



Charlotte Housing Authority

News Update

July 2011

CHA MISSION: **Who are the People in your Neighborhood: Putting a Face on Affordable Housing**

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

With over 50 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*.

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CHA Family Support Specialists Come Together to Share Resources



At a time in our country when unemployment is high and resources for families in need are scarce, the Charlotte Housing Authority is turning to an approach known nationally as a System of Care to better serve low income families. The new approach is designed to help case managers work with CHA families to handle the challenges they face in working with multiple service agencies in the community.

Part of the new approach includes holding quarterly meetings for all of the CHA family support specialists. The ultimate goal for the quarterly meetings is to ensure all of the family support specialists are aware of key community resources that will help them assist families on their path to self-reliance. Currently CHA has an in house case management team as well as five outsourced case management organizations who serve more than 800 CHA families.

The System of Care approach is both collaborative and service enriched and focuses on addressing families' needs in major life areas such as housing, employment, education, health, and safety. The main theme of the first forum for the case managers was Workforce Development. Central Piedmont Community College (CPCC) was one of eight service providers invited to present.

"By attending and providing information at this meeting we can literally meet and really contact thousands of individuals about our program," states CPCC's Pathways to Employment Coordinator Lindsey Embrey. "And in order for our program to be successful, for those individuals to be successful, we need to connect with each other."

CHA plans to continue to hold these meetings every quarter for the family support specialists. Each meeting will look at subject matter that addresses the top barriers to employment for low income families such as lack of job skills, transportation, child care, self-confidence, mental and physical health as well as substance abuse.





Joel Ford
Board Chairman



Will Miller
Vice Chairman



Lucille Puckett



Geraldine Sumter



Benjamin Hill



David Jones



Pamela Gordon

Center for Employment Services Opens



An Open House was held on May 5, 2011 to celebrate the opening of the Center for Employment Services in the West Corridor of Charlotte. The Center for Employment Services, located at the corner of Caronia Street and Clanton Road, is a Moving Forward initiative of the Charlotte Housing Authority to promote employment and self-reliance.

The Center for Employment Services provides space to local service providers to bring career development opportunities to the area. Current partners residing at the center include: Jacob's Ladder Job Center, Inc., The Benefit Bank, Charlotte-Mecklenburg Workforce Development Board, and City Dive, Inc.

Additional support has come through donations from Bank of America, Fifth Third Bank, and IBM. Also, building maintenance is being delivered by Crosland, Inc. through an operating agreement with the adjacent Arbor Glen site, which is part of the Charlotte Housing Authority's second HOPE VI revitalization.

The initiative has been brought to fruition by the Client Services Department with Chris Campbell as the project lead and support from Grant Writer Gainor Eisenlohr. Guests at the event had the opportunity to tour the facility, fellowship, and enjoy light refreshments.



(left) Outside the Center for Employment Services: Debra Dixon, Charlotte-Mecklenburg Workforce Development Board; Bishop Terrell Murphy, City Dive, Inc.; Dorothy Waddy, West Boulevard Neighborhood Coalition; Charles Woodyard, CHA ; Steffi Travis, Jacob's Ladder; Councilman Warren Turner, City Council District 3; and Chris Campbell, CHA. (middle) Center for Employment Services client gets fitted for an interview in free clothing closet. (right) Mayor Pro Tem Patrick Cannon tours the Center for Employment Services.

CHA Subsidiary Acquires Little Rock Apartments "Component of HOPE VI Plan"



Horizon Acquisition, Inc., a subsidiary of the Charlotte Housing Authority, has purchased the General Partner's interest in the ownership entity of Little Rock Apartments, a 240-unit, Section 8 multifamily community. This purchase secures CHA's managing control of the Little Rock development which is a key component of CHA HOPE VI redevelopment plan for Boulevard Homes and the surrounding area in the West Corridor. Through the plan, CHA plans to de-concentrate poverty, reduce crime, redevelop housing, and create a better future for all families residing in the West Boulevard corridor.

Bank of America Charitable Foundation Awards Second \$25,000 Grant to the Center for Employment Services

The Bank of America Charitable Foundation, Inc. has awarded CORE Programs, Inc., a fully-owned 501(c)(3) entity of the Charlotte Housing Authority (CHA), \$25,000 grant to support CHA's Center for Employment Services (CES). CES is part of CHA's Moving Forward initiative to bring workforce development services to its residents, and other unemployed citizens, living along Charlotte's West Boulevard Corridor.

A check was presented to CHA Employment Services Coordinator Chris Campbell by Bank of America Community Relations Manager Kim Graham at the CHA May 17, 2011 Board of Commissioners meeting.

"We are overwhelmed with gratitude," states CHA's Chris Campbell. "The monies awarded from the Bank of America Charitable Foundation will enable CES to continue to have the equipment and support it needs to assist families in finding employment."

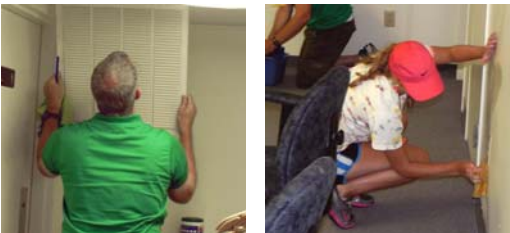


(l to r) Chris Campbell, CHA and Kim Graham, Bank of America

This grant is in addition to \$25,000 donated last year. These funds were used to purchase computers in the computer lab, install shelving in an employment-related clothing closet, buy additional computers and other technology needed for the operation of the center, market CES services to prospective clientele, and pay the salary match for two Title V Senior employees who serve as the receptionists for the center.

CES opened its door on January 3, 2011 and in the first quarter of 2011 had over 320 visits to the facility. Job seekers can utilize the computer lab, attend job-readiness programs, access state and federal benefit information, get interview ready at the free clothing closet, and receive assistance from on site local service providers.

Christ Covenant Church Cleans Up the Center for Employment Services



Many thanks to the youth and camp counselors of Christ Covenant Church who spent the afternoon of June 23rd cleaning up the Center for Employment Services. The services were part of the group's 'stay-at-home' summer mission trip. Middle and High School youth set aside the last week in June to serve the communities of Charlotte and Matthews.

Tax Credit Awards

The North Carolina Housing Finance Agency (NCHFA) awarded CHA/Horizon Development Properties, Inc. \$1.32 million in annual tax credits and \$19.9 million in bond allocation for the **Strawn Tower and Parktowne Terrace** redevelopments. Collectively, the tax credit equity and bond debt act as sources in the \$41 million CFFP transaction to redevelop these sites as senior housing for older persons (55 years and older) at 50% and 60% of the area median income (AMI). CHA's utilization of the Capital Fund Financing Program (CFFP) transaction will allow CHA to use a portion of its capital fund to pay the debt service on the bonds for the next twenty (20) years. Other sources include CHA MTW monies, the City of Charlotte – Housing Trust Fund (HTF), and the City of Charlotte Energy Efficiency Community Block Grant (EECBG). Construction will begin in January 2012 on both towers.

Boulevard Seniors, the first phase of the redevelopment of Boulevard Homes, has received \$1.3 million in federal housing tax credits. The award will result in approximately \$10 million in tax credit equity in the \$14 million senior development. The senior community will consist of 110 units in a mid-rise elevator building for households with income ranges from 30% to 60% of the (AMI). Boulevard Seniors has been designed for comfortable living and long term durability with amenity areas for the enjoyment and support of its residents. Construction is slated to begin in 2012.

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CHA Middle School Youth Enter the College Zone



On May 7, 2011, CHA partnered with the National Black Child Development Institute's (NBCDI's) Charlotte Affiliate to offer the Entering the College Zone (ESZ) program to more than 40 Charlotte Housing Authority (CHA) middle school youth and their parents. The program was offered on the main campus of Central Piedmont Community College, near uptown. This event aligns with CHA's Moving Forward initiative to help CHA youth reach their educational goals and enter post secondary education.

"To effectively move more CHA youth into post secondary education, we need to start before high school," states CHA Youth Coordinator Millard McCluney. "We have to begin to work with families in everything from financing to course selection in the pre-teen years."

ECZ empowers middle school students and their parents by equipping them with the skills and resources that will allow them to successfully navigate through the college application process. The program was founded on the premise that access to information is the key to opening the doors of opportunity and closing the achievement gaps and the middle school years critically influence the life direction of children.

After the sessions, students and guardians sat at tables with college students and professionals in the community who provided a more personalized look at college and career choices. Students at the luncheon were able to ask questions and really begin to connect careers and education. Some backgrounds represented were pharmacists, police officers, judges, and financial officers.

Genesis Project Holds Kick Off Festivals

The Genesis Project has recently contracted with CHA to provide career, education, and health enhancement services to 150 families across three Charlotte Housing Authority communities: Leafcrest, Cedar Knoll, and Tarlton Hills Apartments. To kick off the new partnership, Genesis Project held family fun festivals at each location the first weekend of June 2011.

The festivals were filled with food, fellowship and fun. The goal of the kick off events were to begin to connect the organizations and families that will be served under this new partnership.



Sunridge Apartments Under Renovation



(left to right) Sunridge building before and Sunridge building after renovation.

Renovations to the Sunridge Apartments began on April 11, 2011. The work includes removing the existing vinyl siding of twelve buildings at the site and replacing it with James Hardie siding. The renovation is being funded through CHA's Moving to Work monies, locally known as Moving Forward. Completion of the approximately \$245,000 in upgrades is scheduled to be completed by the end of 2011.

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Moving Forward
Families Advancing to Self-Reliance