

**CRHA Deputy ED Report**  
**For September 27, 2021, Board of Commissioners Meeting**  
**Prepared by Kathleen Glenn-Matthews on 9/21/2021**

**I. Redevelopment**

- A.** We have hired a Redevelopment Coordinator who is a familiar face- Brandon Collins. We are excited for Brandon to start on 10/4/21 and he will be primarily focused on resident engagement with redevelopment and the parallel track. The search continues for the Modernization Manager and Relocation Coordinators.
- 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.
  - 3. Site plan amendment we submitted mid-November 2020 is almost through. We are just about finished everything including paying state for coverage for storm water permit. Scheduled pre- construction meeting with city this week to get them to issue land disturbing permit and lift stop work order on outside area. Will allow us to do temporary provisions and have GMA utilize storage areas.
  - 4. With reduced occupancy in building (as of today 30 families left) and the remainder looking at utilizing temporary relocation vouchers, we will be thinking about waiting on building any temporary resident outdoor structures and saving the funds to build permanent gazebo in circle with ADA graded sidewalk once they return.
  - 5. Turning over entire west end of CH to GMA/MH as soon as final cleanout and pest treatment completed. So far have turned over one, two, seven and eight. Has been delayed due to challenges getting pest treatment scheduled.
  - 6. With all the challenges the current new substantial completion date is January 4, 2023. We are hoping once whole building is vacated that some time may be saved and the date moved up.
  - 7. Still negotiating with insurance companies over great expenses incurred by flood in the building.
  - 8. Cornelius coming to Charlottesville for a few days around the end of the month to talk about all of this and the change orders. Change orders: low-voltage system by entrance more than budgeted, different fan cooler units needed to fit in drywall soffit, recent choice to replace riser pipes, upgraded kitchen light fixture residents approved, residents choose to remove doors to enclose breezeway, repairing rusted studs when found, abating mold that was found and replacing drywall and insulation.

9. Big decision item around replacing all or some sheetrock pending further checks on water damage and mold on two- six. Hoping the studies will not require total replacement. If they do have to remove all per VA Housing, we would have to look at a complete upgrade of all walls which would have thicker walls and would remove about four inches in rooms that are already tight. If we do end up having to remove, upgrade and replace it all it will be a considerable change order. Either way health and safety will be first and they are having the environmental consultant TGL look at all areas.
  10. New mechanical systems are sized to model insulation values of interior walls, updated windows and roof. Units will have individual controlled thermostat and fan coil unit (for hot or cold water to run through and then blows across the coil). This will also provide better de-humidification.
  11. Units will be all electric with no gas appliances. The heating system will be on emergency power with generator. This generator will not be in this winter but next.
  12. GMA re-sourcing cabinets to ones that match what residents chose that also meet VA Housing thickness standards as the ones they proposed did not aesthetically match shaker style residents picked.
- D. South 1<sup>st</sup> 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.
    - c. Encourage you to drive by. Building two has ordered roof joists and will be bringing in a crane this week. Working on exterior wall and window mock-up so we can have VA Housing review. Collin Arnold (architect working on it) Building one framing close behind as it will be community resource center and some apartments.
    - d. Big issue is that there is no work on building three until we can close the sediment pond where the building goes. Have been working with city on site plan amendment process they can approve. Taking a while specially as it involves change in the limits of disturbance which is state regulated to replace the existing storm sewer ENS (erosion and sediment control) and storm water management plan. It was not where it was initially shown under the survey. Under new regulations for Dominion to bring power it must also go under Phase I of disturbance and the city asked us to put this all together. City came back several weeks later and said we had to dig up public utilities in right of way, locate, survey, elevation and then resubmit all of which has put site work on hold in critical path. Once it gets started on balance if site work, we will look at ways to try and recover time on critical path. Breeden has also had some supply change issues (as have many contractors due to COVID challenges). But they have been working through most of the issues.
    - e. Breeden has turned in all interior color samples (that match VA Housing requirements) to Pye Interiors (design sub-contractor). Pye will be working on three color schemes to show to SFS Resident planners to make a choice for the interior color palette most likely week of 10/11. At that point all interior materials can be released and ordered. Will be working on ways to engage neighborhood ASAP.

- f. Items that currently impact SFS budget: storm sewer change order pricing, ENS changes with Dominion Power. We have been told this is the first time this has had to happen in Charlottesville (due to state regs) so everyone is in new territory. This will also involve a charge from Dominion to bring power underground at SFS. We are hoping to be able to charge some to Phase II as it will also serve that phase once connected which will help us stay more on budget.
  - g. Conversations are still happening with the city about our water meters. The city is making us do a separate one for the community resource center which will bump up fees. We are hoping city can help us with this additional request they gave us as it was unbudgeted.
  - h. New Deputy City Manager Sam Sanders accepted our invitation and visited both redevelopment sites with me during the VA Housing site visit and had the opportunity to see the site amendment challenge area. Alex Ikefuna, who is now heading the new city department of Community Solutions, has also been reaching out to check on the status of the amendment to help us get back on track.
- 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. 6<sup>th</sup> Street:**
- 1. 6<sup>th</sup> 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:** Relocation Assessment Team meeting continue to be hosted on the 3<sup>rd</sup> 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. On 9.16.21 CRHA's Housing Choice Voucher "HCV" and Public Housing staff met with all CH residents who are still living in the building. PH team delivered a notice to residents about process of completing eligibility packet to transition to the tenant protection vouchers. HCV reviewed packet the residents would complete for program. Staff met with residents to talk about setting up one on one meetings to do paperwork and help with relocation through reaching out to landlords, moving, etc. HCV staff talked about utility allowances. PH and HCV staff are reaching out to landlords to ask that they help make units more affordable as current payment standard for one bedroom is \$1,177. Looking for 30 additional housing options.
  - 2. Currently staffed by Housing Manager with assistance from Asset Managers until Relocation Coordinator can be hired.

3. Due to a water main leak on June 22, 2021, many changes have had to be made to the relocation plan and final decisions are pending the ability of the rental office to secure alternate housing. CRHA is grateful to PHAR, the city and other community partners for their continued support during this challenging process.
  4. Continued conversations with HUD on how the use of vouchers will need to be applied with the changes in relocation due to flooding.
  5. 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. Please see attached notes.
- J. Section 3**
1. Revised Section 3 policy will be up for review at this month's board meeting. Please see attached policy.
  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 3 funding 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. We have begun working on the 2022- 2023 CRHA Annual Plan. CRHA and RAB met 8/19/21 and 9/15/21. The next meeting will be 10/20/21. The RAB has recommended at this point the CRHA staff get them their final draft to look over and make suggestions to and hopefully we can all have a meeting of minds with edits and then publicly post the final draft for 45 days no later than 10/25/21. The goal is to have the hearing and board resolution presented in the third week of December.
- 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 and met on 9/20/21 with Ashley Marshall, Sena Magill and other community stakeholders. A follow up meeting with Region Ten to discuss an ask for a plan to address emergency response for adults in crisis will be happening this week.
- 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.

CITY OF CHARLOTTESVILLE, VIRGINIA  
CITY COUNCIL AGENDA



Agenda Date:	<b>September 20, 2021</b>
Action Required:	<b>Approval of Resolution</b>
Presenter:	<b>John Sales, Executive Director, Charlottesville Redevelopment and Housing Authority</b>
City Manager Office Contact:	<b>Sam Sanders, Deputy City Manager</b>
Title:	<b>CRHA Proposal to Create Corporations and LLCs</b>

**Background:**

The Charlottesville Redevelopment and Housing Authority's powers and duties are set out within Virginia Code Chapter 36, Chapter 1 (Housing Authorities Law). Pursuant to Va. Code §36-19(12) CRHA is authorized to do the following:

*“With the approval of the local governing body or its designee, to form corporations, partnerships, joint ventures, trusts, or any other legal entity or combination thereof, on its own behalf or with any person or public or private entity.”*

Further, Virginia Code §36-21 specifies that “...no housing authority shall construct or operate any [housing] project for profit...”. Virginia Code §36-25 also states that “An authority may...expend its funds such manner as the authority finds is consistent with the maintenance of the low-rent character of housing projects or the achievement of the purposes of this Housing Authorities Law. Finally, state law provides that “organizations, corporations, or agencies in the Commonwealth supported wholly or principally by public funds [*either City Council's, or CRHA's funds*] are “public bodies” subject to the requirements of the Virginia Freedom of Information Act.

**Discussion:**

CRHA requests City Council's approval of the following legal entities, which are either not yet formed or have previously been formed and activated without prior City Council approval. For each entity, the City Manager's office has requested CRHA's Executive Director to provide detailed responses to several questions. For each entity you are being asked to approve, the Executive Director's answers are provided below.

**Entity 1: South First Phase One, LLC (already exists, State Corporation Commission Registration No. S7989876)**

Q: What housing project is/will be constructed, operated, or financed by this entity?

Executive Director's Response: The name of the housing project to be constructed,

operated and financed by this entity is South First Phase One and it is currently under construction on vacant land adjacent to the existing South First Street public housing development. The project consists of the new construction of 62 one, two and three bedroom apartments in three separate structures.

Q: What legal agreements involving any CRHA funding or property is this entity already a party to, and how does/do the agreement(s) ensure that housing will be provided for households within the lowest tiers of household income?

Executive Director's Response: The CRHA is the "lessor" in a 99 year ground lease to the "lessee" (South First Phase One, LLC) of the improvements being constructed on the property. In exchange for the ground lease, the CRHA holds a promissory note and a subordinate deed of trust in the amount of \$1,100,000, which is the appraised Fair Market Value of the land. Since the property is subject to a Land Use Restriction Agreement from HUD, the transfer of the land and the note and deed of trust had to receive approval from HUD in the context of the property's continued extended use as affordable housing for low and very low income residents. In addition, the CRHA is the conduit for a Federal Home Loan Bank of Atlanta grant to the project. The grant will be made to an FHLB member Bank (Atlantic Union Bank) who will transfer the funds to the lessee, subject to a note and subordinate deed of trust which requires continued affordability for households with incomes at or below 50% of AMI. South First Phase One, LLC also has recorded an Extended Use Agreement against the property in favor of VHDA requiring that residents at the property have incomes no higher than 60% of the AMI. This agreement will remain in effect for 30 years.

Q: How much funding has CRHA provided to this entity, and will CRHA ask City Council for funding that would be transferred to this entity in the future?

Executive Director's Response: Please see the response above. These are the only financial agreements to which the CRHA is directly a party. City Council is already on record for providing a grant of \$1,125,000 for the development of this property through a CRHA instrumentality, the Charlottesville Community Development Corporation (CCDC), and is also on record to provide annually a grant to the CRHA in the equivalent of the difference between the Payment in Lieu of Taxes normally calculated for this property, and the property tax liability.

CRHA intends to request City Council waive water and sewer tap fees for this project.

Q: What annual financial statements and other ongoing reports does CRHA receive?

Executive Director's Response: CRHA's instrumentality, CCDC is the developer of record for the project and participates in the monthly Owner, Architect and Contractor meetings where many construction related items and reports are received and discussed including the monthly pay request from the general contractor. Financial reports from the CRHA's development advisor AHG are received monthly, or as requested. These reports are compiled by a third party accountant, Hantzmon & Wiebel. At the conclusion of construction, a third party auditor, Dooley & Vicars PC will provide a cost certification of the total cost of development. On an annual basis CRHA's instrumentality will receive a third party audit of the property. South First Phase One, LLC has engaged the CRHA to serve as the property manager for this development and therefore CRHA will provide monthly statements of occupancy, and expenses and income to the owner/lessee.

Q: What is purpose/ mission of this entity, that cannot be fulfilled by CRHA itself, under its statutory authority?

Executive Director's Response: The mission of this entity is to serve as the owner/lessee of record of the project known as South First Phase One which will provide affordable housing to very low income citizens of Charlottesville. The use of Low Income Housing Tax Credits as a primary source of finance for this project excludes the CRHA from the direct ownership of the property. The CRHA does not have any liability for paying federal income taxes and therefore cannot take advantage of the low-income housing tax credits. By entering into a limited liability company with other federal income taxpaying entities, namely the Housing Equity Fund of Virginia XXIII, LLC, the low income housing tax credits can be utilized by the taxpaying entities in exchange for their capital investment in the project.

Q: How will this entity contribute to CRHA's resolution of its "troubled status" with HUD?

Executive Director's Response: The completion of South First Phase One will allow CRHA to relocate residents from other obsolescent properties so that those properties can then be demolished and/or redeveloped to current building codes and standards. The more obsolete units that are taken offline and redeveloped, the sooner CRHA will be able to exit its "troubled status" with HUD.

Q: What is the legal relationship/ connection of this entity to CRHA and its governing board?

Executive Director's Response: CRHA is legally connected in multiple ways to this entity and by regulation and resolution, the CRHA's governing board is ultimately responsible for all actions taken on its behalf. As previously described, the CRHA is the landlord of the property through its possession of the ground lease; it is a lender through the promissory notes and deeds of trust securing the leasehold value and FHLB grant. The CRHA is also indirectly connected by virtue of its sole ownership of CCDC, its instrumentality, which serves as the sole member of the Managing Member of the property owner, South First Phase One Management, LLC, and is also a lender.

Q: (Corporation): who are the corporate officers, and who are the directors of the governing board of this entity (corporation), and how are they selected? Do they receive compensation? If so what is the amount of that compensation?

Executive Director's Response: There are no corporate officers nor governing board of South First Phase One, LLC. as it is not a corporation.

Q: (LLC): who are the members and managing members of this entity (LLC)? [If the named members/ managing members are also corporations or LLCs, please identify directors (corporations) and members/ managing members for each]. Do they receive compensation? If so, what is the amount of that compensation?

Executive Director's Response:  
The members of South First Phase One, LLC are South First Phase One Management, LLC (the Managing Member). CRHA directly controls the Managing Member of the Company through its instrumentality, CCDC, which serves as the sole member of the Managing Member. Council is familiar with the governing boards and corporate officers of both CRHA and CCDC as they have both been created through Council resolutions. None of the corporate officers or governing boards of CRHA or CCDC receive compensation for their services.

Housing Equity Fund of Virginia XXIII, L.L.C. serves as the Investor Member of South First Phase One, LLC. The Managing Member of Housing Equity Fund of Virginia XXIII, L.L.C. is the Virginia Housing Capital Corporation.

Virginia Housing Capital Corporation has four Directors and Officers all of whom are employees of VCDC. Bob Newman is President, Christin Armacost is Vice President, Chris Sterling is Secretary and Russ Parrish is Treasurer. None of the Officers or Directors receives compensation for their service.

An instrumentality of VCDC, called VAHM, L.L.C. serves as a Special Investor Member of South First Phase One, LLC. The sole member of VAHM, L.L.C. is the Housing Capital Corporation of Virginia. The Officers and Board of Directors of Housing Capital Corporation of Virginia are as follows: Bob Newman, President; Christin Armacost Vice President; Chris Sterling Secretary; Russ Parrish Treasurer. None of the Officers or Directors receives compensation for their services.

Q: When did CRHA's governing board establish this entity, and have you attached documentation of the resolution or minutes recording the board's vote?

Executive Director's Response: South First Phase One, LLC was established by resolution of the CRHA Board of Commissioners on February 24<sup>th</sup>, 2020.

Q: If the answer to any of the preceding questions is "I don't know", when can you or CRHA provide the answer(s) to City Council?

Executive Director's Response: Not applicable.

Q: Will this entity own/manage this project in perpetuity?

Executive Director's Response: Yes this entity will own South First Phase One in perpetuity unless the Board of Commissioners determines otherwise. CRHA will exercise its right of first refusal and purchase option at the end of the initial compliance period, 15 years from now, and will purchase all of the Member interests.

Q: If not, for what period of time will the project be owned/managed?

Executive Director's Response: In perpetuity.

Q: And if not, how will CRHA recapture ownership/management? And at what cost?

Executive Director's Response: CRHA, through its control of the Managing Member will recapture full ownership of the property by purchasing the Investor and Special Member interests at the end of the initial compliance period. Housing Equity Fund of Virginia XXIII, L.L.C. and VAHM, LLC will relinquish their interests in accord with the Non-Profit Purchase Option and Right of First Refusal that was signed at closing. In practice, Housing Equity Fund and VAHM, LLC will exit the Company for a capital transaction fee of \$20,000.

**Entity 2: South First Phase One Management, LLC (already exists, State Corporation Commission Registration No. S7999362 )**

Q: What housing project is/will be constructed, operated, or financed by this entity?

Executive Director's Response: Please see responses above for South First Phase One, LLC. The answers are the same.

Q: What legal agreements involving any CRHA funding or property is this entity already a party to, and how does/do the agreement(s) ensure that housing will be provided for households within the lowest tiers of household income?

Executive Director's Response: Please see responses above for South First Phase One, LLC. The answers are the same.

Q: How much funding has CRHA provided to this entity, and will CRHA ask City Council for funding that would be transferred to this entity in the future?

Executive Director's Response: Please see responses above for South First Phase One, LLC. The answers are the same.

Q: What annual financial statements and other ongoing reports does CRHA receive?

Executive Director's Response: Please see responses above for South First Phase One, LLC. The answers are the same.

Q: What is purpose/ mission of this entity, that cannot be fulfilled by CRHA itself, under its statutory authority?

Executive Director's Response: Please see responses above for South First Phase One, LLC. The answers are the same.

Q: How will this entity contribute to CRHA's resolution of its "troubled status" with HUD?

Executive Director's Response: Please see responses above for South First Phase One, LLC. The answers are the same.

Q: What is the legal relationship/ connection of this entity to CRHA and its governing board?

Executive Director's Response: Please see responses above for South First Phase One, LLC. The answers are the same.

Q: (Corporation): who are the corporate officers, and who are the directors of the governing board of this entity (corporation), and how are they selected? Do they receive compensation? If so, what is the amount of that compensation?

Executive Director's Response: Please see responses above for South First Phase One, LLC. The answers are the same.

Q: (LLC): who are the members and managing members of this entity (LLC)? [If the named members/ managing members are also corporations or LLCs, please identify directors

(corporations) and members/ managing members for each]. Do they receive compensation? If so what is the amount of that compensation?

Executive Director's Response: CRHA directly controls the Managing Member of the Company through its instrumentality, CCDC, which serves as the sole member of South First Phase One Management, LLC. Council is familiar with the governing boards and corporate officers of both CRHA and CCDC as they have both been created through Council resolutions. None of the corporate officers or governing boards of CRHA or CCDC receive compensation for their services.

Q: When did CRHA's governing board establish this entity, and have you attached documentation of the resolution or minutes recording the board's vote?

Executive Director's Response: February 24, 2020.

Q: If the answer to any of the preceding questions is "I don't know", when can you or CRHA provide the answer(s) to City Council?

Executive Director's Response: This question is not relevant.

Q: Will this entity own/manage this project in perpetuity?

Executive Director's Response: Please see responses above for South First Phase One, LLC.

Q: If not, for what period of time will the project be owned/managed?

Executive Director's Response: Please see responses above for South First Phase One, LLC.

Q: And if not, how will CRHA recapture ownership/management? And at what cost?

Executive Director's Response: Please see responses above for South First Phase One, LLC.

### **Entity 3: South First Phase Two, LLC (already exists, State Corporation Commission Registration No. 11011130 )**

Q: What housing project is/will be constructed, operated, or financed by this entity?

Executive Director's Response: The name of the housing project to be constructed, operated and financed by this entity is South First Phase Two and it will be constructed on the site of the current South First Street public housing development. The project consists of the new construction of 113 one, two, three, four and five bedroom apartments in 21 separate structures.

Q: What legal agreements involving any CRHA funding or property is this entity already a party to, and how does/do the agreement(s) ensure that housing will be provided for households within the lowest tiers of household income?

Executive Director's Response: There are currently no legal agreements in place regarding any CRHA funding or property to which this entity is already a party with the exception of a legal "option to lease" between South First Phase Two LLC and CRHA for the transfer of the property. However, the CRHA intends to enter into the same agreements for funding and transfer of the leasehold value of the property as has been entered into for South First Phase One, LLC.

Q: How much funding has CRHA provided to this entity, and will CRHA ask City Council for funding that would be transferred to this entity in the future?

Executive Director's Response: CRHA has provided no funding to this entity but anticipates that it will receive awards of funding from the City Council and other funders that it will transfer to the entity in the same manner as it has transferred funding for South First Phase One, LLC. CRHA also intends to request that City Council waive the water and sewer tap fees for this property.

Q: What annual financial statements and other ongoing reports does CRHA receive?

Executive Director's Response: Please see responses to South First Phase One, LLC. CRHA expects to receive the same financial statements and other ongoing reports that it will receive for South First Phase One, LLC.

Q: What is purpose/ mission of this entity, that cannot be fulfilled by CRHA itself, under its statutory authority?

Executive Director's Response: Please see the response to this same question above for South First Phase One, LLC. The answer is the same.

Q: How will this entity contribute to CRHA's resolution of its "troubled status" with HUD?

Executive Director's Response: Please see the response to this same question above for South First Phase One, LLC. The answer is the same.

Q: What is the legal relationship/ connection of this entity to CRHA and its governing board?

Executive Director's Response: Please see the response to this same question above for South First Phase One, LLC. The answer is the same.

Q: (Corporation): who are the corporate officers, and who are the directors of the governing board of this entity (corporation), and how are they selected? Do they receive compensation? If so, what is the amount of that compensation?

Executive Director's Response: There are no corporate officers or governing board of South First Phase Two LLC. as it is not a corporation.

Q: (LLC): who are the members and managing members of this entity (LLC)? [If the named members/ managing members are also corporations or LLCs, please identify directors (corporations) and members/ managing members for each]. Do they receive compensation? If so what is the amount of that compensation?

Executive Director's Response: The sole member of South First Two LLC is South First

Phase Two Management LLC (the Managing Member). CRHA directly controls the Managing Member of the Company through its instrumentality, CCDC, which serves as the sole member of the Managing Member. Council is familiar with the governing boards and corporate officers of both CRHA and CCDC as they have both been created through Council resolutions. None of the corporate officers or governing boards of CRHA or CCDC receive compensation for their services.

It is anticipated that prior to the start of construction, the Company will admit Housing Equity Fund of Virginia XXVI, L.L.C as the Investor Member and VAHM, L.L.C. as the Special Investor Member.

The Managing Member of Housing Equity Fund of Virginia XXVI, L.L.C. is the Virginia Housing Capital Corporation.

Virginia Housing Capital Corporation has four Directors and Officers all of whom are employees of VCDC. Bob Newman is President, Christin Armacost is Vice President, Chris Sterling is Secretary and Russ Parrish is Treasurer. None of the Officers or Directors receives compensation for their service.

An instrumentality of VCDC, called VAHM, L.L.C. serves as a Special Investor Member of South First Phase One, LLC. The sole member of VAHM, L.L.C. is the Housing Capital Corporation of Virginia. The Officers and Board of Directors of Housing Capital Corporation of Virginia are as follows: Bob Newman, President; Christin Armacost Vice President; Chris Sterling Secretary; Russ Parrish Treasurer. None of the Officers or Directors receives compensation for their services.

Q: When did CRHA's governing board establish this entity, and have you attached documentation of the resolution or minutes recording the board's vote?

Executive Director's Response: CRHA's Board of Commissioners established this entity by resolution on July 7, 2021.

Q: If the answer to any of the preceding questions is "I don't know", when can you or CRHA provide the answer(s) to City Council?

Executive Director's Response: Not applicable.

Q: Will this entity own/manage this project in perpetuity?

Executive Director's Response: Please see the response to this same question above for South First Phase One, LLC. The answer is the same.

Q: If not, for what period of time will the project be owned/managed?

Executive Director's Response: Please see the response to this same question above for South First Phase One, LLC. The answer is the same.

Q: And if not, how will CRHA recapture ownership/management? And at what cost?

Executive Director's Response: Please see the response to this same question above for South First Phase One, LLC. The answer is the same.

**Entity 4: South First Phase Two Management, LLC (already exists, State Corporation Commission Registration No. 11011170 )**

Q: What housing project is/will be constructed, operated, or financed by this entity?

Executive Director's Response: Please see the response to South First Phase Two LLC above. The answer is the same.

Q: What legal agreements involving any CRHA funding or property is this entity already a party to, and how does/do the agreement(s) ensure that housing will be provided for households within the lowest tiers of household income?

Executive Director's Response: Please see the response to South First Phase Two LLC above. The answer is the same.

Q: How much funding has CRHA provided to this entity, and will CRHA ask City Council for funding that would be transferred to this entity in the future?

Executive Director's Response: Please see the response to this same question above for South First Phase Two, LLC. The answer is the same.

Q: What annual financial statements and other ongoing reports does CRHA receive?

Executive Director's Response: Please see the response to this same question above for South First Phase Two, LLC. The answer is the same.

Q: What is purpose/ mission of this entity, that cannot be fulfilled by CRHA itself, under its statutory authority?

Executive Director's Response: Please see the response to this same question above for South First Phase Two, LLC. The answer is the same.

Q: How will this entity contribute to CRHA's resolution of its "troubled status" with HUD?

Executive Director's Response: Please see the response to this same question above for South First Phase Two, LLC. The answer is the same.

Q: What is the legal relationship/ connection of this entity to CRHA and its governing board?

Executive Director's Response: Please see the response to this same question above for South First Phase Two, LLC. The answer is the same.

Q: (Corporation): who are the corporate officers, and who are the directors of the governing board of this entity (corporation), and how are they selected? Do they receive compensation? If so, what is the amount of that compensation?

Executive Director's Response: Please see the response to this same question above for South First Phase Two, LLC. The answer is the same.

Q: (LLC): who are the members and managing members of this entity (LLC)? [If the named members/ managing members are also corporations or LLCs, please identify directors (corporations) and members/ managing members for each]. Do they receive compensation? If so what is the amount of that compensation?

Executive Director's Response: The Sole Member of this Entity is the CRHA's instrumentality, the Charlottesville Community Development Corporation (CCDC). CRHA directly controls the Managing Member of the Company through its instrumentality, CCDC, which serves as the sole member of South First Phase Two Management, LLC. Council is familiar with the governing boards and corporate officers of both CRHA and CCDC as they have both been created through Council resolutions. None of the corporate officers or governing boards of CRHA or CCDC receive compensation for their services.

Q: When did CRHA's governing board establish this entity, and have you attached documentation of the resolution or minutes recording the board's vote?

Executive Director's Response: July 7<sup>th</sup>, 2021.

Q: If the answer to any of the preceding questions is "I don't know", when can you or CRHA provide the answer(s) to City Council?

Executive Director's Response: Not applicable..

Q: Will this entity own/manage this project in perpetuity?

Executive Director's Response: Please see the response to this same question above for South First Phase Two, LLC. The answer is the same.

Q: If not, for what period of time will the project be owned/managed?

Executive Director's Response: Please see the response to this same question above for South First Phase Two, LLC. The answer is the same.

Q: And if not, how will CRHA recapture ownership/management? And at what cost?

Executive Director's Response: Please see the response to this same question above for South First Phase Two, LLC. The answer is the same.

### **Entity 5: Crescent Halls Reno, LLC (already exists, State Corporation Commission Registration No. S7989835 )**

Q: What housing project is/will be constructed, operated, or financed by this entity?

Executive Director's Response: This entity has financed and is renovating and will operate the property known as Crescent Halls, a 105 unit senior tower.

Q: What legal agreements involving any CRHA funding or property is this entity already a party to, and how does/do the agreement(s) ensure that housing will be provided for households within the lowest tiers of household income?

Executive Director's Response: The CRHA is the "lessor" in a ground lease to the "lessee" (Crescent Halls Reno, LLC) of the improvements being renovated on the property. In exchange for the ground lease, the CRHA holds a promissory note and a subordinate deed of trust in the amount of \$2,920,000, which is the appraised Fair Market Value of the property. Since the property is subject to a Land Use Restriction Agreement from HUD, the transfer of the land and the note and deed of trust required approval from HUD in the context of the property's continued extended use as affordable housing for low and very low income residents. In addition, the CRHA is the conduit for a Federal Home Loan Bank of Atlanta grant to the project. The grant will be made to an FHLB member Bank (Atlantic Union Bank) who will transfer the funds to the owner, subject to a note and subordinate deed of trust which requires continued affordability for households with incomes below 50% of AMI.

Q: How much funding has CRHA provided to this entity, and will CRHA ask City Council for funding that would be transferred to this entity in the future?

Executive Director's Response: Please see the response above. These are the only financial agreements to which the CRHA is directly a party. City Council is already on record for providing a grant of \$1,875,000 for the development of this property through a CRHA instrumentality, the Charlottesville Community Development Corporation (CCDC), and is also on record to provide annually a grant to the CRHA in the equivalent of the difference between the Payment in Lieu of Taxes normally calculated for this property, and the property tax liability. At this time, the CRHA does not intend to request any further funds from the City Council for this property.

Q: What annual financial statements and other ongoing reports does CRHA receive?

Executive Director's Response: Please see the response to this same question above for South First Phase One, LLC. The answer is the same.

Q: What is purpose/ mission of this entity, that cannot be fulfilled by CRHA itself, under its statutory authority?

Executive Director's Response: Please see the response to this same question above for South First Phase One, LLC. The answer is the same.

Q: How will this entity contribute to CRHA's resolution of its "troubled status" with HUD?

Executive Director's Response: Please see the response to this same question above for South First Phase One, LLC. The answer is the same.

Q: What is the legal relationship/ connection of this entity to CRHA and its governing board?

Executive Director's Response: CRHA is legally connected in multiple ways to this entity and by regulation and resolution, the CRHA's governing board is ultimately responsible for all actions taken on its behalf. As previously described, the CRHA will be the landlord of the property through its proposed possession of the ground lease; it will be a lender through the proposed promissory notes and deeds of trust securing the leasehold value and FHLB grant. The CRHA will also be indirectly connected by virtue of its sole ownership of CCDC, its instrumentality, which serves as the sole member of the Managing Member, Crescent Halls Reno Management, LLC, and is also a lender.

Q: (Corporation): who are the corporate officers, and who are the directors of the governing board of this entity (corporation), and how are they selected? Do they receive compensation? If so, what is the amount of that compensation?

Executive Director's Response: There are no corporate officers or governing board of Crescent Halls Reno, LLC. as it is not a corporation.

Q: (LLC): who are the members and managing members of this entity (LLC)? [If the named members/ managing members are also corporations or LLCs, please identify directors (corporations) and members/ managing members for each]. Do they receive compensation? If so what is the amount of that compensation?

Executive Director's Response: The members of Crescent Halls Reno, LLC are Crescent Halls Reno Management, LLC (the Managing Member). CRHA directly controls the Managing Member of the Company through its instrumentality, CCDC, which serves as the sole member of the Managing Member. Council is familiar with the governing boards and corporate officers of both CRHA and CCDC as they have both been created through Council resolutions. None of the corporate officers or governing boards of CRHA or CCDC receive compensation for their services.

Housing Equity Fund of Virginia XXIII, L.L.C. serves as the Investor Member of Crescent Halls Reno, LLC. The Managing Member of Housing Equity Fund of Virginia XXIII, L.L.C. is the Virginia Housing Capital Corporation.

Virginia Housing Capital Corporation has four Directors and Officers all of whom are employees of VCDC. Bob Newman is President, Christin Armacost is Vice President, Chris Sterling is Secretary and Russ Parrish is Treasurer. None of the Officers or Directors receives compensation for their service.

An instrumentality of VCDC, called VAHM, L.L.C. serves as a Special Investor Member of South First Phase One, LLC. The sole member of VAHM, L.L.C. is the Housing Capital Corporation of Virginia. The Officers and Board of Directors of Housing Capital Corporation of Virginia are as follows: Bob Newman, President; Christin Armacost Vice President; Chris Sterling Secretary; Russ Parrish Treasurer. None of the Officers or Directors receives compensation for their services.

Q: When did CRHA's governing board establish this entity, and have you attached documentation of the resolution or minutes recording the board's vote?

Executive Director's Response: February 24<sup>th</sup>, 2020.

Q: If the answer to any of the preceding questions is "I don't know", when can you or CRHA provide the answer(s) to City Council?

Executive Director's Response: This question is not applicable.

Q: Will this entity own/manage this project in perpetuity?

Executive Director's Response: Please see the response above for South First Phase One, LLC. The answer is the same.

Q: If not, for what period of time will the project be owned/managed?

Executive Director's Response: Please see the response above for South First Phase One, LLC. The answer is the same.

Q: And if not, how will CRHA recapture ownership/management? And at what cost?

Executive Director's Response: Please see the response above for South First Phase One, LLC. The answer is the same.

**Entity 6: Crescent Halls Reno Management, LLC (already exists, State Corporation Commission Registration No. S7999339 )**

Q: What housing project is/will be constructed, operated, or financed by this entity?

Executive Director's Response: Please see the response above for Crescent Halls Reno, LLC. The answers are the same.

Q: What legal agreements involving any CRHA funding or property is this entity already a party to, and how does/do the agreement(s) ensure that housing will be provided for households within the lowest tiers of household income?

Executive Director's Response: Please see the response above for Crescent Halls Reno, LLC. The answers are the same.

Q: How much funding has CRHA provided to this entity, and will CRHA ask City Council for funding that would be transferred to this entity in the future?

Executive Director's Response: Please see the response above for Crescent Halls Reno, LLC. The answers are the same.

Q: What annual financial statements and other ongoing reports does CRHA receive?

Executive Director's Response: Please see the response above for Crescent Halls Reno, LLC. The answers are the same.

Q: What is purpose/ mission of this entity, that cannot be fulfilled by CRHA itself, under its statutory authority?

Executive Director's Response: Please see the response above for Crescent Halls Reno, LLC. The answers are the same.

Q: How will this entity contribute to CRHA's resolution of its "troubled status" with HUD?

Executive Director's Response: Please see the response above for Crescent Halls Reno, LLC. The answers are the same.

Q: What is the legal relationship/ connection of this entity to CRHA and its governing board?

Executive Director's Response: Please see the response above for Crescent Halls Reno, LLC. The answers are the same.

Q: (Corporation): who are the corporate officers, and who are the directors of the governing board of this entity (corporation), and how are they selected? Do they receive compensation? If so, what is the amount of that compensation?

Executive Director's Response: Please see the response above for Crescent Halls Reno, LLC. The answers are the same.

Q: (LLC): who are the members and managing members of this entity (LLC)? [If the named members/ managing members are also corporations or LLCs, please identify directors (corporations) and members/ managing members for each]. Do they receive compensation? If so what is the amount of that compensation?

Executive Director's Response: The sole member of Crescent Halls Reno Management, LLC is CCDC, an instrumentality of the CRHA. City Council is very familiar with the officers and directors of both of these organizations.

Q: When did CRHA's governing board establish this entity, and have you attached documentation of the resolution or minutes recording the board's vote?

Executive Director's Response: February 24<sup>th</sup>, 2020.

Q: If the answer to any of the preceding questions is "I don't know", when can you or CRHA provide the answer(s) to City Council?

Executive Director's Response: This question is not applicable.

Q: Will this entity own/manage this project in perpetuity?

Executive Director's Response: Please see the response above for Crescent Halls Reno, LLC. The answers are the same.

Q: If not, for what period of time will the project be owned/managed?

Executive Director's Response: Please see the response above for Crescent Halls Reno, LLC. The answers are the same.

Q: And if not, how will CRHA recapture ownership/management? And at what cost?

Executive Director's Response: Please see the response above for Crescent Halls Reno, LLC. The answers are the same.

**Entity 7: CRHA Asset Management, LLC (already exists, State Corporation Commission Registration No. S7989827 )**

Q: What housing project is/will be constructed, operated, or financed by this entity?

Executive Director's Response: At this time CRHA does not see a need for creating this

entity and does not intend to move forward with establishing its legal identity.

Q: What legal agreements involving any CRHA funding or property is this entity already a party to, and how does/do the agreement(s) ensure that housing will be provided for households within the lowest tiers of household income?

Executive Director's Response:

Q: How much funding has CRHA provided to this entity, and will CRHA ask City Council for funding that would be transferred to this entity in the future?

Executive Director's Response:

Q: What annual financial statements and other ongoing reports does CRHA receive?

Executive Director's Response:

Q: What is purpose/ mission of this entity, that cannot be fulfilled by CRHA itself, under its statutory authority?

Executive Director's Response:

Q: How will this entity contribute to CRHA's resolution of its "troubled status" with HUD?

Executive Director's Response:

Q: What is the legal relationship/ connection of this entity to CRHA and its governing board?

Executive Director's Response:

Q: (Corporation): who are the corporate officers, and who are the directors of the governing board of this entity (corporation), and how are they selected? Do they receive compensation? If so, what is the amount of that compensation?

Executive Director's Response:

Q: (LLC): who are the members and managing members of this entity (LLC)? [If the named members/ managing members are also corporations or LLCs, please identify directors (corporations) and members/ managing members for each]. Do they receive compensation? If so what is the amount of that compensation?

Executive Director's Response:

Q: When did CRHA's governing board establish this entity, and have you attached documentation of the resolution or minutes recording the board's vote?

Executive Director's Response:

Q: If the answer to any of the preceding questions is "I don't know", when can you or CRHA provide the answer(s) to City Council?

Executive Director's Response:

Q: Will this entity own/manage this project in perpetuity?

Executive Director's Response:

Q: If not, for what period of time will the project be owned/managed?

Executive Director's Response:

Q: And if not, how will CRHA recapture ownership/management? And at what cost?

Executive Director's Response:

**Entity 8: South Sixth Phase One, LLC (proposed name - not yet in existence)**

Q: What housing project is/will be constructed, operated, or financed by this entity?

Executive Director's Response: South Sixth Phase One, LLC will construct, operate, and finance the new construction of approximately 36 apartment units in a single building on vacant property at the current Sixth Street public housing development.

Q: Will CRHA ask City Council for funding that would be transferred to this entity? If so, what charitable purpose/mission consistent with CRHA's authorized purposes is, or will be, identified in the articles of incorporation or other organizational document for this entity?

Executive Director's Response: Consistent with the City Council's commitment to provide a total of \$15 million to the redevelopment of public housing in Charlottesville, the CRHA intends to request at least \$3million toward the construction of South Sixth Street Phase One and will request that City Council approve the waiver of all water and sewer tap fees for the project.

Q: What is purpose/ mission of this entity, that cannot be fulfilled by CRHA itself, under its statutory authority?

Executive Director's Response: Please see the response above for South First Phase One, LLC. The response is the same.

Q: How will this entity contribute to CRHA's resolution of its "troubled status" with HUD?

Executive Director's Response: Please see the response above for South First Phase One, LLC. The response is the same.

Q: What is the legal relationship/ connection of this entity to CRHA and its governing board?

Executive Director's Response: Please see the response above for South First Phase One, LLC. The response is the same.

Q: (Corporation): who will be the corporate officers, and who will be the directors of the governing board of this entity (corporation), and how are they selected?

Executive Director's Response: Please see the response above for South First Phase One, LLC. The response is the same.

Q: (LLC): who will be the members and managing members of this entity (LLC)? [If the named members/ managing members are also corporations or LLCs, please identify directors (corporations) and members/ managing members for each].

Executive Director's Response: The sole member of this entity is South Sixth Street Management LLC. CRHA's instrumentality CCDC is the sole member of South Sixth Street Management LLC. Once the project has financing in place, the Managing Member may invite the Housing Equity Fund of Virginia to enter into the Company as the investor member for purposes of commodifying the low income housing tax credits..

Q: Will officers, board members, members or managing members receive compensation? If so, how much?

Executive Director's Response: No officers, board members, or members of the LLC will receive compensation for their services.

Q: If the answer to any of the preceding questions is "I don't know", when can you or CRHA provide the answer(s) to City Council?

Executive Director's Response: This question is not applicable

Q: Will this entity own/manage this project in perpetuity?

Executive Director's Response: Please see the response above for South First Phase One, LLC. The response is the same.

Q: If not, for what period of time will the project be owned/managed?

Executive Director's Response: Please see the response above for South First Phase One, LLC. The response is the same.

Q: And if not, how will CRHA recapture ownership/management? And at what cost?

Executive Director's Response: Please see the response above for South First Phase One, LLC. The response is the same.

### **Entity 9: South Sixth Phase One Management, LLC (proposed name - not yet in existence)**

Q: What housing project is/will be constructed, operated, or financed by this entity?

Executive Director's Response: Please see the responses above for South Sixth Street Phase One, LLC. The answers are the same.

Q: Will CRHA ask City Council for funding that would be transferred to this entity? If so, what charitable purpose/mission consistent with CRHA's authorized purposes is, or will be, identified

in the articles of incorporation or other organizational document for this entity?

Executive Director's Response: Please see the responses above for South Sixth Street Phase One, LLC. The answers are the same.

Q: What is purpose/ mission of this entity, that cannot be fulfilled by CRHA itself, under its statutory authority?

Executive Director's Response: Please see the responses above for South Sixth Street Phase One, LLC. The answers are the same.

Q: How will this entity contribute to CRHA's resolution of its "troubled status" with HUD?

Executive Director's Response: Please see the responses above for South Sixth Street Phase One, LLC. The answers are the same.

Q: What is the legal relationship/ connection of this entity to CRHA and its governing board?

Executive Director's Response: Please see the responses above for South Sixth Street Phase One, LLC. The answers are the same.

Q: (Corporation): who will be the corporate officers, and who will be the directors of the governing board of this entity (corporation), and how are they selected?

Executive Director's Response: Please see the responses above for South Sixth Street Phase One, LLC. The answers are the same.

Q: (LLC): who will be the members and managing members of this entity (LLC)? [If the named members/ managing members are also corporations or LLCs, please identify directors (corporations) and members/ managing members for each].

Executive Director's Response: CRHA's instrumentality, CCDC will be the sole member of this LLC. City Council is very familiar with the directors of both of these entities.

Q: Will officers, board members, members or managing members receive compensation? If so, how much?

Executive Director's Response: No officers, board members, members or managing members will receive compensation for their services.

Q: If the answer to any of the preceding questions is "I don't know", when can you or CRHA provide the answer(s) to City Council?

Executive Director's Response: This question is not applicable.

Q: Will this entity own/manage this project in perpetuity?

Executive Director's Response: Please see the responses above for South Sixth Street Phase One, LLC. The answers are the same.

Q: If not, for what period of time will the project be owned/managed?

Executive Director's Response: Please see the responses above for South Sixth Street Phase One, LLC. The answers are the same.

Q: And if not, how will CRHA recapture ownership/management? And at what cost?

Executive Director's Response: Please see the responses above for South Sixth Street Phase One, LLC. The answers are the same.

**Budgetary Impact:**

The City Council provides substantial public funding to CRHA for its programs and redevelopment projects. CRHA understands that City Council has an interest in ensuring accountability for the use of public funds, and that Council has an obligation to ensure that its public funds are used for purposes authorized by state law.

The Executive Director has provided information about public funding for each of the entities, in his answers to the questions in the "Discussion" section.

**Alternatives:**

City Council may decline to approve the entities, in its discretion.

**Alignment with Council Vision Areas and Strategic Plan:**

[ no response was provided ]

**City Manager Recommendation:** Approve the Resolution.

**Community Engagement:**

[ no response was provided ]

**Attachments:**

- Resolution

## RESOLUTION

### **RATIFYING OR APPROVING THE FORMATION BY THE CHARLOTTESVILLE REDEVELOPMENT AND HOUSING AUTHORITY (CRHA) OF CERTAIN ENTITIES IDENTIFIED AS LIMITED LIABILITY COMPANIES (“LLCs”)**

**WHEREAS**, the Charlottesville Redevelopment and Housing Authority was created pursuant to the Virginia Housing Authorities Law (the “Act”), found in Chapter 1, Title 36, Code of Virginia of 1950, as amended (the “Virginia Code”), and is now existing and operating as a public body corporate and politic, and the Act empowers the CRHA to form corporations, partnerships, joint ventures, trusts, or any other legal entity or combination thereof, on its own behalf or with any person or public or private entity; and

**WHEREAS**, the CRHA, through various entities, has applied to the formerly known as Virginia Housing and Development Authority (“VHDA”) program or the now known as Virginia Housing program for Low Income Housing Tax Credits (“LIHTCs”), in part to provide financing for the rehabilitation or development of affordable multi-family residential rental projects on various CRHA-owned properties, the funding of debt service and other reserve funds and the payment of other transaction costs related to the award of LIHTCs to the projects; and

**WHEREAS**, to secure VHDA or Virginia Housing funding for its affordable housing redevelopment projects, certain entities need to be created by CRHA to undertake the development of such projects; and

**WHEREAS**, Section 36-19(12) of the Virginia Code, requires, among other things, the approval by the local governing body of the formation by the CRHA of corporations, partnerships, joint ventures, trusts, or any other legal entity; and

**NOW, THEREFORE BE IT RESOLVED** that the Council of the City of Charlottesville, Virginia, hereby ratifies the creation of the following LLCs, already created by the Charlottesville Redevelopment and Housing Authority, to enable the CRHA to secure VHDA or Virginia Housing funding for affordable housing redevelopment projects:

SOUTH FIRST PHASE ONE, LLC

SOUTH FIRST PHASE ONE MANAGEMENT, LLC

SOUTH FIRST PHASE TWO, LLC

SOUTH FIRST PHASE TWO MANAGEMENT, LLC

CRESCENT HALLS RENO, LLC

CRESCENT HALLS RENO MANAGEMENT, LLC

**FURTHER, BE IT RESOLVED** by the Council of the City of Charlottesville, Virginia, that the Charlottesville Redevelopment and Housing Authority is authorized to create the following LLCs,

to enable the CRHA to secure Virginia Housing funding for an affordable housing redevelopment project at South Sixth Street (Phase One):

SOUTH SIXTH PHASE ONE, LLC (or similar name)

SOUTH SIXTH PHASE ONE MANAGEMENT, LLC (or similar name)

**FURTHER, BE IT RESOLVED** that the Council of the City of Charlottesville, Virginia, does not ratify the creation of CRHA ASSET MANAGEMENT, LLC, already created by the Charlottesville Redevelopment and Housing Authority, for affordable housing redevelopment.

Approved by Council  
September 20, 2021

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Kyna Thomas, CMC  
Clerk of Council

**CRHA Monthly Section 3 Meetings with Contractors**

**September 21, 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: Jessica, Korbin, Ryan and Kathleen
- II. Updates:
  - A. Breeden- going vertical and now with more subs a good time to have a date for a job fair. Will pass along Frank's from Network 2 Work contact information. Middle of next week boom truck will start.
  - B. GMA/MH- JB with GMA/MH was a now show for the second month in a row

Next Meeting: **October 19, 2021**

**Thanks for Coming!**

**CRHA Redevelopment Admin Committee 5pm Thursday, September 16, 2021**

**Held via Zoom:** Join Zoom Meeting

<https://zoom.us/j/95542147776?pwd=ZjkwVHU3YkRub01ScjVpcWZlbGlWUT09>

One tap mobile: +13017158592,,95542147776# Dial-in: +1 301 715 8592

Meeting ID: 955 4214 7776 Passcode: 044202

**Agenda**

- I.** In attendance: Joy, Audrey, Shelby, Alex, Ashley, John, Nikuyah, Kathleen Glenn-Matthews
- II.** SF
  - A. SFS P1- Update
  - B. SFS P2: Convo about 2<sup>nd</sup> Owner's Rep and Precon appointing hiring panel-Ashley Davies
  - C. CH Updates- John
  - D. 6<sup>th</sup> ST- G & P Master Planning Updates- Ashley
  - E. Preparing for Westhaven with Phase I of 6<sup>th</sup> Street
- III.** Preparing for 10/7/21 Redevelopment Community Mtg- What do we want on the agenda?
  - Have meeting about translation and English learners and how to best support them during relocation. What is working and what is not. What are other options such as language line, IRC, etc. Concerns following IRC staff comments about public housing to PHAR.
  - Work on agenda and get it out to the group to review.
- IV.** Future Meetings
  - brainstorming req from Shelby on cold weather meetings
  - Unit breakout work session and conversation about 52 TPVs
  - Meeting on utility allowances and LIHTC

*Considering Halloween kickoff to Westhaven planning*

Current Members:

*Shelby Edwards*

*Lisa Green*

*Joy Johnson*

*Alex Ikefuna (non-voting)*

*Audrey Oliver*

*Emily Dreyfus*

*John Sales*

*Nikuyah Walker*

*Alice Washington*

*Shaniqua*

Staff

*Kathleen Glenn-Matthews*

Support

*Ashley Davies*

## CRHA Resident Services Committee

September 14, 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. In attendance: Yvonne Bryant (C4K), Aiyana Marcus (CACF), April Oliver (Westhaven Nursing Clinic), Ashley Freeman, Courtney Brown (peer support), Curt Gleason (RT), Joy Johnson (PHAR/CRHA), Emily Dreyfus (LAJC), Maddy Green (CRHA BOC), Marlene Thompson (Peer Support), Melinda Hite (CRHA), Claudette Greene (CRHA), Dr. A'Lelia Henry (CRHA BOC), Wandae Johnson (PHAR), Todd Niemeier (COHR), Roxanne Jones (DSS), Mary Grant (DSS), Rebecca Kendall (RT), Martize Talbert (Fountain Fund and Peace in the Streets) and Kathleen Glenn-Matthews
  
- II. Presentation from:
  1. Curt Gleason- Director of Emergency Services for Region Ten (please see attached information)
  2. Rebecca Kendall- Community Mental Health Coalition  
<https://us02web.zoom.us/meeting/register/tZAscuCprDwrEtLYrOiP0rk7mtAkbFGDtvGQ>  
You can sign up for our newsletter here:  
<https://lp.constantcontactpages.com/su/CQREpgP/CMHWC> Slides with training opportunities and lock box info are here:  
<https://docs.google.com/presentation/d/1cUKpjortWa4nwPnot5TiH4sGFKNYA56wfQ4clqMm7k8/edit?usp=sharing>

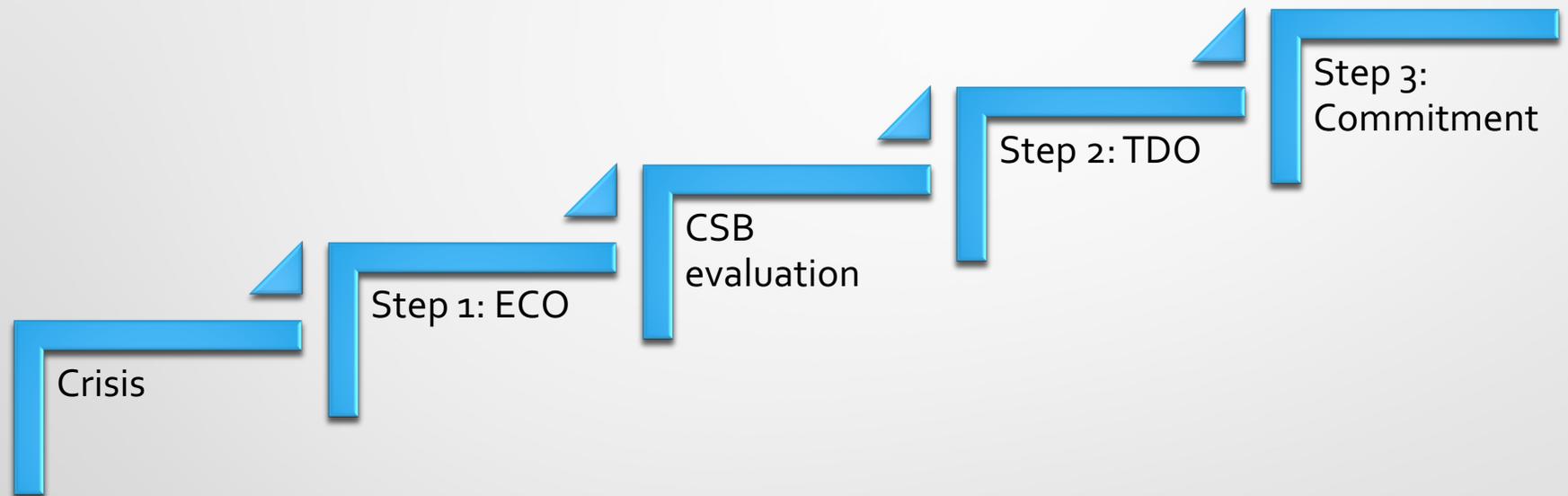
Next Meeting: Tuesday, October 12, 2021 at 1pm via Zoom:

<https://zoom.us/j/95147780948?pwd=YUExYmZCOVBQUkQ3cy9zZ1NVYkg2UT09,+13126266799,,95147780948#>

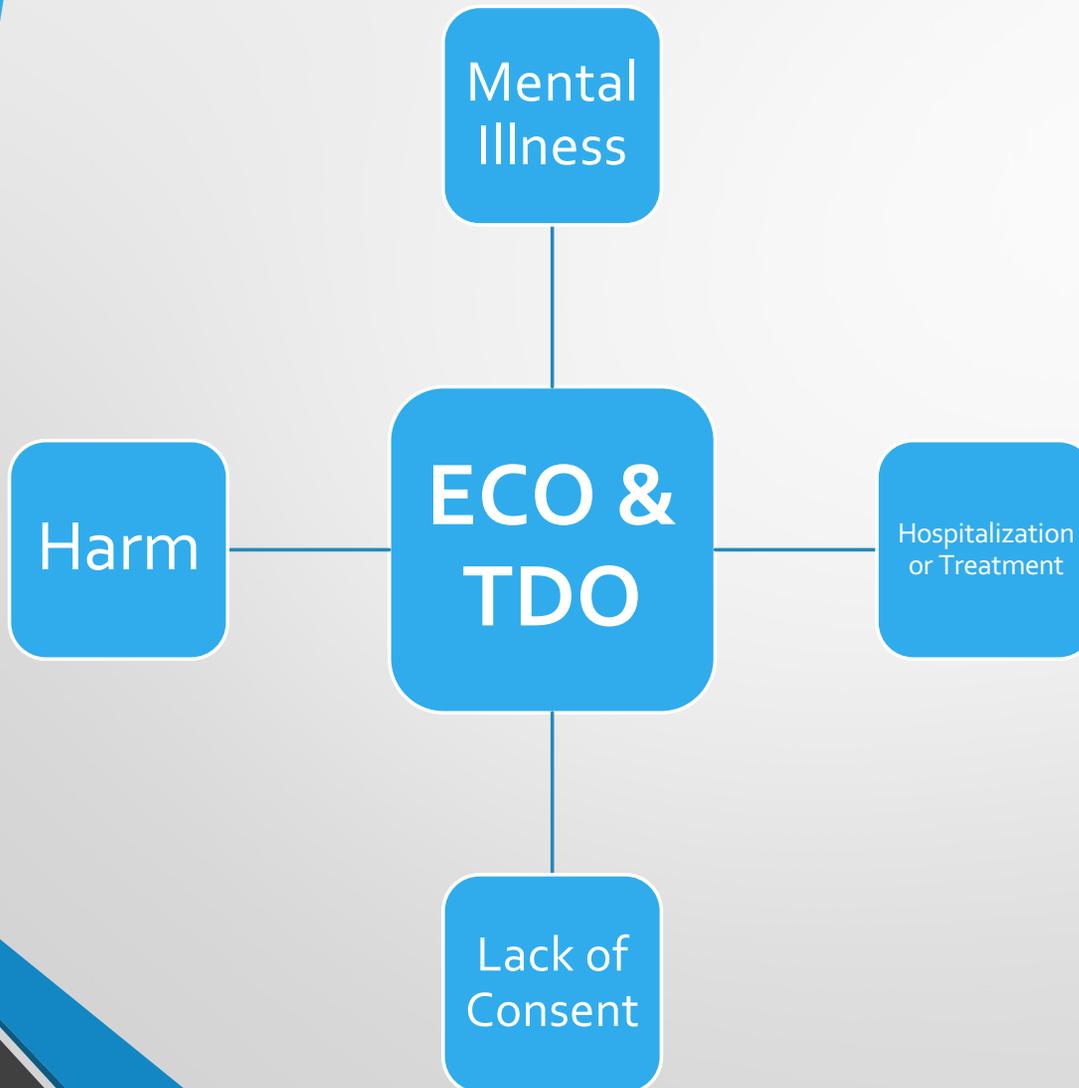


# Region Ten Emergency Services

# The Virginia Involuntary Mental Health Treatment Process



# Statutory Criteria for Involuntary Treatment



“that the person (i) has a mental illness and that there exists a substantial likelihood that, as a result of mental illness, the person will, in the near future, (a) cause serious physical harm to himself or others as evidenced by recent behavior causing, attempting, or threatening harm and other relevant information, if any, or (b) suffer serious harm due to his lack of capacity to protect himself from harm or to provide for his basic human needs; (ii) is in need of hospitalization or treatment; and (iii) is unwilling to volunteer or incapable of volunteering for hospitalization or treatment.” – VA Code §37.2-808(A) & § 37.2-809(B)

# Statutory Criteria for Involuntary Treatment

- *Is the person battling a mental illness?*
- *Is the person at risk of harm due to the mental illness?*
- *Is hospitalization or treatment the only way to mitigate the current risk that is due to the mental illness?*
- *Is the person “unwilling to volunteer or incapable of volunteering for hospitalization or treatment” needed to mitigate the risk that is due to the mental illness?*



# Region 10 Emergency Services: Who we are; What we do; Trends, Changes, & System Challenges

# Emergency Services Team

- 19.5 Full-time Staff
  - Director & 2 Program Managers (Chris Barnes & Caitlin Powell)
  - 12.5 Full-Time Certified Prescreeners (2 vacant)
  - 2 Support Staff
  - 1 Crisis Intervention Clinician
  - 1 Peer Support Specialist
- Around 10-15 Hourly Certified Prescreeners

# What we do

- Evaluations for involuntary psychiatric hospitalization
  - **Mandated** to evaluate individuals on ECO
  - Also evaluate at the request of UVa psychiatry
- Answer phone 24/365
  - Support and intervention for Individuals in crisis and their supports
  - Consultation for stakeholders
- Outpatient crisis screenings and intervention when appropriate and based on staff availability