

Seniors Move Into Steele Creek Apartments

Seniors who need affordable housing have begun to move into Steele Creek Seniors, newly constructed apartments in Southwest Charlotte. Developed by Wood Partners and the Charlotte Housing Authority (CHA), the new community sits on seven acres and includes 102 one-bedroom and 18 two-bedroom units in a single, four-story building. Among its exceptional amenities are a library, laundry facilities, fitness and crafts rooms, a salon, a computer lounge, and a community meeting room with a theatre. The grounds include outdoor gazebos and garden plots.

"The Steele Creek Seniors community serves a critical need for new, clean, affordable housing for lower to moderate income seniors in the Charlotte area," said Ray Smith, a director of specialty housing in Wood Partner's Charlotte office. The construction and operation of the Steele Creek Seniors community has generated an estimated 192 local jobs.

Funding for the \$13.56M development includes monies from the U.S. Department of Housing & Urban Development's (HUD) Replacement Housing Factor (RHF) funds, CHA's Moving to Work (MTW) funds, state and federal tax credits, and City of Charlotte Housing Trust Fund (HTF).

| Steele Creek Participation | Goal | Actual |
|--|------|--------|
| Section 3 (HUD program that helps low-income persons/businesses receive training/employment/contract opportunities) | 10% | 12.3% |
| MWBE (incentive program to ensure minority and women owned firms participate in CHA business opportunities) | 20% | 27.1% |
| SBE (program to ensure smaller company participation in City sponsored activities) | 6% | 7.9% |

"Wood Partners' attention to detail and strong execution of construction are the building blocks of quality communities to serve seniors in our city," said Jeffrey Meadows, CHA Senior Development Officer.

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.

In This Issue

PEOPLE

A Strawn Resident Proud To Call CHA Home
Page 3

HOPE VI Graduate Honored by CNN
Page 3

PARTNERSHIPS

Fifth Third & CHA Hold Community Wellness Day
Page 4

FFTC & CHA Empower Students and Families Through Education
Page 4

DEVELOPMENTS

Seniors Move Into Steele Creek
Page 1

Charlottetown Renovation Provides Jobs and Quality Living
Page 2

AWARDS

CHA Resident Honored as RAB President of the Year
Page 3

50 Additional Veteran Vouchers Awarded to VA & CHA
Page 4



Charlottetown Renovation Provides Jobs and Quality Living

Renovations are almost complete on the Charlotte-town Terrace redevelopment, an affordable community for the disabled. More than 100 former residents have returned to the newly renovated 161 unit high rise and others on a limited income will now be given the same opportunity.

The \$12.86 million redevelopment includes funding from the U.S. Department of Housing & Urban Development's (HUD's) Capital Fund Recovery Competition (CFRC) grant, the Charlotte Housing Authority's (CHA's) Moving to Work (MTW) funds, and the City of Charlotte Housing Trust Fund (HTF).

"Money well spent," Charlottetown resident, Gee Gee Moore said. Ms. Moore is a former resident who was relocated to a different CHA property last November because of the renovations, but moved back in October.

Renovations to the property include full system upgrades, interior upgrades/refinishing, window system replacement, and multiple other building skin and exterior improvements. Along with these renovations, two floors are being completely gutted and redesigned to house services and amenities for the residents.

"The amenities and services are going to help the residents have easier accessibility to the things they need to operate daily and have a good quality of life," CHA Corporate Communications Officer Jennifer Gallman stated.

Continuing CHA's commitment to Section 3, a HUD program that helps low-income persons and businesses receive training and employment/contract

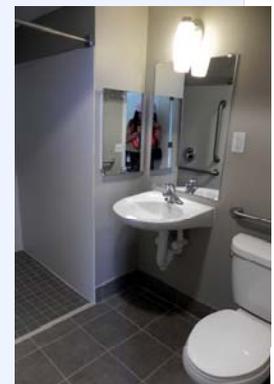
opportunities, several Charlottetown residents are working on the Charlottetown renovation. 68% of the *new hires* are Section 3 residents and 23% of construction contracts went to Section 3 businesses. J.M. Wilkerson Construction Co./Sovereign Construction & Development (JMW/Sovereign), a Section 3/MWBE joint venture, was selected as the redevelopment's Construction Manager at Risk (CMAR).

JMW/Sovereign and CHA have achieved 45% MWBE (Minority and Women Owned Business Enterprise) participation on this redevelopment. The renovation also achieved 23% Small Business Enterprise (SBE) participation which exceeds the 6% requirement of the HTF.

The Buy American provision in the American Recovery and Reinvestment Act has been followed by this renovation. For this redevelopment, 25% of the building materials/products have been manufactured or created within this region.

In support of CHA's commitment to *green* and *sustainable* practices, Charlottetown Terrace has several water and energy efficiencies. The renovation is pursuing the United States Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED)– Gold Certification. This will be CHA's first LEED community and one of the first public housing communities nationwide with this certification.

This transformation has created/retained 350 plus construction jobs and will have a positive effect within the local economy and region.





CHA Resident Honored as RAB President of the Year

On September 23, 2011, Ms. Lucy Brown was honored as RAB (*Resident Advisory Board President of the Year*) at the National Alliance of Resident Services in Affordable and Assisted Housing Conference in Orlando, FL.

Lucy Brown is a powerful example of enduring dedication and commitment to improving lives around her. She has proven that success is a choice and her ongoing service to her community has enhanced the lives of numerous individuals on many different levels.

She serves as president of the Charlotte Housing Authority Resident Advisory Council, president of the Sunridge Community, chair of the Charlotte Housing Authority Tenant Patrol and a member of the Fundraising & Advisory Board of the Charlotte Housing Authority Scholarship Fund. Also, she works with the With Every Heartbeat is Life Program and has various community partnerships.



A Strawn Resident Is Proud to Call CHA Home

Mrs. Willie McClinton is currently 66 years of age and has two sons. She has lived at a Charlotte Housing Authority (CHA) property since 2002. Before moving into Strawn, she had to live in substandard housing and in dysfunctional living conditions due to her limited income. In many situations, she felt unsafe.

"Living with CHA is better than staying with your own family. They put your needs first. Mrs. Cureton (CHA Property Manager) will check on me and make sure everything is ok better than my family will. I feel safe here. If something is wrong, CHA will get it done," Mrs. McClinton said.

Before moving into Strawn, she always kept to herself. But now she is active and involved in her community and has met many people.

Mrs. McClinton proudly emphasizes, "I go to bed with peace, and I wake up with peace. CHA took me out of misery and put me where I was blessed. It was nobody but God that sent me to the Housing Authority. This is the best place for me until I go to heaven."



CHA HOPE VI Family Self-Sufficiency Graduate Recognized by CNN

DeVondia Roseborough, a CHA HOPE VI Family Self-Sufficiency graduate, was honored by CNN as a *Breakthrough Woman* in the month of October. She was nominated by her friend Trina Sowell. In 2005, DeVondia found out she was HIV positive. Instead of feeling sorry for herself, she started a non-profit association, Rasberrirose Foundation, that educates young African American women on HIV, inspires them to respect their bodies, and encourages them take charge of their lives. And to those young women who have already been exposed to the disease, she still encourages them, "You take this and turn it around to something positive."

For more information, www.rasberrirose.org

Story taken from CNN's Morning Express with Robin Meade.

Board of Commissioners



Mr. Joel D. Ford
Chairman



Mr. Will Miller
Vice Chairman



Ms. Lucille Puckett



Ms. Geraldine Sumter



Mr. Benjamin F. Hill



Mr. David A. Jones



Ms. Pamela Gordon

CHA Partners With Fifth Third Bank to Bring Wellness Day to West Corridor



A Community Wellness Day was held in the West Corridor to provide members of the Charlotte community valuable information about overall wellness. Vendors at the event provided health screenings, employment and career counseling, financial wellness information, as well as child care and education resources to attendees. Fifth Third's eBus was on site with staff to talk to families and individuals about smart money management, foreclosure assistance, and banking services as part of the bank's *Financial Fitness Tour*.

"At the Charlotte Housing Authority, we understand that affordable housing and financial literacy are critical resources required to reach self-reliance," states Charlotte Housing Authority Employment Services Coordinator, Christopher Campbell. "Our partnership with Fifth Third's eBus supports families in meeting their financial goals."

The event was hosted by the Fifth Third Bank and Charlotte Housing Authority with support from The Community College Foundation, WBTV, V101.9, and The Homeownership Center of Charlotte. Snyder's-Lance and Coca Cola Consolidated provided free snacks and drinks.



Event Empowers Students and Families Through Education



On October 22, 2011, middle and high school students and their families from across Charlotte-Mecklenburg came together to learn ways to maximize their secondary and postsecondary educational opportunities. The Charlotte Housing Authority Scholarship Fund hosted the event. College admissions and financial aid officers, community based organizations, and family support services were on hand and provided families information on how to support their child(ren) on the path to higher education. A student panel, moderated by Janine Davis, Girl Talk Foundation, and featured speakers, Dr. Ronald L. Carter, Johnson C. Smith University President; Timeka Ruffin, College Foundation of North Carolina and Kwain Bryant, Goodwill Industries' GoodGuides Youth Mentoring Program shared information about their educational journey and ways students and families can partner with existing programs to reach educational goals.

CHA Receives 50 Additional Rental Vouchers to House Veterans

The Charlotte Housing Authority (CHA) received 50 rental vouchers from the U.S. Department of Housing and Urban Development (HUD) as part of an effort to supply permanent housing and case management for veterans in the Charlotte-Mecklenburg community. Homeless veterans are referred to public housing agencies by Veteran Affairs (VA) for these vouchers based upon a variety of factors, most importantly the need for and willingness to participate in case management.

To date, CHA has received 135 veteran vouchers (including the 50 new vouchers). The vouchers awarded to CHA are part of a national effort to meet the housing needs of 6,900 homeless veterans. VA Medical Centers (VAMC) provide supportive services and case management to **eligible homeless veterans**. For more information regarding the vouchers, contact the Salisbury VAMC at 704-638-9000.

Charlotte Housing Authority

1301 South Boulevard
Charlotte, NC 28203

Phone: (704) 336-5183
Fax: (704) 336-5327

Moving Forward
Families Advancing to Self-Reliance



www.cha-nc.org