



### CHA MISSION:

To lead, develop, and execute community-wide strategies that meet the broad range of housing needs for families who cannot otherwise attain conventional housing.

## Who are the People in your Neighborhood: Putting a Face on Affordable Housing

With over 51 properties and 18,000 plus people served, the Charlotte Housing Authority (CHA) provides families in the community a quality, safe, and affordable place to live. In this issue, learn about CHA families who are securing jobs as well as find out about new developments and community partnerships. We are *Moving Forward*.

### Getting Ahead in a Just-Gettin'-By-World Program

On December 14, 2010, fourteen residents from the Charlotte Housing Authority's Claremont community graduated from the Getting Ahead in a Just-Gettin'-by-World Program. The program was overseen by Jacob's Ladder Facilitators' Deyona Kirk and Carrie Boyd. The fifteen week course provided a safe learning environment for the residents of Claremont to examine their lives, assess their resources, and make plans for their futures. During the program, five participants gained full time employment.



Claremont Graduates and Staff

On the day of the graduation, many graduates shared how this course has changed their life.

### In This Issue

#### People

Residents Getting Ahead  
Page 1

Section 3 Questions for the Crew at Charlottetown  
Page 2-3

#### Programs

Getting Ahead in a Just-Gettin'-By-World Program  
Page 1

Scholarship Fund Cycle Open  
Page 4

#### Developments

Charlottetown Terrace Under Construction  
Page 2

CHA Purchases 400 East  
Page 3

#### Events

Parktowne Holiday Party  
Page 4

Prudential Angel Tree Party  
Page 4



Tammie Vaught

*"I have learned about hidden rules that are in individual settings, communities, and economic classes. For myself, I talk differently at work now than I do at home. I am more professional and my grammar is much better."*  
Tammie Vaught

*"The program taught me how to be self-sufficient and not to stress over jobs or the housing community. Also, it has taught me to strive to do better for my kids to make sure they have a better life."* Neeva Palmer

*"I have learned how to budget a lot better by planning out what I need and not what I want."* Shakeila Walker

*"It has taught me that 'poverty' is the level of struggling. To experience poverty is difficult. But it's up to me to make my situation easier and for me to be treated equal because I am the most important person in my children's life and future in this Just-Gettin'-By-World."* Natisha Rogers

The program was also held for residents in other communities. The Victoria Square /First Ward combined class had ten attendees with two gaining employment. The Park at Oaklawn class had nine attendees with four gaining employment.

## Charlottetown Terrace Under Construction



Joel Ford  
Board Chairman



Will Miller  
Vice Chairman



Lucille Puckett



Geraldine Sumter



Benjamin Hill



David Jones

CHA has begun renovating Charlottetown Terrace. The renovations to the high rise building, built in 1977, will create a sustainable and service-enriched environment to improve the quality of life for the residents it serves. The renovated 100% affordable community will continue to serve disabled, public housing residents at or below 30% of the Area Median Income (AMI) and will consist of 161 units (125 studio/efficiency units and 36 one-bedroom units).

The \$12.2M redevelopment consists of funding from the U.S. Department of Housing & Urban Development's Capital Fund Recovery Competition (CFRC) grant, CHA's Moving to Work (MTW) funds, and the City of Charlotte Housing Trust Fund.

The relocation of Charlottetown residents began in early September 2010 and all residents were successfully relocated by December 22, 2010. A few weeks after the relocation process began, J.M. Wilkerson Construction Co./Sovereign Construction & Development ("JMW/Sovereign"), the redevelopment's Construction Manager at Risk (CMAR), began renovations to the building which are expected to be completed by the end of 2011.

Continuing CHA's commitment to Section 3, a HUD program that helps low-income persons and businesses receive training and employment/contract opportunities, there are several Charlottetown residents working on the Charlottetown project. Mr. Johnny B. Broom, Jr., a veteran and a relocated Charlottetown resident, was hired by JMW/Sovereign as "buck hoist" (construction elevator) operator.



(top) Charlottetown construction; (middle) J. Johnson (J.M. Wilkerson), S. Barton (Axiom Architecture), and R. Waters (J.M. Wilkerson); and (bottom) Charlottetown rendering.

### Section 3 Questions for the Crew at Charlottetown

**Joseph "Joe" Johnson**

*Project Manager, J.M. Wilkerson*

**How has it been partnering with Section 3 businesses on this renovation?**

"There is a misconception in the construction industry about working with Section 3 businesses and that misconception is that a Section 3 business may not be able to or have the resources to perform as well as a non-Section 3 business. This is not true. The partnership with Sovereign and the Section 3 subcontractors being utilized for this project has been mutually-beneficial. We use each other's strengths from the Section 3 program and business sides to allow both sides to expand as a company and provide absolutely the best service possible." *(continued on page 3)*



**Section 3 has 6 hires at Charlottetown Terrace**  
*(As of January 2011)*

## Questions for the Crew at Charlottetown (continued)

(continued from page 3)

### What about working with the Section 3 residents?

“My experience with the Section 3 residents on this project has been extremely positive. They come into work on time, learn quickly, work hard, and work smart always looking for how to tackle the next challenge or task we give them.”



#### **Johnny B. Broom, Jr.,**

*Hoist Operator for J.M. Wilkerson/Sovereign, Section 3 Resident, and Relocated Charlottetown Resident*

#### **How does it feel to part of the renovation to Charlottetown Terrace?**

“It really feels good to know that I am part of something that is going to help someone else along the road.”

#### **How has obtaining this job impacted you?**

“I look forward to coming to work. I enjoy working with Ricky (Site Manager of Project) and the rest of the crew at JM Wilkerson/Sovereign and hope to stay on when the project is complete.



#### **Ricky Waters**

*Site Manger, J.M. Wilkerson*

#### **Johnny Broom mentioned that he has enjoyed working with you and your organization. How do you feel about Johnny and his work?**

“I am pleased with Johnny’s performance. He works hard, shows up to work 30 minutes early, and lets me know before he leaves. He is dependable.”

#### **How does it feel working on the renovation at this project to provide quality, affordable housing?**

“One of the greatest things you can do is be part of giving another person a hand up and help empower that person to be better. I believe in our motto at J.M. Wilkerson and that is to give more than our clients pay for or expect.”

## Charlotte Housing Authority (CHA) Purchases 400 East Building

CHA has purchased the office building located at 400 East Boulevard, close to Uptown, for its office needs. Located at the corner of East Boulevard and Euclid Avenue, this 53,000 SF building sits on 1.9 acres of land. The building was purchased for \$5.3million with allocated funds from available capital and from sales of existing property in CHA’s portfolio.

Consolidation of four office locations into a single, main office was identified several years ago as a key component in providing excellent service to all CHA customers. These current CHA offices are located at 1301 South Boulevard (Administrative Offices), 316 Benjamin Street (Client Services), 135 Scaleybark Road (Section 8), and 2600 Youngblood Street (Operations). Having all the offices in one location will better serve those who rely solely on public transportation.

CHA used the following criteria for choosing the 400 East Boulevard location: cost per square foot (\$100 for the chosen location), cost of an existing building versus a new building, available existing commercial property (very few or no buildings of this size available), and associated operations efficiencies. Other locations were considered, such as CHA owned property Uptown and other locations throughout Charlotte, but the costs for new construction to fit the need was too great to be efficient with use of funds.

CHA anticipates starting the design development process for the rehab construction in January or February of 2011 with construction slated for the fall. There is no exact timeframe for the Charlotte Housing Authority's move-in at this time.



400 East Building

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## Charlotte Housing Authority Scholarship Fund Funding Cycle Opens



The annual funding cycle for the Charlotte Housing Authority Scholarship Fund (CHASF) has begun for 2011. The funding cycle is the time frame when students who are seeking financial assistance for post secondary education can apply for CHASF monies.

To be eligible for the scholarship, applicants must be a resident of public housing owned or managed by the Charlotte Housing Authority (including Section 8 subsidized residences) and be named as an occupant in the current lease for at least one year prior to the scholarship application deadline. Applicants attending college, vocational or technical school for the first time must not be over 21 years of age as of September 1 of the school year for which the scholarship award is to be made. Applicants already attending or who have previously attended a college, vocational or technical school must not be over 24 years of age as of September 1 of the school year for which the scholarship award is to be made.

Scholarships generally range from \$500 to \$3,400. The amount and the number of scholarships awarded is determined by the CHASF Selection Committee. Scholarships are paid directly to the recipient's school and are designated for tuition, required fees, books and supplies. These monies are administered by Foundation For The Carolinas, the Fund's fiscal partner.

To find out more about the application process, please contact Millard McCluney, CHA Youth Services Coordinator at (704) 336-5782 or by e-mail: [mmcluney@cha-nc.org](mailto:mmcluney@cha-nc.org). Applications can be obtained online at the following web sites: [www.chasf.com](http://www.chasf.com), [www.fft.org](http://www.fft.org), or [www.cha-nc.org](http://www.cha-nc.org). **All applications for scholarship monies must be received by March 1, 2011.**



2010 CHASF Graduates

## Holiday Events

On December 15, 2011, Parktowne Terrace held its annual holiday gathering. At the event, residents gathered for dinner which was provided by Chef Ron and the Community Culinary School of Charlotte and danced the afternoon away to tunes spun by DJ Joe Joe. In an effort to give back to the community, Parktowne Terrace residents brought toy donations to the holiday party for children at the Villa Courts community.



Parktowne Residents' Holiday Party



Gift Recipients at Angel Tree Event

Realtors from Prudential Carolinas Realty sponsored 16 children for the Christmas Holiday from the Sunridge, Meadow Oak, Gladedale, and Southside Homes communities owned and operated by the Charlotte Housing Authority. The Angel Tree event provided an opportunity for Prudential employees to meet the families who they have sponsored for an evening of food, fellowship, and fun. At the event, each child had the opportunity to take a picture with Santa and receive a gift bag.

Address: Central Office, 1301 South Boulevard, Charlotte, NC 28203  
Phone: (704) 336-5183 - Main line  
Website: [www.cha-nc.org](http://www.cha-nc.org)

**Moving Forward**  
Families Advancing to Self-Reliance