



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

*Charlotte Housing Authority
400 East Boulevard
Charlotte, NC 28203*

Tuesday, September 20, 2016

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

REGULAR MEETING AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Public Forum
5. Review and Approval of the Agenda [PAGES 205-206]
6. Consideration to Approve the Minutes for:
 - a. Regular Board Meeting held August 16, 2016 [PAGES 208-212]
7. Resident Advisory Council (RAC) Report [PAGE 214]
8. Monthly Reports:
 - a. Board Chair Report
 - b. CEO Report
9. **Consent Agenda Action Item:**
None
10. **Business Agenda Action Items:**
 - a. **Amendment to the HCV Administrative Plan** [Pages 24-114]
Action: Approve a Resolution to Authorize the Housing Authority of the City of Charlotte (CHA) to make an Amendment to the HCV Administrative Plan.
 - b. **CHA Fiscal Year 2017 Moving Forward Annual Plan Approval** [Pages 115-121]
Actions: i. Approve the Adoption of the CHA Fiscal Year 2017 Moving Forward Annual Plan; and

ii. Authorize Submission of the Moving Forward Annual Plan for Fiscal

Year 2017 to the U.S. Department of Housing and Urban Development (HUD)

- c. **Establishment of Blue Horizon Property Management** [Pages 122-136]
Action: i. Authorize Establishment of Blue Horizon Property Management, a Non-profit subsidiary of the Charlotte Housing Authority; and
ii. Approve the Adoption of the Blue Horizon Property Management By-Laws.
- d. **Approval: Tall Oaks Redevelopment Transaction (CHA)** [Pages 154-161]
Action: Authorize the CEO to Approve the Tall Oaks Redevelopment Transaction.
- e. **Adoption: Seeds of Change at Arbor Glen** [Pages 171-184]
Action: Authorize CEO to Negotiate and Execute License and Lease Agreements for the Seeds for Change Project
- f. **Award Procurement Contract: Mallard Ridge Siding Replacement Project** [pgs. 139-142]
Action: Authorize the CEO to Approve the Award of the Procurement Contract to Goodwill Industries for the siding replacement at Mallard Ridge Apartments in the amount of \$364,516 (including contingency).
- g. **Authorization: Granite Pointe Bond Inducement -** [Pages 143-147]
Action: Authorize the CEO to Provide Preliminary Approval to Issue Revenue Bonds to Finance the Acquisition and Rehabilitation of an Affordable Housing Development (Currently Known as Granite Pointe Apartments).
- h. **Bond Issuance Approval: Oak Park & Stonehaven East Bond Inducement** [Pgs. 148-153]
Action: Authorize the CEO to Provide Preliminary Approval to Issue Revenue Bonds to:
 - a. Finance the Acquisition and Rehabilitation of an Affordable Housing Development (Currently Known as Oak Park at Nations Ford Apartments)
 - b. Finance the Acquisition, Construction and Equipping of an Affordable Housing Development (Currently Known as Stonehaven East Apartments)
- i. **MTW Fund Budget Amendment** [Pages 187-193]
Action: Approve a Resolution which amends the MTW Funds Budget for the Calendar Year Ending December 31, 2016 (Adopted by Resolution 2237)

11. **New Business:**

None

12. **Adjournment**

Immediately following the Regular Board Meeting, the Horizon Development Properties, Inc., meeting convenes.