



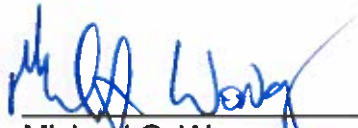
# Harrisonburg Redevelopment & Housing Authority

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April 15, 2022

The Regular Meeting of the Harrisonburg Redevelopment and Housing Authority's Board of Commissioners will be held on **Tuesday, April 19, 2022 at 2:00 p.m.**, at the Municipal Building, City Council Chambers located at 409 South Main Street, Harrisonburg, Virginia.



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Michael G. Wong  
Executive Director

Enclosures

EQUAL HOUSING OPPORTUNITY PROVIDER

HRHA provides reasonable accommodations to persons with disabilities consistent with the Section 504 Final Rule (24 CFR Part 8) and the Fair Housing Amendments Act

AGENDA  
Regular Meeting  
April 19, 2022

- I. Call to order and determination of quorum
- II. Review and Approval of Minutes  
- March 19, 2021
- III. Reports
  - A. Executive Director
    1. Public Comment
    2. Closed Session-Acquisition of Real Estate 2.2-3711(A)(3) The Subject manner is the possible acquisition of real property for housing.
    3. Community Outreach
  - B. Any New Business/ Old Business
    1. Strategic Initiatives Updates
      - Homeownership and Neighborhood Revitalization
        - Erikson Avenue Town Center
        - Lineweaver Annex Renovation
      - Addressing Homelessness and Affordable Housing
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      - Improving Organizational Efficiency and Effectiveness
        - MTW
        - Yardi Software Migration

## MINUTES

Regular Meeting  
March 16, 2022

The Regular Meeting of the Harrisonburg Redevelopment & Housing Authority Board of Commissioners was held on Wednesday March 16 at 4:00 p.m.

Those present were:

Dany Fleming, Chair  
Gil Colman, Commissioner  
Luciano Benjamin, Commissioner  
Kevin Coffman, Commissioner  
Shonda Green, Commissioner

Also present were:

Michael G. Wong, Executive Director  
Jordan Bowman, Attorney

The Regular Meeting was called to order and quorum declared present by Dany Fleming Chair.

Mr. Wong then presented the February 16<sup>th</sup> meeting minutes for consideration of approval. After a period of discussion, Commissioner Green seconded by Commissioner Colman made the motion for approval of the January's board meeting minutes. The motion was unanimously approved.

Mr. Wong then presented the March financials for consideration of approval. After a period of discussion, Commissioner Coffman seconded by Commissioner Green made the motion for approval. The motion was unanimously approved.

Chairperson Fleming then opened the floor for general public comment. Anton Lewis Ray related of living at 1050D at Old Furnace Road and being a voucher participant. He related of ongoing difficulties with his landlord and of feelings of discrimination. He stated that he has talked with Blue Ridge Legal, HUD and the Fair Housing office with no one willing to provide any assistance. No other public comment was received.

Mr. Wong then presented the Erickson Avenue operating agreement for consideration of approval. He related that the operating agreement will provide the future overarching principles of the partnership. He stated that as the project moves forward additional agreements will be developed for board approval with specificity in alignment with the project stage. Mr. Wong then reviewed in detail key sections of the operating agreement with emphasis on the Authority's responsibilities for capital funds calls, guarantees, and right of first refusal. After a period of discussion Commissioner Benjamin seconded by Commissioner Colman made the motion authorizing Mr. Wong to sign the operating agreement in its substantial form. The motion was unanimously approved.

Mr. Wong then provided updates on the Authority's special projects and initiatives. He related of the project team holding regular Erickson avenue meetings to coordinate the rezoning application and site development processes. Significant delay was encountered with the project schedule due to the need to change transportation study consultants. He stated that the rezoning application cannot be submitted until the study has been completed. He also related that Jordan Bowman, Litten and Sipe did submit a zoning special amendment to allow for manufactured housing in R7. He stated that approval of the amendment is critical for the development of single family homes to be affordable. He stated that the amendment is being reviewed by City staff. He related that the site plan continues to be modified as additional information is received with the current unit count being approximately 1,000 units.

Mr. Wong then related of the architectural contract for the Lineweaver Annex has been signed and closing is scheduled for construction financing next week. He stated of the project plan is that the developmental designs of the building's exterior will be available mid-summer and with the goal for construction bidding in early winter 2022.

Mr. Wong then communicated of still awaiting HUD approval of the Authority's MTW plan. He related that due to the software conversion, the Authority would have been limited in its ability to implement any parts of the plan. He stated of a need to develop the necessary policies and procedures and update the Authority's administrative plan prior to any implementation of the MTW activities.

Mr. Wong then related of effectively going live with the new software on March 1. He stated that vendors and landlords were paid out of the new system; applicant, landlord and participants portal was opened with applications being received; and data cleanup is being completed due to migration of old data which created errors. He stated of the understanding that the migration process will take a full year to completely implement all components. He related of the process going well overall and recognized the staff for their work in the migration process.

Mr. Wong then presented the management reports. After a period of discussion, Commissioner Benjamin seconded by Commissioner Coffman then made the motion to approve the management reports. The motion was unanimously approved.

Commissioner Benjamin seconded by Commissioner Coffman made the motion to adjourn. The motion was unanimously approved.

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Michael G. Wong  
Executive Director

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Dany Fleming  
Chair