&P about this process.
- G. Relocation:** A Relocation Coordinator has been hired! Relocation Assessment Team meeting continue to be hosted on the 3rd Monday of each month. This process will be continued through the end of the month as the new property brings their units online. Housing staff are working diligently to ensure all aspects of the move is as smooth as possible for the residents and will continue to work with them post move until they are comfortable with their new home and the changes that come with a move.
 - 1. CRHA staff will be setting up meetings at SFS to discuss relocation planning for Phase II.

- H. Conversations continue about impacts to bus stops with relocation at CH and SFS. This conversation will continue as more research is done on options to improve bus stops and services through federal funding applications and exploring options of increased city CAT funds at Crescent Halls, without taking away safety and convenience.
- I. Redevelopment Admin Committee continues meeting monthly.
- J. Section 3
 1. New policy and forms in place after being approved at last month's meeting.
 2. Section 3 Advisory committee continues to meet on the third Friday of each month at 2:30pm. The committee is helping with outreach, linking program opportunities and working on Action Plan.
 3. Still waiting to hear back from Economic Development to work with us on MOU.
 4. Standing Monthly Section 3 contractor meeting with Breeden and GMA (see attached).
 5. Continue meeting with VCW Piedmont to see how we can better integrate services into CRHA Neighborhoods.
 6. Met with UVA Occupational Services and working to build partnership with their programs.
 7. Continue meeting with Network 2 Work, Goodwill and WIOA programs to work on bringing services back into the community.
 8. Continue pursuing opportunities for resident trainings, funding and supports to overcome barriers to employment. One current barrier is that we have been told workers at CH need abatement training, so we are working to find a way to set this up.
 9. Looking for other opportunities to have interns or perhaps JobCorps staff.

II. Grants/Development

- A. Non-Profit Development- BOC will be doing some work sessions soon. Some areas to consider are Resident Services, FSS, Homeownership and ability to apply for HUD 202 grants. Consul has applied for 501c3 status.
- B. PPP- Spenddown this month and then will apply for forgiveness.
- C. We continue to explore ways to fundraise for Rental Assistance Fund and welcome board ideas. This will benefit greatly by formation of Nonprofit.
- D. CACF-
 1. Continue working with PMT group on increasing partnership with City, PHAR, Residents, and CRHA. We have finalized our contract which includes assistance for funding for Redevelopment Coordinator position for one year.
 2. We have also applied for Enriching Communities and BAMA grant programs for some Section 3 funding and are awaiting results.
- E. CDBG CV 3funding for Eviction Prevention program for Housing Stability Coordinator continues.
- F. Exploring other options and partnerships.

III. Emergency Operating Plan Draft- Continue work on preparing emergency plans or disaster response plans to prepare staff and tenant households for emergencies.

- A. Management Team Working on Action Items.
- B. Has had some changes to accommodate redevelopment.
- C. Draft is being reviewed by Fire Chief
- D. Then will be going to either Maintenance and or Safety Committee
- E. Once finalized, annual trainings and reevaluations of the plan will be put in place for staff and residents.

IV. Annual/Five Year Plan(s)

1. Work continues on the 2022- 2023 CRHA Annual Plan. Please see attached notes.
2. Will continue to give quarterly updates on progress.
3. **Board members can view the current HUD approved five year and 2021- 2022 Annual Plan at the CRHA website at this link: <http://www.cvillerha.com/key-documents/>**
4. If any BOC members would like a paper copy, please reach out to matthewsk@cvillerha.com.

V. Resident Services-

- A. These meetings are the second Tuesday of every month at 1pm. Please see attached meeting notes.
- B. The subcommittee of this group for Neighborhood Crisis Intervention planning has been meeting monthly. Please see attached report.
- C. Continue to serve on Region Ten's Community Based Recovery and Support Advisory Team which meets monthly and has been focusing on rotating monthly events at sites.
- D. Continue to meet quarterly with Westhaven Clinic Steering Committee
- E. Continue to attend regular CRHA Safety Committee meetings
- F. Please see attached grant opportunity for CRHA youth.

VI. Partnership Engagement

- A. Continue to have the opportunity to serve on PHAR Advisory Council.
- B. Attend Weekly PHAR and CRHA team meetings
- C. Attend monthly CHAACH meetings with other local housing providers and work on projects to benefit low-income community.
- D. Continue with PMT
- E. Quarterly Strategic Partnership Meetings with Piedmont Area Workforce
- F. Monthly Housing Director's Meeting with TJPDC

CRHA Monthly Section 3 Meetings with Contractors

October 19, 2021

<https://zoom.us/j/92636458544?pwd=dkpISStxSjN2YVNiaHFVb1p5Y3VDZz099>

One tap mobile: +13126266799,,92636458544#, Dial-in: +1 312 626 6799 Meeting ID: 926 3645 8544

REMINDER: THIS MEETING IS RECORDED AS PART OF THE REDEVELOPMENT RECORDS

- I. Welcome! In attendance: Joy Johnson, Brandon Collins, Korbin Bordonie, Jessica Voss, Joe Riley, Kelsey Jones and Kathleen Glenn-Matthews
- II. Updates and upcoming events such as job fairs:
 - A. CRHA- Working on assisting residents apply for local jobs. Looking for career path opportunities. Working with UVA to partner with Occupational Services. Reached out to city for MOU. Have S3 Advisory team. CRHA is still hiring temp staff for site jobs often seasonal. Network2 Work doing a better job according to residents.
 - B. Breeden- Have started early stages of setting. Up a job fair. Have a staff who is going to transition to help with S3 and help get this off the ground and will connect with Joy. Gola to have as many subs as possible come with as many jobs as they have and get list of people to them as future openings come. Goal by end of year. Think flooring sub qualifies as S3 company and working on paperwork. Will also have future opportunities when doing punch outs on apartments.
 - C. GMA/MH- In process of onboarding one individual and another PT person. When Cornelius comes, they will have more details. Coming today.
- III. Other: Will be setting up some prevailing wage meetings on site soon. With holidays coming up it would be good if we could do something nice for residents if anyone has ideas. Jessica will talk internally and see what they can do. Ideas: turkeys, food baskets, etc. Want to support residents who had to temporarily move out of CH as well.

Next Meeting: **November 16, 2021**

Thanks for Coming!

CRHA Resident Services Committee

October 12, 2021, 1pm

Via Zoom: <https://zoom.us/j/95147780948?pwd=YUEXymZCOVBQUkQ3cy9zZ1NVYkg2UT09,+13126266799,,95147780948#>

JUST A REMINDER THESE MEETINGS ARE RECORDED SO WE CAN SHARE THEM WITH FOLKS WHO CAN NOT MAKE IT

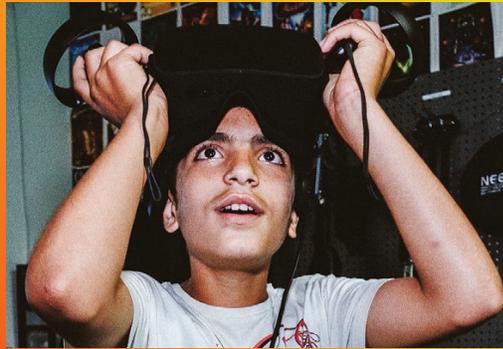
- I. Welcome! In attendance: Ashley Freeman, Rebecca Kendall, Roxanne Jones, Tricia Howell, Betty Sharp, Russell Ray, Sue Moffet, Perpetue Moubossy, Ashley Lam, Kelsey Jones, Joy Jones, Claudette Green, Sherrika Nowell- Green, Melinda Hite, Sharon Veith, Aiyanna Marcus, Maddy Green and Kathleen Glenn-Matthews
- II. Presentation following request from group from:
 - A. Tricia Howell- Recruitment and Retention Coordinator, with Computers4Kids- Will send flyer for us to share
 - B. Ronald W. Phillips- Program Manager with Region Ten will give the group of overview of RT Mental Health Case Management Programs- very busy and working towards pre-COVID days of same day access. Having a hard time getting people to apply for positions. Will send some sheets with resources. He is always available if folks have follow-up questions.
- III. Resident Feedback- group was really quiet and had no feedback. We said we would try to give an update at the next meeting about the Crisis Intervention group.

Thanks for coming!

Next Meeting: Tuesday, November 9, 2021 at 1pm via Zoom:

<https://zoom.us/j/95147780948?pwd=YUEXymZCOVBQUkQ3cy9zZ1NVYkg2UT09,+13126266799,,95147780948#>

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Contact Info:

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Website: c4kclubhouse.org



CRHA Neighborhood Crisis Intervention Team

October 18, 2021, 11:30am Virtual Meeting

<https://zoom.us/j/99668911556?pwd=TKw4UEY0QjYra0V5UVR5QkxKck13QT09>

One tap mobile: +13126266799,,99668911556#, Dial-in: +1 312 626 6799

Meeting ID: 996 6891 1556. Passcode: 211381

- I. In attendance: Neta Davis, Todd Niemeier, Aiyana Marcus, April Oliver, Cecilia Barber, Courtney Brown, Joy Johns, Claudette Greene, Kelcee Jones, Kelly Logan, Melinda Hite, Melvin Wingate, Perpetue Moubossy, Sherricka Nowell-Greene and Kathleen Glenn-Matthews

- II. Updates from group:
Region Ten follow up to questions at last meeting from Neta:
 - A. *Do people get turned away from region Ten "RT" if they can't pay?*
RT leadership team said people in general are not turned away, but a few exceptions are:
 1. If they come for ASAP (DUI with James River ASAP) ASAP defines payments, they need to make. If they want it to count towards getting license back ASAP determines what that will look like throughout their contract with RT.
 2. Anger management class through courts has its own fee structure based on contract.
 3. Drug treatment court program. Operates in partnership with OAR and can look at policy as sometimes people with a large bill have to pay to graduate. Sliding scale fee through VA Code. Lowest is \$15 a session and if people cannot pay, they can work with a financial person.

*If we run into individuals with payment challenges, Neta offered to be a contact they could reach out to and ask her to investigate it and if possible, get a release. Some follow up:

 - Talk more about helping folks in drug court who can't pay. We know a good number of them come from our communities and are self-medication due to some trauma.
 - Drug Court had rule due to research showing paying something showed higher investment. Sometimes individual may need help with paperwork and making sure staff know their situation especially if they have lots of classes and need to be switched to monthly sliding fee.
 - B. *How come people who are mentally ill without Medicaid can't get Mental Health Skill Building Services "MHSS"?*
 1. Some services that Medicaid reimburses for are not sufficient to support the service AND allow for self-pay individuals to receive the service.. MHSS is one of those services. RT is struggling to establish capacity and keep service when everyone is billing Medicaid and it is the only insurance that pays for it which is also why they can't open to people who don't have Medicaid as it would be cost prohibitive. Also not taking any more consumers as they don't have staff.
 2. *Can RT refer out or give some other alternative resource?* Individuals without Medicaid might qualify for case management as R10 can serve 30% of folks without Medicaid in case management. There are other service providers and whether they have reduced self-pay they can ask. In case management reimbursement is higher which allows them to take on a few folks who can't pay.
 3. *Can RT put together a resource list for folks that don't qualify so they aren't dropped and unserved?* So, we can offer resource. RT is working on how to offer non-billable (free) services on the front end or places to get sources such as groups. (Front end supportive ongoing non treatment which can be offered for free). RT is recruiting to fill this position. Will come back to group and keep us updated. Also hoping Deidre, Melvin and Micelah will keep us updated on any progress.

- C. Still gaping hole for people who need services. What is the alternative for people in crisis? If in crisis they should be able to still get services. Creating a more formalized place to get these resources so people don't have to be in crisis to get these services. We also want to discuss how it will look when it comes into the community and way to assess if it is working. Also, folks falling through cracks as they do have services but are not getting follow up from CSB. RT struggling with workforce and many open positions in case management
1. VA has a plan on how they want us to do community-based crisis response. Plan is long term and broken into many pieces while also pushing regional response. Movement of systems that would allow for funding and staffing has a very slow timeline and not up to CSB. They are on committees and regions and state all work on separately. Leaving an enormous gap that always was there. Wanting to do the right thing without permission, community plan or funding to have a humane crisis response without police so citizens are served in a way we agree is the right way to do it.
 2. All services RT provides I defined by licensure at dept licensing office. What they do and training has limitations from this. So, sending out CM to do crisis intervention is against their licensing. They are stuck with how licensing defines services that creates job descriptions. There are. Allot of things they can't have peer doing as there are services State of VA requires degrees and certification for. RT is audited heavy on this. Concern about CM managing clients they have not heard from so needing to reach out to peers on wellness checks or any community updates.
 3. Ways to respond to community crisis not tied into state. Cecilia showed Oregon system that has van that shows up with mobile system. Can we define scope of what RT can do and can we shine light on gaps and focus on how to fill these and not let this stop us?
<https://podcasts.apple.com/us/podcast/today-explained/id1346207297?i=1000528283279>
 4. City also in crisis and needing to hear what we need. Group with Council and how is it connected to what we are talking about? Imagine a Just Cville appointed by council to figure out crisis continuum (ED RT), also Marcus Alert group from city- (Lori Wood RT)
 5. Are there some barriers we need to be breaking down or asking Creigh Deeds or Sally Hutson to help? Who are the people we need to be talking to so we can get to non-traditional solutions? City funds are depending on what they allocated however many years ago and what they choose to prioritize with RT projects over last 30- 40 years. (Asked Neda to see if she can provide information on what funding RT gets from city and what it is assigned to) RT budget around \$36M most from Medicaid. When bill Medicaid just like any insurance company on state level with MCOs of Medicaid. They have been talking about VA going to an outcome-based system for over a decade so that quality assurance has not move din yet. They want to move that way but would need Medicaid MCOs to move to that.

III. What's next?

- A. Todd asked if this group could design something and propose it and ask how we can fund this bringing to power brokers? Now we know what is missing what do we want and how do we go about getting it. Group seemed to support going forward with this.
1. Aiyanna said CACF is also interested in this work and happy to be part of any conversations as they are also already working with many of the team partners. Maybe apply to CACF to apply for planning grant process for proposal how to involve residents an compensate people for their time. CACF is looking at ways to reimagine grant making that can be more responsive versus regular grant cycle so maybe this could be a pilot and she can touch base with foundation about opportunities to access resources. Work important and show evidence to support it.

2. April mentioned concern of people making decisions about a community that they are even hanging out in after hours won't be affective in the end. Group committed to getting residents involved and having a resident led process to include compensation to residents involved.
- B. Smaller group meeting with Deidre, Marne, Todd, April, Melinda, Joy and Kathleen to drill down on gaps.
 - C. Ideas for next meeting:
 - Follow up with case management group of how process works for someone going into crisis and how they can link with peer supports.
 - Work on outreach for resident-led design of pilot program.
 - Continue to brainstorm on ways to fund crisis response that is not tied up with state
 - See if Myra can come talk to us about peer support initiative they are working on
 - Look for ways to get Creigh Deeds and Sally Hutson involved.
 - Add Anna Mendez to invite list
 - Follow up with RT on what funding they get from city and what it is assigned to
 - Circle back to mission and goals:
<https://docs.google.com/document/d/1YzNbp4Ody7GKOFztDMnUGyc8Qt-xkg1AIDABS6TYwlg/edit>

Next meeting November 15, 2021

Thanks for being here!

CRHA FY 2022- 2023 Annual Plan Drafting Meeting with RAB

October 20, 2021, 5pm Zoom Meeting:

<https://zoom.us/j/99979139976?pwd=Yi9XemtqMnAzMW1uRkQwY0Y5dkk3Zz09>

One tap mobile: +13017158592,,99979139976# , Dial-in: +1 301 715 8592

Meeting ID: 999 7913 9976 Passcode: 450936

- I. Welcome and Introductions. In attendance: Dr. A'Lelia Henry (BOC), Joy Johnson (RAB), Ashley Freeman (RAB), Consuela Knight (CRHA), Katrina Cooper (RAB), Kelcee Jones (PHAR), Melinda Hite (CRHA), John Sales (CRHA), Moriah Wilkins (LAJC) and Kathleen Glenn-Matthews (CRHA)
- II. Updates:
 - A. CRHA staff presented final draft to RAB in shared google doc 10/4/21.
 1. CRHA worked with HUD guidance on a few areas that have changed this year.
 - a. Section B1 Revision of Existing Plan Elements under the checked box for Operations and Management listed: *CRHA's Housing Choice Voucher Administrative Plan is being amended to include the option of Triennial Reexaminations for households with a fixed source of income. See attachment C3.*
 - b. Section B1 also added a note about the ACOP PHAR and CRHA are currently working on.
 2. Link to the google doc to Jeff Meyers consultant Cody Owens from D3G to give it one more look and make sure we have not missed anything we need to include for redevelopment.
 - B. RAB- Joy: Asked the group to scroll through the document so everyone could see it as we went over each of the RAB questions and requests. Several small edits were made:
 1. Under the Deconcentration of Poverty the word projects has been replaced with communities.
 2. After conversation with staff it was decided to uncheck the box for Units with Approved vacancies for modernization as that is not anticipated.
 3. Where new programs and initiatives such as Rent Café are rolled out it is asked that: Staff will implement training program for staff, PHAR, board and residents
 4. Conversation about removing Single Room Occupancy and focusing on pursuing other options such as Section 202 funding through non profit arm.
 5. Mr. Sales is working on getting the latest draft of the Action Plan with the Recovery Agreement for us to attach.
 6. Mr. Sales noted some updates that needed to occur with the HCV Waitlist attachment and they will work on getting these so we can attach.
 7. Group reviewed goals for HCV Program to seek resources with the Homeownership Program with Down Payment Assistance with VHDA, CBDG funds, Habitat for Humanity and other resources. Also discussed possible homeownership through use of current properties, creation of land trust and acquiring new properties.
 8. Discussed items to be attached once completed such as RAB comments, CRHA response, forms for BOC to sign, resolution, etc.
 9. Went over dates for BOC work session, public meetings, hearing and December BOC meeting.
- III. What's next
 - A. Kathleen will pull shared google doc and make formatting edits as needed
 - B. Public Meetings
 1. Talk about best way to have engagement during COVID times.
 2. Discussion of 45 day posting process:

The Charlottesville Redevelopment & Housing Authority (CRHA) will hold a Public Hearing regarding the 2022 Annual Plan, as required by HUD under Section 511 of the Quality Housing and Work Responsibility Act of 1998. Due to the COVID-19 pandemic, the public hearing will be held via an electronic meeting

platform, Zoom, on Monday December 20, 2021, at 5:00PM. Members of the public may participate by computer, tablet, or phone. Details for accessing this meeting will be included on CRHA's website. Individuals who need access to a printed copy of the plan may do so by emailing matthewsk@cvilleerha.com or calling 434-326-4672 and asking to set up a time to view or check-out the copy of the draft which is housed at 1000 South First Street, Charlottesville, VA. Written comments will be accepted through December 10, 2021 and should be submitted to Kathleen Glenn-Matthews, Deputy Executive Director, PO Box 1405, Charlottesville VA 22902 or via email to matthewsk@cvilleerha.com.

3. Volunteers to help with public meetings
 - a. 5pm Thursday, November 11, 2021- CRHA BOC work session
 - b. 4pm Wednesday, November 17, 2021- Public Meeting
 - c. 5pm Wednesday, November 17, 2021- Public Meeting

IV. Timetable (Just keeping it on all our radar)

- A. Annual Plan due 75 days prior to the PHA's Fiscal Year Beginning. Goal to have final draft posted around 10/25
- B. Public Meetings and hearing before December Board of Commissioner meeting which is usually a week early due to the holidays (estimated 12/20/21)
- C. CRHA needs to submit Plan with attachments, signed docs and BOC resolution to HUD by 1/15/2022

V. Other- Will BOC Meeting follow hearing on 12/20?

VI. Item(s) for our next meeting

- Planning for public Hearing on Monday, December 20, 2021, at 5:00PM.

Thanks for being here! Next meeting: 5pm November 17th