CHARLOTTESVILLE REDEVELOPMENT & HOUSING AUTHORITY



DRAFT Annual PHA Plan

Annual Agency Plan for
Fiscal Year
April 1, 2027-
March 31, 2028

Posted: October 23, 2026

Approved:

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NOTE:

This is the draft CRHA Annual Plan posted October 23, 2026

- In this document, you may see some placeholders and documents awaiting signatures after the hearing.
- Policies that are referred to as amended will be posted on the CRHA website at https://cvillerha.com/key-documents/ or by request at comments@cvillerha.com
- As board meeting minutes, upcoming public meeting notes, RAB Comments, etc. become available they will be added before the Annual Plan Hearing.
- Notes from the Hearing as well as signed certifications will be added after the Special Board Meeting to approve the Annual and Five-Year plan.
- Once all amendments are added, page numbers will be inserted.
- Once completed, the fully executed documents will be posted on the website and available in hard copy per request and submitted to HUD.



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Annual PHA Plan *(Standard PHAs and Troubled PHAs)*	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 9/30/2027

Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services. They also inform HUD, families served by the PHA, and members of the public of the PHA's mission, goals, and objectives for serving the needs of low-, very low-, and extremely low- income families.

Applicability. The Form HUD-50075-ST is to be completed annually by **STANDARD PHAs or TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form. Note: PHAs with zero public housing units must continue to comply with the PHA Plan requirements until they closeout their Section 9 programs (ACC termination).

Definitions.

(1) ***High-Performer PHA*** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers (HCVs) and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, SEMAP for PHAs that only administer tenant-based assistance and/or project-based assistance, or PHAS if only administering public housing.

(2) ***Small PHA*** - A PHA that is not designated as PHAS or SEMAP troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.

(3) ***Housing Choice Voucher (HCV) Only PHA*** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.

(4) ***Standard PHA*** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.

(5) ***Troubled PHA*** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.

(6) ***Qualified PHA*** - A PHA with 550 or fewer public housing dwelling units and/or HCVs combined and is not PHAS or SEMAP troubled.

A. PHA Information.

A.1

PHA Name: Charlottesville Redevelopment & Housing Authority **PHA Code**: VA016

PHA Type: ☑ Standard PHA ☐ Troubled PHA

PHA Plan for Fiscal Year Beginning: (MM/YYYY): 04/2027

PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)

Number of Public Housing (PH) Units 274 **Number of Housing Choice Vouchers (HCVs)** 637

Total Combined Units/Vouchers 911

PHA Plan Submission Type: ☑ Annual Submission ☐ Revised Annual Submission

Public Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA and should make documents available electronically for public inspection upon request. PHAs are strongly encouraged to post complete PHA Plans on their official websites and to provide each resident council with a copy of their PHA Plans.

Starting October 23, 2026 hardcopies of CRHA's Annual Plan were posted for public review at the CRHA Offices at 500 1st Street S, 715 6th ST SE, 110 5th Street NE, 1050 1st ST S and at the 801 Hardy Drive. An electronic copy can be found at https://www.cvillerha.com/key-documents/.

Individuals who need access to a printed or translated copy of the plan may do so by emailing matthewsk@cvillerha.com or calling 434-422-9298 and asking to set up a time to view or check-out a copy of the draft. The Resident Advisory Board (RAB) has been offered the opportunity for digital or hard copies of the plan.

☐ **PHA Consortia**: (Check box if submitting a Joint PHA Plan and complete table below)

Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
				PH	HCV
Lead PHA:					

B. Plan Elements

B.1 Revision of Existing PHA Plan Elements.

(a) Have the following PHA Plan elements been revised by the PHA?

Y	N	
☐	☑	Statement of Housing Needs and Strategy for Addressing Housing Needs.
☐	☑	Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
☐	☑	Financial Resources.
☑	☐	Rent Determination.
☐	☑	Operation and Management.
☐	☑	Grievance Procedures.
☐	☑	Homeownership Programs.
☑	☐	Community Service and Self-Sufficiency Programs.
☐	☑	Safety and Crime Prevention.
☑	☐	Pet Policy.
☐	☑	Asset Management.
☐	☑	Substantial Deviation.
☐	☑	Significant Amendment/Modification.

(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):

Rent Determination: The Housing Authority reviews and adjusts policies as needed to remain aligned with current federal and state laws.

Community Service and Self Sufficiency Programs: The Family Self Sufficency (FSS) Action plan is being updated at the end of 2026 beginning of 2027.

Pet Policy: The Housing Authority reviews and adjusts policies as needed to remain aligned with current federal and state laws.

(c) The PHA must submit its Deconcentration Policy for Field Office review.

Attached Section I C

B.2 **New Activities.**

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's applicable Fiscal Year?

Y	N	
☐	☑	Choice Neighborhoods Grants.
☑	☐	Modernization or Development.
☑	☐	Demolition and/or Disposition.
☑	☐	Designated Housing for Elderly and/or Disabled Families.
☐	☑	Conversion of Public Housing to Tenant-Based Assistance.
☐	☑	Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.
☐	☑	Homeownership Program under Section 32, 9 or 8(Y)
☐	☑	Occupancy by Over-Income Families.
☐	☑	Occupancy by Police Officers.
☐	☑	Non-Smoking Policies.
☑	☐	Project-Based Vouchers.
☑	☐	Units with Approved Vacancies for Modernization.
☐	☑	Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

(b) If any of these activities are planned for the applicable Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.

Modernization or Development: CRHA has engaged a development partner and is pursuing a low-income housing tax credit (LIHTC) award for Phase I of the Westhaven redevelopment, which will deliver two five-story buildings with approximately 150 units. The new units will be affordable for families at or below 80% of area median income, with approximately 82 subsidized with project-based vouchers. Future phases are planned to deliver approximately 102 townhouse units as well as resident amenities and multi-use space. Section B.2.

Demolition and/or Disposition: CRHA intends to reposition its public housing stock through demolition/disposition under Section 18 of the Housing Act of 1937. The demolition/disposition action will involve Westhaven in AMP VA016000001. In accordance with HUD's Section 18 approval process, CRHA will be submitting a Section 18 application in approximately Q4 2026 for the above-noted property.

Designation of Housing for Elderly and/or Disabled Families: The CRHA intends to designate Phase 1A of Westhaven as Housing for Elderly and/or Disabled.

Project-Based Vouchers: CRHA will be submitting a Section 18 Demolition and/or Disposition application for Westhaven in approximately Q4 2026. CRHA anticipates receiving approximately 125 tenant protection vouchers (TPVs) after SAC approval of this Section 18 action. The housing authority intends to project-base approximately 102 of these TPVs at the Westhaven redevelopment. Project basing these units is consistent with the goals of CRHA's Annual Plan as it allows CRHA to continue serving residents at Westhaven, thereby providing long-term rental assistance at these properties and assisting the housing authority in maintaining these communities as affordable housing serving families earning at or below 80% AMI.

Units with Approved Vacancies for Modernization: CRHA will be undertaking an extensive rehabilitation for all units in the Scattered Site AMP 4 development. The extensive rehabilitation will take a unit offline at each development for a up to two years to serve as a hotel unit for all occuipied units on each site. The CRHA estimated each unit will take approximately 4-5 weeks to complete.

B.3	**Progress Report.** Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan. Please see Section II.

B.4	**Capital Improvements.** Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved. Attached Section VII part A
B.5	**Most Recent Fiscal Year Audit**. (a) Were there any findings in the most recent FY Audit? Y ☐ N ☑ (b) If yes, please describe:
C.	**Other Document and/or Certification Requirements.**
C.1	**Resident Advisory Board (RAB) Comments.** (a) Did the RAB(s) have comments to the PHA Plan? Y ☑ N ☐ (b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations. Please see section V part C.

C.2	**Certification by State or Local Officials.** Form HUD 50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. Attached Section VII D
C.3	**Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.** Form HUD-50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations* *Including PHA Plan Elements that Have Changed,* must be submitted by the PHA as an electronic attachment to the PHA Plan. Attached Section VII parts B and C
C.4	**Challenged Elements.** If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public. (a) Did the public challenge any elements of the Plan? Y ☐ N ☐ (b) If yes, include Challenged Elements.

C.5	**Troubled PHA.** (a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place? Y N N/A ☐ ☐ ☑ (b) If yes, please describe:

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Deconcentration Policy

The PHA will gather data and analyze, at lease annually, the tenant characteristics of its public housing stock, including information regarding tenant incomes, to assist in the PHA's de- concentration efforts. The PHA will use the tenant income information in an assessment of its public housing developments to determine the appropriate designation to be assigned to the development for the purpose of assisting the PHA in its de-concentration goals.

If the PHA's annual review of tenant incomes indicates that there has been a significant change in the tenant income characteristics of a particular development, the PHA will evaluate the changes to determine whether, based on the PHA methodology of choice, the development needs to be re- designated as a higher or lower income project or whether the PHA has met the de-concentration goals and the development needs no particular designation. De-concentration and Income Mixing Goals. The CRHA strives through its various economic self-sufficiency and educational programs to achieve de-concentration of extremely poor families and any one site and income-mixing throughout its developments.

The PHA's income-mixing goal is a long-range goal which recognizes that the residents of its developments designated for the elderly maybe on fixed incomes which are not likely to be altered by HUD's income mixing goals. The PHA will use its annual analysis of its public housing stock and tenant incomes to provide benchmarks for the PHA. The PHA will target at least 40 percent of new admissions to public housing in each fiscal year to "extremely low- income families".

Apart from the elderly high-rise development, CRHA's incomes for all projects fall within similar ranges. Where there is significant disparity in the percentages of very low-income and other extremely low-income families at the various developments, the size of the units, the presence of larger, multiple-income families appear to account for the disparity.

The PHA will strive to achieve de-concentration of poverty and income-mixing through active pursuit of economic development opportunities for families which are designed to increase the total number of lower income families into higher income brackets.

CRHA does not discriminate on the basis of race, color, sex, age, religion, national origin, disability, veteran status, or union affiliations in any of its federally assisted programs and activities.

II.

CRHA FY 2024- 2029 Five-Year Plan Progress Report

CRHA FY 2024- 2029 Five-Year Plan Progress Report

Goal	Outcomes	Progress Notes
Mission Statement: The Charlottesville Redevelopment and Housing Authority has a mission to further develop and preserve quality, resident centered, affordable housing, while empowering people and communities.		Ongoing
Vision Statement: Our vision is to be more than an entity that manages traditional federal Public Housing and Housing Choice Voucher programs. As a resident first organization, we collaborate with local governments, and partners from the public and private sectors to carry out our mission.		Ongoing
Empower Individuals and Families Through the Delivery of Transformational Services.		
I. Maintain and create partnerships, programs and resources that foster economic growth and self-sufficiency to end the cycle of poverty		CRHA is working again with a VISTA this year to amplify local programs and resources in the area.
	A. Continue to build the Family Self Sufficiency Program	Third year of FSS program has started, currently around 50 program participants. The second year of the ROSS-SC grant has also begun. This will be coupled with both FSS and EOP.
	B. Pursue funding to expand CRHA's Economic Opportunity Programs	The second year of the Jobs Plus grant has begun. This program is part of Our Economic Opportunity Program (EOP) initiatives.
II. Promote initiatives that encourage healthy living and lifestyle		Continue updating database of 100s of resources for residents in multiple categories
	A. Continue to provide space for Self-Determined Community Programs to provide or obtain partnerships to provide supportive services to increase the lifestyle and economic independence of residential families, youth, the elderly, and families with disabled family members	Completed a resident satisfaction survey in late 2025 and had around 30 responses. We intend to do another survey to continue to hear from the community about the types of programs and resources they would like to see us pursue.

II.

CRHA FY 2024- 2029 Five-Year Plan Progress Report

III. Develop programs and resources that encourage long term personal success of young adults and the youth	A. These programs include but are not limited to:	The CRHA will continue to pursue funding opportunities to support young adults and youth such as Youth Build.
	1. Continuing to build community-wide internet access	The CRHA has an agreement with Ting to provide individual high-speed access to each tenant at Crescent Halls and SFS. The CRHA has also developed computer labs at SFS and Westhaven.
	2. Supporting the Nursing Clinics	CRHA continues to work with Sentara and UVA Nursing to on opportunities for community outreach and collaborating with UVA Health on 6th St Clinic and discussions with resident planners for redevelopment at Westhaven.
	3. Assistance for signing up kids for after-school and summer programs	CRHA's now has Resident Services Coordinators (RSC) to cover all sites. The RSCs are meeting with community groups to work on increasing opportunities for youth.
Encourage and Create Homeownership Opportunities		
IV. Encourage Homeownership Opportunities		Ongoing
	A. Foster the participation of at least 2-5 families in CRHA and/or Partner Homeownership	Recruitment through FSS, ROSS, Jobs+ programs based on goals.
	1. Continue the process of building a CRHA Homeownership Program	The CRHA has met with potential lenders and community partners in preparation for rolling out the HCV homeownership program.
	2. Continue to build partnerships with local agencies to support our families	Relationship with the Financial Opportunity Center at PHA to assist financial education with residents, including homeownership counseling.
V. Assist HUD- Assisted Renters Become Homeowners		Recruitment through FSS, ROSS, Jobs+ programs based on goals.

II.

CRHA FY 2024- 2029 Five-Year Plan Progress Report

	A. Use redevelopment opportunities through public housing redevelopment; community partnerships; and the Housing Authorities Preservation of Naturally Occurring Affordable Housing (P-NOAH) program to create up to 5 homeownership opportunities per year	Encourage resident participation and feedback at redevelopment meetings. Resident survey pending.
	1. Continue to pursue funding to support homeownership efforts	Acquired $37,430 in down-payment assistance from the City--currently working with active FSS participants on homeownership opportunities.
	2. Continue to support opportunities for our staff who qualify for our Economic Opportunity Programs to advance in their career path and have opportunities for homeownership	At least two staff people enrolled in FSS are interested and building capacity to pursue homeownership opportunities
	3. Work to build an endowment to support homeownership efforts for our community	Obtaining 501c3 status to increase funding opportunities.
	B. Provide up to 5 opportunities to utilize the Housing Choice Voucher program to create homeownership vouchers per year	Improving intake documentation with case management software to better track program; staff training occurring fall 2024.
	1. Continue to build relationships with local lending institutions	Through our relationship with Atlantic Union Bank our residents and staff are able to take advantage of Financial literacy and budgeting sessions.
	2. Continue to develop SOPs for the HVC homeownership program	CRHA has contracted an organization to assist with the SOP process.
Preserve, Develop and Expand Opportunities for Affordable Housing		
VI. Pursue VHDA Tax Credit training and certification for property management and management staff		Working to organize a training for 2027.

II.

CRHA FY 2024- 2029 Five-Year Plan Progress Report

	A. 80% of PM/Redevelopment staff and 50% of Management attend Tax Credit Conference; 80% of PM staff attend Mid-Atlantic AHMA Conference	Contractor to work with staff as well, early 2027 to help with training.
	1. Work with HR on post training and conference follow-up	Work with Americorps VISTA and contractor for logistics.
VII. Improve housing opportunities for the elderly, persons with disability and individuals experiencing homelessness		Continue to work with resident planners on spaces in new and upcoming communities to provide housing opportunities as well as service connection.
	A. Apply for additional mainstream vouchers	Ongoing
	B. Increase project-based vouchers	Ongoing
	C. Maintain 100% lease up on Mainstream, EHV, VASH, PBV, TBRA	Ongoing
VIII. Apply for additional vouchers when available		Ongoing
	A. Work with CRHA Development team to set timelines for this process	The CRHA is constantly evaluating opportunities to apply for additional funding for housing choice voucher. The CRHA partnered with the City of Charlottesville to apply for the Family Unification Program (FUP) vouchers but was not awarded funding. We do anticipate applying for the FUP vouchers and additional mainstream vouchers this year.
IX. Preserve Section 9/public housing in the City of Charlottesville.		Ongoing
	A. Apply for additional funding to preserve public housing not in CRHA's redevelopment plan	The CRHA applied for funding from the Fundamental Organization Program with the City of Charlottesville and was awarded $242,000 for public housing modernization in AMP 4.
	B. Acquire properties to convert to public housing to utilize Faircloth units	Obtaining 501c3 status to increase funding opportunities.
	C. Complete energy efficiency upgrades while completing the Parallel track	New appliances have been installed at Parallel Track homes and HVAC upgrades are underway. The CRHA is also partnering to take advantage of a shared solar program for AMP 4.

II.

CRHA FY 2024- 2029 Five-Year Plan Progress Report

Diversify the Authorities Business Model and Funding Streams		
X. Transform Communities		Ongoing
	A. Pursue LIHTC, Other HUD Programs and Public/ Private Partnership Opportunities	Work with Americorps VISTA and contractor for logistics.
XI. Become Development Catalyst for the City		Ongoing
	A. Partner with the City of Charlottesville to pursue mutually beneficial opportunities in housing and economic development	The City has partnered with CRHA to acquire 75 units to preserve them as affordable units in perpetuity. We continue to look for additional opportunities to preserve affordable housing in the community.
	B. Foster relationships to increase service delivery to residents	Active pursuit of relationships via PCC and other meetings. Resident Services staff have continued to build relationships with area nonprofits and other agencies to improve and increase services. These relationships include PVCC, TJPDC, CCS, DSS, Women's Initiative, BRHD, and more. Staff is currently exploring additional relationships and gathering resident feedback to best meet service demand.
	C. Continue to acquire properties under the Preservation of Naturally Occurring Affordable Housing (P-NOAH)	The CRHA acquired a total of 80 units within the last year and is currently in the process of acquiring 15 additional NOAH units.
XII. Develop an Authority affiliated Non- Profit Entity to expand services opportunities to residents and participants		CRHA 's board met with City Council and was approved for this process.
	A. Develop and implement a not-for-profit arm of the authority	CRHA is finalizing paperwork for the nonprofit and anticipates a launch in 2027. Staff and board members will be working together to manage logistics and operations of this entity.

II.

CRHA FY 2024- 2029 Five-Year Plan Progress Report

	B. Seek creative income stream opportunities through development, management, and compliance services	The CRHA is in conversation with developers around property management of non-CRHA developed properties.
XIII. Market the Authorities tax-exempt bond program to create additional revenue streams for the Authority		Executive, Development/Grants, and Finance Departments working together to expand revenue portfolio.
	A. CRHA will work to develop its Real Estate arm to ensure proper infrastructure to support these efforts	The CRHA has met with developers to discuss how CRHA could assist with tax exempt bonds.
Support our Families' Success		
XIV.. Develop a partnership with City to set- aside spots in the Community Attention Youth Internship Program (CAYIP) for youth who reside in CRHA communities		CRHA had a CAYIP intern during the summer of 2026 and plan to have a permanent opening for a CAYIP intern ongoing with the Resident Services Program.
XV. Develop financial support for continuing education for young adults and youth graduating from High School		Currently developing funding structure for youth scholarship program.
XVI. Implement a comprehensive case management system in the resident services department to improve document management and data tracking		CRHA RS staff began working with Family Metrics case management software this past year and have recently transitioned to their new product Resident Connect. Ongoing training on case management and data collection for RS staff continues.
XVII. Apply for additional self-sufficiency funding through FSS and ROSS to expand service delivery to more families and voucher participants		Successfully renewed FSS funds and are on year two of ROSS funds.
XVIII. Continue to apply for other local, state and federally funded grant programs that support housing stability and economic opportunity		CRHA has increased its overall grant application numbers, applying for 15 grants this fiscal year, and having been awarded 10 of those grants.

CRHA Five Year Violence Against Women Act (VAWA) Goals Progress Report

Goal	Outcomes	Progress Notes
CRHA goals for 2024 and forward are focused on an increased awareness of the law regarding the Violence Against Women and Department of Justice Reauthorization Act of 2005 and 2013 for the residents and their families by:		Ongoing
Goal I: CRHA will revise existing ACOP and Admin Policies to reflect VAWA requirements as they are updated		Staff education ongoing
	Outcome A: Changes to the ACOP and Admin plans in addition to being posted will include information page and links in CRHAs' Web site.	Working with staff communications and IT specialist to update site, late 2026.
	Outcome B: Asset managers will attend trainings on handling domestic violence situations to instruct them on what to do in cases of suspected domestic violence (e.g. subtle ways to separate victim from abuser to see if they are safe and give them information or resources for a local agency to help them come up with a safety plan), and how to handle victims allowing offenders into their home (making sure language around consequences of violating these policies is clear for residents).	Intake assessments will be updated to align with care management software, staff training occurring fall 2026.
	Outcome C: If abuser is moved out of a home, making sure that locks are changed immediately and victim has a means to advocate to be moved to a different housing location if they feel endangered by remaining in the same residence.	Resident Services Coordinator and Property Manager will work together to ensure resident safety.
Goal II: CRHA staff will distribute easy-to-read and understand printed materials about VAWA		Working with communications staff to make accessible information available to residents.
	Outcome A: CRHA will implement procedures to assure applicants and residents are aware of their rights under the VAWA as described in:	Staff training for updated policies who work directly with residents during onboarding.
	1. The Admissions and Continued Occupancy Policy (ACOP): Part VII: Violence Against Women Act (VAWA): Notification, Documentation and Confidentiality	Ongoing

	2. The Housing Choice Voucher Administrative Plan (Admin Plan): *Chapter 3, Part III, 3-III.G.: Prohibition Against Denial of Assistance to Victims of Domestic Violence, Dating Violence, Sexual Assault and Stalking: Notification and Documentation*	Ongoing
	Outcome B: RHA staff will provide bi- lingual information on VAWA.	2 translators are now with CRHA; access to MOVE UVA for other language translations.
Goal III: Seek new partners to participate in CRHA's VAWA program		Ongoing
	Outcome A: CRHA in collaboration with local government agencies and private non-profit institutions, will implement an assistance program for the residents and their families, with most participants being women and children, who are the most affected by domestic violence acts. This program will inform victims of domestic violence about the legal protection afforded under VAWA and provide counseling on victims' rights, available resources, and the inherent harm of acts of violence.	Americorps VISTA working to expand local partnerships, including resources for domestic violence and sexual assault. Shares with CRHA staff at monthly meetings and added to databases for easy referrals.
	Outcome B: Working with partners, CRHA will assist victims in enrolling in counseling programs, support groups, and other services. CRHA will collaborate with partners that offer culturally and socially sensitive assistance that center individual experience to best equip residents toward breaking cycles of violence and self-sufficiency. Outcome: CRHA will explore MOU's with partner agencies.	CRHA is part of the local Trauma Informed Network which is working to set up programs both onsite, in their offices and virtually with program participants.

Goal	Outcomes	Progress Notes
Mission Statement: The Charlottesville Redevelopment and Housing Authority has a mission to further develop and preserve quality, resident centered, affordable housing, while empowering people and communities.		Ongoing
Vision Statement: Our vision is to be more than an entity that manages traditional federal Public Housing and Housing Choice Voucher programs. As a resident first organization, we collaborate with local governments, and partners from the public and private sectors to carry out our mission.		Ongoing
Empower Individuals and Families Through the Delivery of Transformational Services		
I. Maintain and create partnerships, programs and resources that foster economic growth and self-sufficiency to end the cycle of poverty.		CRHA Resident Services staff continue meet with local partners to map local resources and programs. During these meetings CRHA shares what we do as well as gathering information on what other community agencies can provide to our program participants. All of this data will be entered into resources in the case management software.
	A. Continue to build the Family Self Sufficiency Program.	The FSS program continues to grow and partner with the Resident Services team.
	B. Pursue funding to expand CRHA's Economic Opportunity Programs	Ongoing
II. Promote initiatives that encourage healthy living and lifestyle.		The ROSS program has helped bring in cooking classes for residents through a community partnership.
	A. Continue to provide space for Self-Determined Community Programs to provide or obtain partnerships to provide supportive services to increase the lifestyle and economic independence of residential families, youth, the elderly, and families with disabled family members. B. CRHA will advocate for and incorporate where possible programs that support mental health and	A. Resident Services staff continue to build programs around feedback as it is received form our communities. B. CRHA is working with residents and community partners on new programs such as women and men's support groups. 1. Region Ten has partnered with CRHA to have a Clinical Social Worker who can meet residents in the community.

	substance abuse treatment. 1. CRHA will work with community partners to bring supports such as Clinical Social Workers, peer support workers and other community resources to our communities.	
III. Develop programs and resources that encourage long term personal success of young adults and the youth.		Ongoing. CRHA was able to hire a Youth Coordinator in 2025 through a Firearm Violence Intervention Grant (FVIP) through the Virginia Department of Criminal Justice Services.
	A. These programs include but are not limited to:	
	1. Continuing to build community-wide internet access	Ongoing in partnership with redevelopment efforts.
	2. Supporting the Nursing Clinics	CRHA continues to work with Sentara and UVA Nursing to on opportunities for community outreach and collaborating with UVA Health on 6th St Clinic and discussions with resident planners for redevelopment at Westhaven.
	3. Assistance for signing up kids for after-school and summer programs	CRHA's Youth Coordinator has set up programs at CRHA's properties and saw increasing participation numbers throughout 2026.
Encourage and Create Homeownership Opportunities		
IV. Encourage Homeownership Opportunities		
	A. Foster the participation of at least 2-5 families in CRHA and/or Partner Homeownership Training	Recruitment through FSS program based on goals
	1. Continue the process of building a CRHA Homeownership Program. 2. CRHA will regularly provide information and education to develop new homeownership programs with residents and stakeholders as the program is implemented.	Ongoing
	B. Continue to build partnerships with local	Ongoing

	agencies to support our families.	
V. Assist HUD- Assisted Renters Become Homeowners		
	A. Use redevelopment opportunities through public housing redevelopment; community partnerships; and the Housing Authorities Preservation of Naturally Occurring Affordable Housing (P-NOAH) program to create up to 5 homeownership opportunities per year.	Ongoing
	1. Continue to pursue funding to support homeownership efforts.	Ongoing
	2. Continue to support opportunities for our staff who qualify for our Economic Opportunity Programs to advance in their career path and have opportunities for homeownership.	CRHA continues to hire program participants into employment opportunities.
	3. Work to build an endowment to support homeownership efforts for our community.	CRHA hopes to register a nonprofit by the end of 2026.
	B. Provide up to 5 opportunities to utilize the Housing Choice Voucher program to create homeownership vouchers per year.	Ongoing
	Continue to build relationships with local lending institutions	Ongoing
	Continue to develop SOPs for the HVC homeownership program.	Ongoing
Preserve, Develop and Expand Opportunities for Affordable Housing		
VI. Pursue VHDA Tax Credit training and certification for property management and management staff.		
	A. 80% of PM/ Redevelopment staff and 50% of Management attend Tax Credit Conference; 80% of PM staff attend Mid-Atlantic AHMA Conference.	Staff are being registered for training and conferences as the opportunity arises.
	1. Work with HR on post training and	CRHA has a new HR Coordinator that is working on this.

	conference follow-up	
VII. Improve housing opportunities for the elderly, persons with disability and individuals experiencing homelessness.		
	A. Apply for additional mainstream vouchers.	CRHA continues to apply when NOFAs are posted.
	B. Increase project-based vouchers.	Ongoing with redevelopment programs.
	C. Maintain 100% lease up on Mainstream, EHV, VASH, PBV, TBRA	CRHA property management and HCV department are working closely together to meet these goals.
VIII. Apply for additional vouchers when available.		
	A. Work with CRHA Development team to set timelines for this process.	CRHA continues to apply when NOFAs are posted.
IX. Preserve Section 9/public housing in the City of Charlottesville.		
	A. Apply for additional funding to preserve public housing not in CRHA's redevelopment plan.	CRHA continues to work closely with the City of Charlottesville, other partners and pursuing development funding for affordable housing.
	B. Acquire properties to convert to public housing to utilize Faircloth units.	CRHA continues to work closely with the City of Charlottesville other partners pursuing development funding for affordable housing.
	C. Complete energy efficiency upgrades while completing the Parallel track.	Ongoing
	D. CRHA will work together with PHAR on future planning around HUD's changing funding priorities and how they can advocate together to preserve or improve programs and residents' rights with redevelopment.	Ongoing
Diversify the Authorities Business Model and Funding Streams		
X. Transform Communities		
	A. Pursue LIHTC, Other HUD Programs and Public/ Private Partnership Opportunities.	CRHA continues to apply and pursue development funding for affordable housing.
	B. CRHA will begin a multi-year process to transform to a Trauma Informed Housing Agency. 1. Pursue CORES certification 2. Development of Eviction Diversion	CRHA's Property Management and Resident Services team have developed and implemented an Eviction Diversion Program this year.

	programs.	

XI. Become Development Catalyst for the City		
	A. Partner with the City of Charlottesville to pursue mutually beneficial opportunities in housing and economic development.	CRHA continues to work closely with the City of Charlottesville to pursue economic opportunities for our communities.
	B. Foster relationships to increase service delivery to residents.	CRHA's Resident Services team continues to work on outreach with community partners.
	C. Continue to acquire properties under the Preservation of Naturally Occurring Affordable Housing (P-NOAH).	CRHA continues to work closely with the City of Charlottesville, other partners and pursuing development funding for affordable housing.
XII. Develop an Authority affiliated Non-Profit Entity to expand services opportunities to residents and participants.		
	A. Develop and implement a not-for-profit arm of the authority.	CRHA's counsel is working on the application this summer.
	B. Seek creative income stream opportunities through development, management, and compliance services.	CRHA continues to develop new community partnerships.
	C. CRHA will work to develop mechanisms so that the new non-profit is not in competition with PHAR over funding.	Ongoing
XIII. Market the Authorities tax-exempt bond program to create additional revenue streams for the Authority.		
	A. CRHA will work to develop it's Real Estate arm to ensure proper infrastructure to support these efforts.	CRHA continues to build its Real Estate Arm infrastructure.
Support our Families' Success		
XIV. Develop a partnership with City to set-aside spots in the Community Attention Youth Internship Program (CAYIP) for youth who reside in CRHA communities.		CRHA is entering its third summer of placing CAYIP youth at sites. This year the CAYIP program was set for year-round with our Youth Program.
XV. Develop financial support for continuing education for young adults and youth graduating from High School.		CRHA continues to share community opportunities for youth while also planning internal savings and scholarship programs.
VVI. Implement a comprehensive case management system in the resident services department to improve document management and data tracking.		CRHA is beginning its second year of using case management software. Ongoing staff training continues.

XVII. Develop educational opportunities for all of CRHA's subsidy programs or other programs being researched such as Public Housing, Voucher Programs/ PBV, RAD, LIHTC and Fair Housing. These opportunities will be made available for all program participants that can also be used for cross training staff and sharing with stakeholders.		CRHA's property management and HCV teams are working together with resident service staff on power point presentations to utilize during trainings for our communities and staff.
	A. CRHA staff will develop learning programs around CRHA policies such as the Admin and ACOP and federal regulations that impact them such as HOTMA.	CRHA's property management and HCV teams are working together with resident service staff on power point presentations to utilize during trainings for our communities and staff.
XVIII. Apply for additional self-sufficiency funding through FSS and ROSS to expand service delivery to more families and voucher participants.		CRHA is working on growing its FSS program so that they may apply for another case manager.
XVIV. Continue to apply for other local, state and federally funded grant programs that support housing stability and economic opportunity.		CRHA's Development staff continue to apply to opportunities as they are made available.
	A. CRHA will work with residents, the city and stakeholders to develop emergency and disaster planning.	CRHA Resident Services staff worked with property management to develop a draft Emergency Plan. It has been reviewed by the Charlottesville Fire Department. Resident Services staff are setting up community meetings to share and discuss the draft later this summer.

III. New Annual Plan Goals FY 2027- 2028

Goal	Outcomes
Mission Statement: The Charlottesville Redevelopment and Housing Authority has a mission to further develop and preserve quality, resident centered, affordable housing, while empowering people and communities.	
Vision Statement: Our vision is to be more than an entity that manages traditional federal Public Housing and Housing Choice Voucher programs. As a resident first organization, we collaborate with local governments, and partners from the public and private sectors to carry out our mission.	
Empower Individuals and Families Through the Delivery of Transformational Services	
I. Maintain and create partnerships, programs and resources that foster economic growth and self-sufficiency to end the cycle of poverty.	**A.** Continue to build the Family Self Sufficiency Program.
	B. Pursue funding to expand CRHA's Economic Opportunity Programs
II. Promote initiatives that encourage healthy living and lifestyle.	**A.** Continue to provide space for Self- Determined Community Programs to provide or obtain partnerships to provide supportive services to increase the lifestyle and economic independence of residential families, youth, the elderly, and families with disabled family members. **B.** CRHA will advocate for and incorporate where possible programs that support mental health and substance abuse treatment. **C.** CRHA will work with community partners to bring supports such as Clinical Social Workers, peer support workers and other community resources to our communities.
III. Develop programs and resources that encourage long term personal success of young adults and the youth.	**A.** These programs include but are not limited to:
	1. Continuing to build community-wide internet access
	2. Supporting Nursing Clinic Partnerships with Redevelopment Planning
	3. Assistance for signing up kids for after-school and summer programs
Encourage and Create Homeownership Opportunities	
IV. Encourage Homeownership Opportunities	**A.** Foster the participation of at least 2-5 families in CRHA and/or Partner Homeownership Training
	B. Continue the process of building a CRHA Homeownership Program.
	1. CRHA will regularly provide information and education to develop new homeownership programs with residents and stakeholders as the program is implemented.
	2. Continue to build partnerships with local agencies to support our families.
V. Assist HUD- Assisted Renters Become Homeowners	**A.** Use redevelopment opportunities through public housing redevelopment; community partnerships; and the Housing Authorities Preservation of Naturally Occurring Affordable Housing (P-NOAH) program to create up to 5 homeownership

	opportunities per year.
	1. Continue to pursue funding to support homeownership efforts.
	2. Continue to support opportunities for our staff who qualify for our Economic Opportunity Programs to advance in their career path and have opportunities for homeownership.
	3. Work to build an endowment to support homeownership efforts for our community.
	B. Provide up to 5 opportunities to utilize the Housing Choice Voucher program to create homeownership vouchers per year.
	1. Continue to build relationships with local lending institutions
	2. Continue to develop SOPs for the HVC homeownership program.
Preserve, Develop and Expand Opportunities for Affordable Housing	
VI. Pursue VHDA Tax Credit training and certification for property management and management staff.	**A.** 80% of PM/Redevelopment staff and 50% of Management continue to attend Tax Credit Conference; 80% of PM staff attend Mid-Atlantic AHMA Conference.
	1. Work with HR on post training and conference follow-up
VII. Improve housing opportunities for the elderly, persons with disability and individuals experiencing homelessness.	**A.** Apply for additional mainstream vouchers.
	B. Increase project-based vouchers.
	C. Maintain 100% lease up on Mainstream, EHV, VASH, PBV, TBRA
VIII. Apply for additional vouchers when available.	**A.** Work with CRHA Development team to set timelines for this process.
IX. Preserve Section 9/public housing in the City of Charlottesville.	**A.** Apply for additional funding to preserve public housing not in CRHA's redevelopment plan.
	B. Acquire properties to convert to public housing to utilize Faircloth units.
	C. Complete energy efficiency upgrades while completing the Parallel track.
	D. CRHA will work together with PHAR on future planning around HUD's changing funding priorities and how they can advocate together to preserve or improve programs and residents' rights with redevelopment.
Diversify the Authorities Business Model and Funding Streams	
X. Transform Communities	**A.** Pursue LIHTC, Other HUD Programs and Public/ Private Partnership Opportunities.
	B. CRHA will begin a multi-year process to transform to a Trauma Informed Housing Agency. 1. Pursue CORES certification
	C. Continue to build Eviction Diversion Program
XI. Become Development Catalyst for the City	A. Partner with the City of Charlottesville to pursue mutually beneficial opportunities in housing and economic development.
	B. Foster relationships to increase service delivery to residents.
	C. Continue to acquire properties under the Preservation of Naturally Occurring Affordable Housing (P-NOAH).
XII. Develop an Authority affiliated Non-Profit Entity	**A.** Develop and implement a not-for-profit arm of the authority.

to expand services opportunities to residents and participants.	**B**. Seek creative income stream opportunities through development, management, and compliance services.
	C. CRHA will work to develop mechanisms so that the new non-profit is not in competition with PHAR over funding.
XIII. Market the Authorities tax-exempt bond program to create additional revenue streams for the Authority.	**A.** CRHA will work to develop it's Real Estate arm to ensure proper infrastructure to support these efforts.
XIV. Support our Families' Success	
XIV. Develop a partnership with City to set-aside spots in the Community Attention Youth Internship Program (CAYIP) for youth who reside in CRHA communities.	
XV. Develop financial support for continuing education for young adults and youth graduating from High School.	
XVI. Implement a comprehensive case management system in the resident services department to improve document management and data tracking.	
XVII. Develop educational opportunities for all of CRHA's subsidy programs or other programs being researched such as Public Housing, Voucher Programs/ PBV, RAD, LIHTC and Fair Housing. These opportunities will be made available for all program participants that can also be used for cross training staff and sharing with stakeholders.	**A.** CRHA staff will develop learning programs around CRHA policies such as the Admin and ACOP and federal regulations that impact them such as HOTMA.
XVIII. Apply for additional self-sufficiency funding whenever it is available, through FSS and ROSS to expand service delivery to more families and voucher participants.	
XIX. Continue to apply for other local, state and federally funded grant programs that support housing stability and economic opportunity.	**A.** CRHA will continue to work with residents, the city and stakeholders to develop emergency and disaster planning.

IV. Housing Needs

A. Current Families in CRHA Public Housing
B. Public Housing Waitlist
C. Current Families participating in CRHA HCV Program
D. Families on the Housing Choice Voucher (HCV) Waitlist

A

Resident Characteristics Report

As of August 31, 2026

Program type : **Public Housing**

Level of Information : **Housing Agency within State VA**

Effective Dates Included : **May 1, 2025** through **August 31, 2026**

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NOTE: Percentages in each area may not total 100 percent due to rounding.

Units Information

HA	ACC Units	50058 Required	50058 Received
VA	12,670	10,800	8,384
VA016 - Charlottesville RHA	273	244	241

Income Information

Distribution of Average Annual Income as a % of 50058 Received

HA	Extremely Low Income, Below 30% of Median		Very Low Income, 50% of Median		Low Income, 80% of Median		Above Low Income, 81%+ of the Median		Geo-Coded Income Data Not Available In PIC Data Systems	
	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent
VA	5,907	56	2,205	21	1,157	11	514	5	744	
VA016 - Charlottesville RHA	159	66	39	16	23	10	5	2	16	

Average Annual Income ($)

HA	Average Annual Income
VA	16,345
VA016 - Charlottesville RHA	16,605

Distribution of Annual Income as a % of 50058 Received

HA	$ 0	$1 - $5,000	$5,000 - $10,000	$10,001 - $15,000	$15,001 - $20,000	$20,001 - $25,000	Above $25,000
VA	4	19	8	31	11	7	2
VA016 - Charlottesville RHA	14	7	10	31	10	6	2

Distribution of Source of Income as a % of 50058 Received *** Some families have multiple sources of income ***

HA	With any wages	With any Welfare	With any SSI/SS/Pension	With any other Income	With No Income
VA	31	25	49	25	
VA016 - Charlottesville RHA	33	5	50	17	1

TTP/Family Type Information

Distribution of Total Tenant Payment as a % of 50058 Received

HA	$0	$1 - $25	$26 - $50	$51 - $100	$101 - $200	$201 - $350	$351 - $500	$501 and Above
VA	0	1	16	6	8	32	13	2
VA016 - Charlottesville RHA	0	0	19	2	8	31	12	2

Average Monthly TTP ($)

HA	Average Monthly TTP
VA	392
VA016 - Charlottesville RHA	402

Distribution of Family Type as a % of 50058 Received

HA	Elderly, No Children, Non-Disabled		Elderly, with Children, Non-Disabled		Non-elderly, No Children, Non-Disabled		Non-elderly, with Children, Non-Disabled		Elderly, No Children, Disabled		Elderly, with Children, Disabled		Non-elderly, No Children, Disabled		Non-elderly, with Children, Disabled		Female Headed Household with Children	
	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent
VA	1,004	10	48	0	1,546	15	4,107	39	1,697	16	49	0	1,369	13	707	7	4,525	43
VA016 - Charlottesville RHA	25	10	2	1	37	15	99	41	38	16	3	1	30	12	8	3	89	37

Average TTP by Family Type ($)

HA	Elderly, No Children, Non-Disabled	Elderly, with Children, Non-Disabled	Non-elderly, No Children, Non-Disabled	Non-elderly, with Children, Non-Disabled	Elderly, No Children, Disabled	Elderly, with Children, Disabled	Non-elderly, No Children, Disabled	Non-elderly, with Children, Disabled	Female Headed Household with Children
VA	453	752	421	383	380	476	342	384	381
VA016 - Charlottesville RHA	376	1,085	385	440	336	379	382	308	402

Family Race/Ethnicity Information

Distribution by Head of Household's Race as a % of 50058 Received

HA	White Only	Black/African American Only	American Indian Or Alaska Native Only	Asian Only	Native Hawaiin/Other Pacific Islander Only	White, American Indian/Alaska Native Only	White, Black/African American Only	White, Asian Only	Any Other Combination
VA	23	74	0	0	0	0	1	0	1
VA016 - Charlottesville RHA	21	71	1	6	0	0	1	1	0

Distribution by Head of Household's Ethnicity as a % of 50058 Received

HA	Hispanic or Latino	Non - Hispanic or Latino
VA	2	98
VA016 - Charlottesville RHA	1	99

Household Information

Distribution by Household Members Age as a % of Total Number of Household Members

HA	0 - 5		6 - 17		18 - 50		51 - 61		62 - 82		83+	
	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent
VA	3,051	13	7,040	30	8,385	36	1,788	8	2,763	12	179	1
VA016 - Charlottesville RHA	58	10	199	33	226	38	44	7	66	11	3	1

Distribution by Household Size as a % of 50058 Received

HA	1 person	2 persons	3 persons	4 persons	5 persons	6 persons	7 persons	8 persons	9 persons	10+ persons
VA	43	23	16	10	5	2	1	0	0	0
VA016 - Charlottesville RHA	40	20	18	10	6	2	2	1	0	0

Total Household Members and Average Household Size

HA	Total Number of Household Members	Average Household Size	Total Number of Households
VA	23,204	2.2	10,527.0
VA016 - Charlottesville RHA	596.0	2.5	242.0

Distribution by Number of Bedrooms as a % of 50058 Received

HA	0 Bedrooms	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms
VA	2	31	36	24	6	1
VA016 - Charlottesville RHA	0	31	24	37	5	2

Length of Stay Information

Distribution by Length of Stay as a % of 50058 Received (currently assisted families)

HA	Less than 1 year		1 to 2 years		2 to 5 years		5 to 10 years		10 to 20 years		Over 20 years	
	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent
VA	2,163	21	1,122	11	1,967	19	2,362	22	1,879	18	1,034	10
VA016 - Charlottesville RHA	44	18	44	18	55	23	33	14	32	13	34	14

Waitlist: ph_wl

B. Housing Needs of Families on the Public Housing Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. Complete one table for each type of PHA-wide waiting list administered by the PHA. PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List

Waiting List Type: (select one)

- [ ] Section 8 tenant-based assistance
- [X] **Public Housing**
- [ ] Combined Section 8 and Public Housing
- [ ] Public Housing Site-Based or sub-jurisdictional waiting list (optional)Housing
  If used, identify which development/sub-jurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	1409		
Extremely low income <=30% AMI	723	51.3%	
Very low income (>30% but <=50% AMI)	121	8.6%	
Low income (>50% but <80% AMI)	20	1.4%	
Families with children	443	31.4%	
Elderly families	132	9.4%	
Families with Disabilities	374	26.5%	
Race/ethnicity (White)	393	27.9%	
Race/ethnicity (Black)	841	59.7%	
Race/ethnicity (Asian/Other)	96	6.8%	
Race/ethnicity (Hispanic)	54	3.8%	
Characteristics by Bedroom Size (PH Only)			
1 BR	893	63.4%	
2 BR	162	11.5%	
3 BR	125	8.9%	
4 BR	112	8.0%	
5 BR	117	8.3%	
5+ BR	0	0.0%	

Is the waiting list closed (select one)? [ ] No [X] Yes If yes: **Closed on 10/02/2024**

How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year? [ ] No [X] Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? [X] No [ ] Yes

C.

Resident Characteristics Report

As of August 31, 2026

Program type : **All Voucher Funded Assistance**

Level of Information : **Housing Agency within State VA**

Effective Dates Included : **May 1, 2025** through **August 31, 2026**

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NOTE: Percentages in each area may not total 100 percent due to rounding.

Units Information

HA	ACC Units	50058 Required	50058 Received
VA	61,274	49,161	45,504
VA016 - Charlottesville RHA	677	575	605

Income Information

Distribution of Average Annual Income as a % of 50058 Received

HA	Extremely Low Income, Below 30% of Median		Very Low Income, 50% of Median		Low Income, 80% of Median		Above Low Income, 81%+ of the Median		Geo-Coded Income Data Not Available In PIC Data Systems	
	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent
VA	0	0	0	0	0	0	0	0	45,504	100
VA016 - Charlottesville RHA	0	0	0	0	0	0	0	0	605	100

Average Annual Income ($)

HA	Average Annual Income
VA	20,172
VA016 - Charlottesville RHA	20,586

Distribution of Annual Income as a % of 50058 Received

HA	$ 0	$1 - $5,000	$5,000 - $10,000	$10,001 - $15,000	$15,001 - $20,000	$20,001 - $25,000	Above $25,000
VA	4	8	6	31	14	9	27
VA016 - Charlottesville RHA	1	7	9	29	16	9	28

Distribution of Source of Income as a % of 50058 Received *** Some families have multiple sources of income ****

HA	With any wages	With any Welfare	With any SSI/SS/Pension	With any other Income	With No Income
VA	37	15	58	19	3
VA016 - Charlottesville RHA	44	50	52	20	1

TTP/Family Type Information

Distribution of Total Tenant Payment as a % of 50058 Received

HA	$0	$1 - $25	$26 - $50	$51 - $100	$101 - $200	$201 - $350	$351 - $500	$501 and Above
VA	1	0	8	3	5	32	16	35
VA016 - Charlottesville RHA	0	0	4	4	8	31	18	35

Average Monthly TTP ($)

HA	Average Monthly TTP
VA	483
VA016 - Charlottesville RHA	491

Distribution of Family Type as a % of 50058 Received

HA	Elderly, No Children, Non-Disabled		Elderly, with Children, Non-Disabled		Non-elderly, No Children, Non-Disabled		Non-elderly, with Children, Non-Disabled		Elderly, No Children, Disabled		Elderly, with Children, Disabled		Non-elderly, No Children, Disabled		Non-elderly, with Children, Disabled		Female Headed Household with Children	
	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent
VA	4,041	9	232	1	6,304	14	14,833	33	9,158	20	467	1	7,488	16	2,981	7	17,452	38
VA016 - Charlottesville RHA	45	7	2	0	95	16	232	38	128	21	3	0	74	12	26	4	243	40

Average TTP by Family Type ($)

HA	Elderly, No Children, Non-Disabled	Elderly, with Children, Non-Disabled	Non-elderly, No Children, Non-Disabled	Non-elderly, with Children, Non-Disabled	Elderly, No Children, Disabled	Elderly, with Children, Disabled	Non-elderly, No Children, Disabled	Non-elderly, with Children, Disabled	Female Headed Household with Children
VA	462	679	533	549	401	567	392	533	544
VA016 - Charlottesville RHA	422	208	481	592	366	587	422	557	567

Family Race/Ethnicity Information

Distribution by Head of Household's Race as a % of 50058 Received

HA	White Only	Black/African American Only	American Indian Or Alaska Native Only	Asian Only	Native Hawaiin/Other Pacific Islander Only	White, American Indian/Alaska Native Only	White, Black/African American Only	White, Asian Only	Any Other Combination
VA	21	77	0	1	0	0	0	0	0
VA016 - Charlottesville RHA	19	77	0	1	0	0	2	0	1

Distribution by Head of Household's Ethnicity as a % of 50058 Received

HA	Hispanic or Latino	Non - Hispanic or Latino
VA	3	97
VA016 - Charlottesville RHA	2	98

Household Information

Distribution by Household Members Age as a % of Total Number of Household Members

HA	0 - 5		6 - 17		18 - 50		51 - 61		62 - 82		83+	
	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent
VA	8,701	9	30,643	31	36,234	36	9,847	10	13,970	14	965	1
VA016 - Charlottesville RHA	134	10	396	31	474	37	105	8	186	14	3	0

Distribution by Household Size as a % of 50058 Received

HA	1 person	2 persons	3 persons	4 persons	5 persons	6 persons	7 persons	8 persons	9 persons	10+ persons
VA	46	20	15	10	5	2	1	0	0	0
VA016 - Charlottesville RHA	47	21	14	10	5	2	0	0	0	0

Total Household Members and Average Household Size

HA	Total Number of Household Members	Average Household Size	Total Number of Households
VA	100,366	2.2	45,504.0
VA016 - Charlottesville RHA	1,298.0	2.1	605.0

Distribution by Number of Bedrooms as a % of 50058 Received

HA	0 Bedrooms	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms
VA	3	20	41	30	6	1
VA016 - Charlottesville RHA	8	20	40	31	1	0

Length of Stay Information

Distribution by Length of Stay as a % of 50058 Received (currently assisted families)

HA	Less than 1 year		1 to 2 years		2 to 5 years		5 to 10 years		10 to 20 years		Over 20 years	
	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent
VA	4,543	10	3,694	8	10,210	22	9,610	21	10,770	24	6,505	14
VA016 - Charlottesville RHA	33	5	65	11	275	45	90	15	77	13	62	10

Waitlist: hcv_wl

D. Housing Needs of Families on the Public Housing Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. Complete one table for each type of PHA-wide waiting list administered by the PHA. PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List

Waiting List Type: (select one)

[X] Section 8 tenant-based assistance

[ ] **Public Housing**

[ ] Combined Section 8 and Public Housing

[ ] Public Housing Site-Based or sub-jurisdictional waiting list (optional)Housing
If used, identify which development/sub-jurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	1725		
Extremely low income <=30% AMI	0	0.0%	
Very low income (>30% but <=50% AMI)	0	0.0%	
Low income (>50% but <80% AMI)	1492	86.5%	
Families with children	814	47.2%	
Elderly families	125	7.3%	
Families with Disabilities	456	26.4%	
Race/ethnicity (White)	443	25.7%	
Race/ethnicity (Black)	1245	72.2%	
Race/ethnicity (Asian/Other)	134	7.8%	
Race/ethnicity (Hispanic)	99	5.7%	
Characteristics by Bedroom Size (PH Only)			
1 BR	0	0.0%	
2 BR	0	0.0%	
3 BR	0	0.0%	
4 BR	0	0.0%	
5 BR	0	0.0%	
5+ BR	0	0.0%	

Is the waiting list closed (select one)? [ ] No [X] Yes If yes: **04/07/2023**

How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year? [X] No [ ] Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? [X] No [ ] Yes

V. Resident Advisory Board "RAB" Engagement

(Some items will be added following public meetings)

A. Meetings with RAB

CRHA Annual Plan Kick-off

June 30, 2026



Agenda

I. **Welcome and introductions**

In attendance: Latricia Giles, WadeLewis, Angela Carr and Kathleen Glenn-Matthews

I. **Overview of process**

II. **Next steps**



Let’s get started

- An Annual Plan is a list of goals that an agency wants to achieve within the next year. It often includes ambitions with specific timelines and measurements. This short-term plan provides concrete goals to work towards and makes it possible to develop smaller goals to help achieve the larger goals on your five-year plan.
- A plan can significantly increase the likelihood that a Housing Authority will reach their goals. Creating a plan helps to clarify goals, ensure that they are specific and measurable and confirm that they are what you really want.



Plans developed by your housing authority contain a lot of information about your housing authority's rules. If changes are made before posting the draft, they get attached to the PHA Plan so that everything is in one place. These documents give more detail about specific issues. These can include:

- Admin Plan for the Voucher Program
- Section 3 Plan
- FSS Action Plan
- Admission and Occupancy Plan (ACOP)



HUD has forms that the housing authority follows when developing these Plans.

Each Plan has two parts:

The Annual Plan- talks about the next 12 months-Templates (HUD-50075-ST, HUD-50075-HP, HUD-50075-SM, HUD-50075-HCV) The Annual Plan Template should be submitted by Standard, Troubled, Small, High Performing, and Section 8-only PHAs each year.

The 5-Year Plan- talks about long-term goals for your housing authority. Templates (HUD-50075-5Y) The 5-Year Plan Template should be submitted by all PHAs (Standard, Troubled, Small, High Performing, Section 8-only, and qualified) once every 5 fiscal years. Ours currently runs FY 2024- 2029 so we will start working on it again at the beginning of 2028.

- The bulk of the document is the attachments.



Certifications

- **PHA Certifications of Compliance with PHA Plans and Related Regulations** (HUD-50077-CRT-SM, HUD-50077-ST-HCV-HP) (MS Word). These certifications are the standard certification PHAs submit indicating their compliance with PHA Plan, Civil Rights Certification, and related regulations.
- **Civil Rights Certifications** (HUD-50077-CR) (MS Word)
  Annually, qualified PHAs are required to make a civil rights certification of the public housing program in accordance with 5A of the Act, as amended by HERA.
- **Certification by State or Local Office of PHA Consistency with the Consolidated Plan** (HUD-50077-SL) (MS Word) The appropriate state or local officials must certify that the PHA Plan is consistent with its Consolidate Plan(s). If the PHA is located in more than one jurisdiction, it must include a certification from each appropriate official.



WHY ARE PHA PLANS IMPORTANT?

Your housing authority uses the PHA Plan to ask the government for money.

This money is called “capital fund” money. Capital funds pay for your development’s major repairs and upgrades. Each year, your housing authority has to decide how it wants to spend this money. Resident input is very important because residents know what needs to be fixed and what needs fixing now!

What we are going over today is the step-by-step process of writing out the Plan.

CRHA has to follow each step, every year. A big part of the process is resident participation. The annual PHA Plan process is your chance to get involved, ask questions, talk about important issues, and make your voice heard. You can say what you like and don’t like about your development. It is your chance to try to change and improve the rules.

The major steps of the process are:

1. The housing authority meets with the RAB to talk about and work on the the PHA Plan.
2. The housing authority asks the RAB for comments on the Plan and responds.
3. The housing authority holds public meetings followed by a public hearing on the PHA Plan. The housing authority's Board of Commissioners talks about the Plan and answers questions.
4. The housing authority sends the PHA Plan into HUD. HUD will approve it or send it back for more work.





The PHA Plan and Plan process help to make your housing authority accountable for the decisions it makes. These decisions affect public housing programs, the conditions of apartments, and the residents.

Residents can get involved by being a member of the RAB, talking to RAB members about the Plan and the comments, and going to the public hearing. Residents can always get a copy of the Plan—it is their right to read and review the document anytime they want.

You have the power to influence your housing authority's policies. You have the power to hold your housing authority accountable.

HOW LONG DOES THE PROCESS TAKE?

- **The CRHA's Fiscal Year (FY) is April 1st- March 31st**
- **Annual Plan:** Housing authority has to do every year. Generally, work for the annual plan starts around the end of the summer and wrap up with the submission to HUD around the end of the calendar year. beginning to end, the whole process takes about five months. Ask your housing authority, your Resident Council, or your Resident Advisory Board about when the process begins, how you can participate, and when the Plan is supposed to be finished.





Where to find all of this every year:

- Posted ___October, 2026- for 45-day public review period prior to the board hearing and submission to HUD. Taking into consideration December board meeting is usually a week early. Hard copies can be checked out of CRHA offices by appointment by calling 434-326-4672.
- The majority of RAB Members have hard copies or access to them
- Available to view on the CRHA website www.cvillerha.com at http://www.cvillerha.com/key-documents/
- *On our website we also have last*
- *year's plan and our five-year plan.*

HOW DO YOU GET INVOLVED?

There are many ways to get involved such as:

- Work with your Resident Council to make comments on the PHA Plans.
- Try to become a member of your housing authority's Board of Commissioners next time there is a vacancy. The Board of Commissioners oversees the housing authority.
- Meet with your housing authority staff to comment on the PHA Plans.
- Attend the public hearing and make comments on the PHA Plans.



The Five-Year Plan is due in the 5th fiscal year (FY) following the PHA's last 5-Year Plan submission which is the latest a PHA can submit their new 5-Year plan.

However, PHAs may choose to update their 5-year Plans every year as good management practice by checking the box indicating a 'Revised 5-Year Plan Submission' on form HUD-50075-5Y.

Field Office reviewers must determine which PHA FYs are covered by the 5-Year Plan submission as this will inform when the next 5-Year PHA Plan is due. PHAs must ensure that a current 5-Year Plan is always in effect and new 5-Year Plans are submitted at least once every 5 fiscal years and no later than 75 days before the commencement of the PHA's FY.

- References: **24 CFR 903.5(a)(4)**

Important Note

CRHA is currently working on a revision for the FY 2026- 2027 Annual Plan that will be posted tomorrow. This is in response to Westhaven Redevelopment planning.

CRHA did this revision to the FY 2026- 2027 Annual Plan showing the Significant Amendment/Modification and New Activities.

CRHA intends to reposition its public housing stock through demolition/disposition under Section 18 of the Housing Act of 1937. The demolition/disposition action will involve Westhaven in AMP VA016000001. In accordance with HUD's Section 18 approval process, CRHA will be submitting a Section 18 application in approximately Q4 2026 for the above-noted property.

Revision Continued:

CRHA has engaged a development partner and is pursuing a low-income housing tax credit (LIHTC) award for Phase I of the Westhaven redevelopment, which will deliver two five-story buildings with approximately 164 units. The new units will be affordable for families at or below 80% of area median income, with approximately 164 subsidized with project-based vouchers. Future phases are planned to deliver approximately 102 townhouse units as well as resident amenities and multi-use space.

CRHA will be submitting/has submitted a Section 18 Demolition and/or Disposition application for Westhaven in approximately Q4 2026. CRHA anticipates receiving approximately 126 tenant protection vouchers (TPVs) after SAC approval of this Section 18 action. The housing authority intends to project-base approximately 82 of these TPVs at the Westhaven redevelopment. Project basing these units is consistent with the goals of CRHA's Annual Plan as it allows CRHA to continue serving residents at Westhaven, thereby providing long-term rental assistance at these properties and assisting the housing authority in maintaining these communities as affordable housing serving families earning at or below 80% AMI. We anticipate project basing all 126 TPV's back into the development. We will fill the remaining units in Phase 1 with PBV's from our regular program.

CHARLOTTESVILLE REDEVELOPMENT AND HOUSING AUTHORITY

500 1st Street South
CHARLOTTESVILLE, VIRGINIA 22902
TELEPHONE: (434) 326-4748
www.crha.com

To: CRHA Program Participants, Staff, Board of Commissioner and Stakeholders
From: CRHA Administration
Date: July 1, 2025
Subject: Posting Draft Amended FY 2026- 2027 CRHA Annual Plan

The Charlottesville Redevelopment & Housing Authority (CRHA) will hold a Public Hearing regarding the Amended FY 2026- 2027 Annual Plan, as required by HUD under Section 511 of the Quality Housing and Work Responsibility Act of 1998. The public hearing will be held as a hybrid event via an electronic meeting platform, Zoom and in person at the Westhaven Center at 801 Hardy Drive, Charlottesville, VA, on Tuesday August 18, 2026, at 5pm. On Monday August 24, 2026 at 6pm the Amended Draft will go to the CRHA Board of Commissioners Meeting to approve the Amended Annual Plan. Members of the public may participate in person, by computer, tablet, or phone. Details for accessing this meeting will be included on CRHA's website. Individuals who need access to a printed or translated copy of the plan may do so by emailing matthewsk@cvillerha.com or calling 434-422-9298 and asking to set up a time to view or check-out a copy of the draft. Hardcopies will be posted for public review at the CRHA Offices at 500 1st Street S, 715 6th ST SE, 110 5th Street NE, 1050 1st ST S and at the at 801 Hardy Drive. An electronic copy can be found at https://www.cvillerha.com/key-documents/.

Written comments will be accepted through 5pm **August 17, 2025**, and should be submitted to Kathleen Glenn-Matthews, Deputy Executive Director via email or PO Box 1405, Charlottesville VA 22902 or to matthewsk@cvillerha.com.

Public Meeting on Annual Plan

1. 8/18/26 5pm hybrid public hearing at Westhaven Community Center 801 Hardy Drive, Charlottesville, VA
2. 8/24/26 6pm CRHA Board of Commissioners meeting to approve the annual plan via resolution at City Hall Chambers, 605 E Main ST, Charlottesville

The virtual link for all of the meetings (with the exception of the 8/24/26 meeting in City Council Chambers which will be posted on the city website https://www.charlottesville.gov/zoom) is:

https://us06web.zoom.us/j/87858012123?pwd=VQaBMuY3Uj2hQT51tinsN4w8eQHrzW.1
Meeting ID: 878 5801 2123 Passcode: 853163 One tap mobile: +13126266799,,87858012123#

CRHA does not discriminate on the basis of race, color, sex, age, religion, national origin, disability, veteran status, or union affiliations in any of its federally assisted programs and activities.

Draft Timeline

Month	Events	Notes
May 2026	CRHA and PHAR Planning	Process planning
June 2026	Kickoff CRHA & RAB Mtgs	Discuss outreach and any trainings needed
July 2026	Monthly AP planning meetings RAB and CRHA	Training?
August 2026	Monthly AP planning meetings RAB and CRHA	Review current goals Get big item list from CRHA and PHAR
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October 2026- Consider it being part of resident meeting at CH?	Monthly AP Planning Meetings RAB and CRHA **Draft Plan posted by 10/27/26**	Formalize plans for public meetings Send City Manager Draft and HUD 50077-SL to sign
November 2026	Public Meetings on AP CRHA BOC Meeting on AP	Collect all feedback from public meetings and include in notes on AP draft
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January 2027	AP submitted to HUD via portal by 1/12/27	The Annual Plan is due 75 days before the start of their fiscal year which 4/1/27.

Next steps

Set agendas for meetings with key items such as:

- Review last year plan goals
- Set meeting around goal planning and invite group to start collecting suggested focus items.
- Planning for public meetings
- Discuss policies or plans that will be updated in the near future



Notes from 6.30.26 RAB AP meeting:

- Ms. Giles asked if someone could come to a Westhaven planner meeting and make sure the residents understand what the changes in the revised FY26-27 Annual Plan will look like with TPVs, PBVs, etc. Kathleen said she would reach out to Mr. Sales.
- Ms. Carr asked if we could talk about working on different sites for the public meetings.
- Kathleen said she would email the group about the next meeting in July to talk about the best location to have a hybrid meeting.

Thank you for being here!

If you have any questions please contact Kathleen at matthewsk@cvillerha.com or 434-422-9298

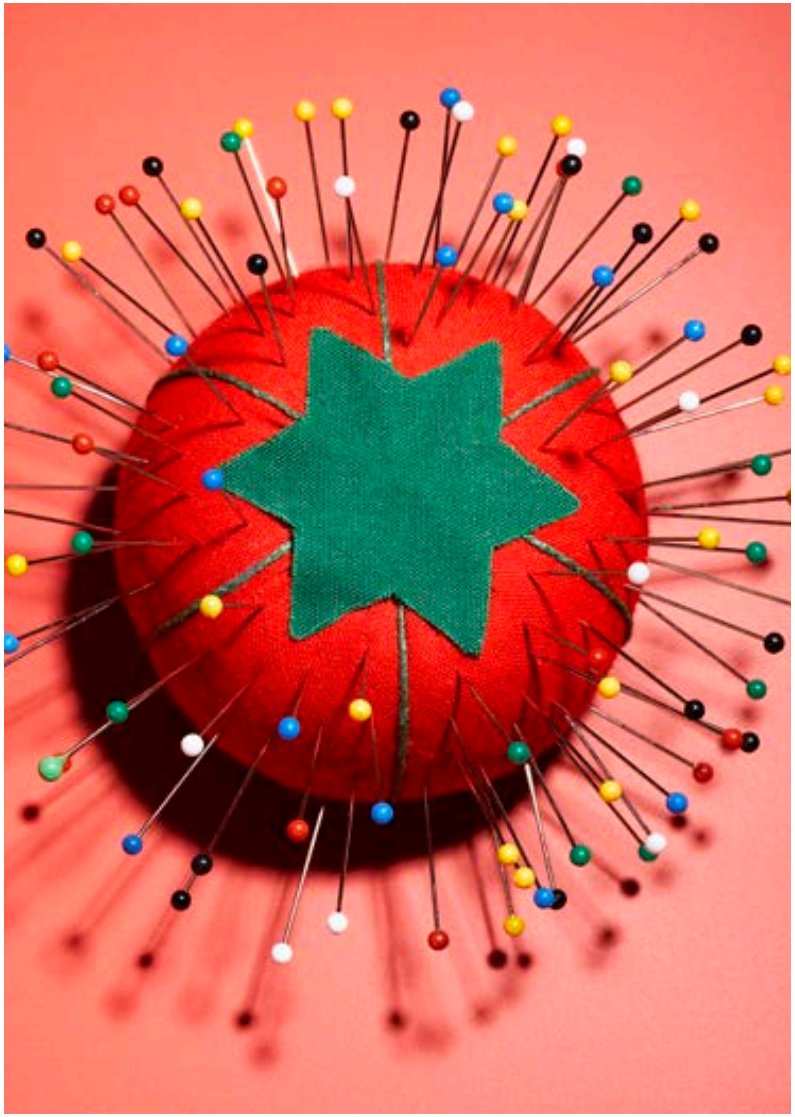




JULY 28, 2026

CRHA FY 2027- 2028 PLANNING FOR ANNUAL PLAN MEETING WITH RESIDENT ADVISORY BOARD (RAB)

HYBRID AT WESTHAVEN AND VIA ZOOM



Agenda

I. Welcome and introductions

In attendance: Angela Carr, Cynthia Ivery and Kathleen Glenn-Matthews

I. Overview of process for newcomers

II. Updates

III. Feedback

IV. Next steps



Welcome!

WHOSE HERE AND WHY WE ARE HERE.



Overview of process for newcomers

WHY ARE PHA PLANS IMPORTANT?

Your housing authority uses the PHA Plan to ask the government for money.

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- ·On our website we also have last year's plan and our five-year plan.

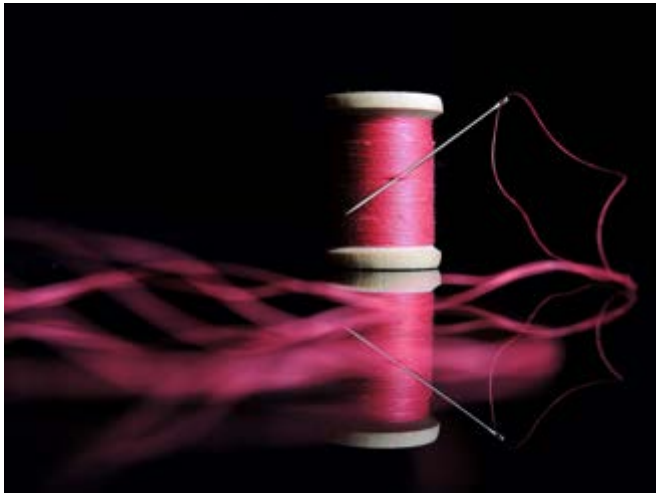
How do you get involved?



There are many ways to get involved such as:

- Work with your Resident Council to make comments on the PHA Plans.
- Try to become a member of your housing authority's Board of Commissioners next time there is a vacancy. The Board of Commissioners oversees the housing authority.
- Meet with your housing authority staff to comment on the PHA Plans.
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Updates



1. CRHA is currently working on a revision for the FY 2026- 2027 Annual Plan that was posted 7/1/2026. This is in response to Westhaven Redevelopment planning. CRHA did this revision to the FY 2026- 2027 Annual Plan showing the Significant Amendment/Modification and New Activities. CRHA intends to reposition its public housing stock through demolition/disposition under Section 18 of the Housing Act of 1937. The demolition/disposition action will involve Westhaven in AMP VA016000001. In accordance with HUD's Section 18 approval process, CRHA will be submitting a Section 18 application in approximately Q4 2026 for the above-noted property.

Revision continued



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Updates Continued



AS WE GET BULLET POINTS OF POLICIES BEING UPDATED WE WILL BRING TO THIS GROUP.

- ACOP
    - WE KNOW THE PET POLICY IS ON THE LIST
    - MINIMUM RENT
- MAINTENANCE CHARGES
- FOCUS ON HIRING RESIDENTS
- FSS ACTION PLAN

Feedback

1. Q: When will CHRA be posting the new minimum rent, pet policy or any other changes?
A: As soon as we have bullet points or a draft we will share with the group.

2. Will look at next meeting either being onsite at Crescent Halls or South 1st Street.



Next Steps



Set agendas for meetings with key items such as:

- Encourage everyone to review last year plan goals
- Set meeting around goal planning and invite group to start collecting suggested focus items.
- Planning for public meetings
- Discuss policies or plans that will be updated in the near future
- Next meeting 8/25 11am location _____

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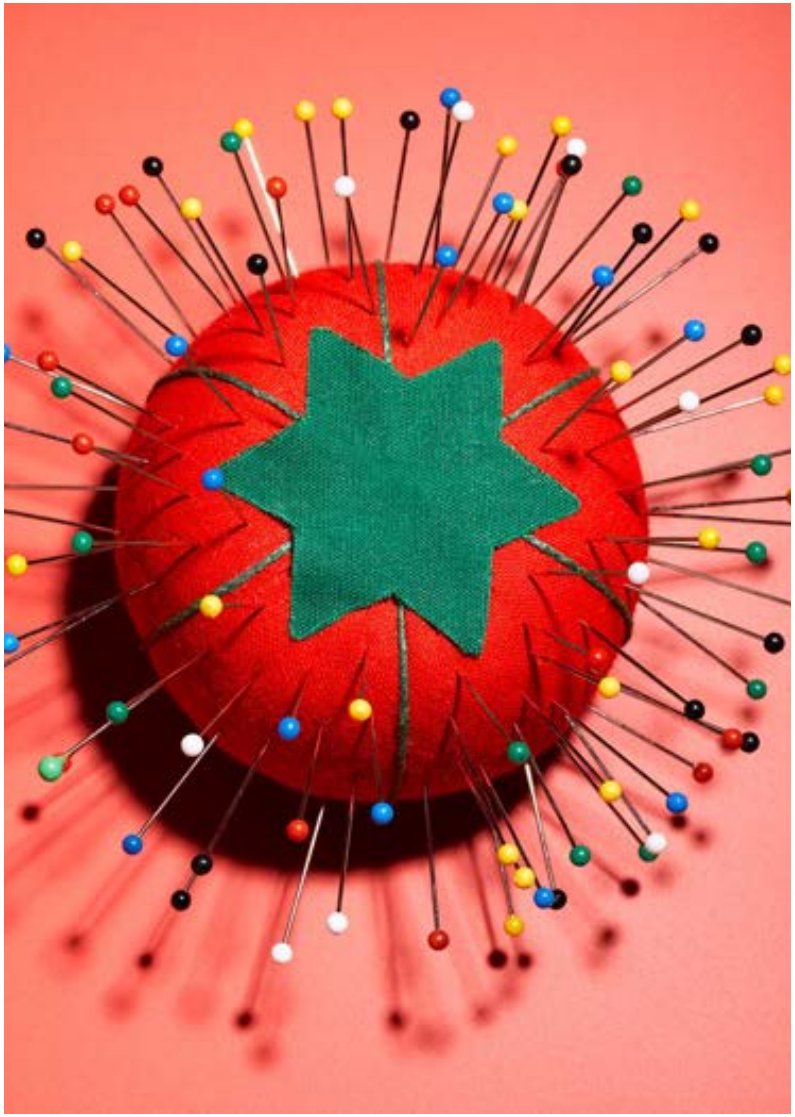




SEPTEMBER 29, 2026

CRHA FY 2027- 2028 PLANNING FOR ANNUAL PLAN MEETING WITH RESIDENT ADVISORY BOARD (RAB)

HYBRID AT S 1ST ST AND VIA ZOOM



Agenda

I. Welcome and introductions

In attendance: Joy Johnson, Ricco Harris, Nicole Richardson, Bryna Johnson, Kaneyko Banks and Kathleen Glenn-Matthews

I. Overview of process for newcomers

II. Updates

III. Feedback

IV. Next steps



Welcome!

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- Meet with your housing authority staff to comment on the PHA Plans.
- Attend the public hearing and make comments on the PHA Plans.

Updates



- Would like to get this AP Draft posted by 10/23
- HUD's Office of Housing announced that the Department will be delaying the HOTMA compliance date for Multifamily Housing programs—including Project-Based Rental Assistance (PBRA)—to January 1, 2028. Previously, the compliance date for those programs was slated to be January 1, 2027. HOTMA stands for the Housing Opportunity Through Modernization Act, a 2016 federal law that updates how the U.S. Department of Housing and Urban Development (HUD) calculates tenant income, sets asset limits, and manages housing programs like Section 8 and Public Housing.

Updates Continued



AS WE GET BULLET POINTS OF POLICIES BEING UPDATED WE WILL BRING TO THIS GROUP.

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    - WE KNOW THE PET POLICY IS ON THE LIST
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Next Steps



Planning for public meetings

Some suggested dates:

10.29.26 11am CH Resident Meeting hybrid CH Community Center

11/10/26 1:30pm hybrid SFS Community Center after Planner Meeting

11/10/26 5pm hybrid Westhaven Community Center

Look at accelerated schedule posting 10/13/26 and approving by 12/4/26.

12/1/26 Hearing

Questions and Comments

- Consider having a public meeting at the Jefferson School?
- Go page by page through the AP draft during public meeting.
- Think about how to make information more approachable.
- Have we ever thought about having meetings live on social media?
- Talk to new PHAR board chair about meeting times.

Thank you for being here!

IF YOU HAVE ANY QUESTIONS PLEASE CONTACT KATHLEEN AT MATTHEWSK@CVILLERHA.COM OR

434-422-9298.



B.

PHAR Board of Directors

Audrey Oliver- Board Chair
1050 South First Street, Apt. 101
Charlottesville, VA 22902
Cell: (434) 235 3686
oliveraudrey86@yahoo.com

Wade Lewis-Treasurer
500 South First Street, Apt. 202
Charlottesville, VA 22902
Phone: (434) 996-9512
wadelewis125@yahoo.com

Earl Hicks- Vice Chair
808-A Hardy Drive
Charlottesville, VA 22903
Phone: (434) 326-8909
hicksearl12@gmail.com

Angela Carr- Secretary
Phone: (314) 480-0170
mrsgucci6@gmail.com

Lakisha Ali
434-953-0402
kisha30ali@gmail.com

Lamesha Elliott
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Charlottesville, VA 22903
elliott.lamesha@gmail.com

Carlos Powell
434-340-8541
mr.carlos83@yahoo.com

Michelle Stinnie
713 E 6th St
Charlottesville, VA 22902
stinnie65@yahoo.com
434-995-9103

Rosia Parker (Appointed)
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Charlottesville, VA 22902
434-351-0951

Space Saved For:

C. RAB Comments

D. CRHA Analysis of the RAB recommendations and the decisions made on these

VI. Resident Engagement and Public Meetings

A. Posting

CHARLOTTESVILLE REDEVELOPMENT AND HOUSING AUTHORITY

500 1st Street South
CHARLOTTESVILLE, VIRGINIA 22902
TELEPHONE: (434) 326-4748
www.crha.com

To: CRHA Program Participants, Staff, Board of Commissioner and Stakeholders
From: CRHA Administration
Date: October 23, 2026
Subject: Posting Draft FY 2027- 2028CRHA Annual Plan

The Charlottesville Redevelopment & Housing Authority (CRHA) will hold a Public Hearing regarding the FY 2027- 2028 Annual Plan, as required by HUD under Section 511 of the Quality Housing and Work Responsibility Act of 1998. The public hearing will be held as a hybrid event via an electronic meeting platform, Zoom and in person at the South 1st Street Community Center at 1050 1st ST S, Charlottesville, VA, on Monday December 7, 2026, at 5pm. On Thursday December 10, 2026 at 6pm there will be a Special CRHA Board of Commissioners Meeting to approve the Annual Plan. Members of the public may participate in person, by computer, tablet, or phone. Details for accessing this meeting will be included on CRHA's website. Individuals who need access to a printed or translated copy of the plan may do so by emailing matthewsk@cvillerha.com or calling 434-422-9298 and asking to set up a time to view or check-out a copy of the draft. Hardcopies will be posted for public review at the CRHA Offices at 500 1st Street S, 715 6th ST SE, 110 5th Street NE, 1050 1st ST S and at the at 801 Hardy Drive. An electronic copy can be found at https://www.cvillerha.com/key-documents/.

Written comments will be accepted through 5pm **December 4th, 2026** and should be submitted to Kathleen Glenn-Matthews, Deputy Executive Director via email or PO Box 1405, Charlottesville VA 22902 or to matthewsk@cvillerha.com.

Public Meetings on Annual Plan

1. 10.29.26 11am hybrid public meeting at Crescent Halls Community Center 500 1st ST S, Charlottesville, VA
2. 11.10.26 1:30pm hybrid public meeting at S 1st Street Community Center at 1050 1st ST S, Charlottesville, VA
3. 11.10.26 5pm hybrid public meeting at Westhaven Community Center 801 Hardy Drive, Charlottesville, VA
4. 12.7.26 5pm hybrid **public hearing** at S 1st ST Community Center 1050 1st ST S, Charlottesville, VA
5. 12.10.26 6pm Special CRHA Board of Commissioner Meeting in City Council Chambers, 605 E. Main ST

The virtual link to register for all of the meetings (with the exception of the 12.10.26 meeting in City Council Chambers which will be posted on the city website at https://www.charlottesville.gov/zoom)
is: https://us06web.zoom.us/j/85752027006?pwd=g8oTLSyMBAwJ1wwtYN9NfpbnZ1A0X4.1

Meeting ID: 857 5202 7006 Passcode: 572179
One tap mobile: +13017158592,,85752027006#

For assistance with translation please contact Kathleen Glenn-Matthews at matthewsk@cvillerha.com or 434-422-9298.

CRHA does not discriminate on the basis of race, color, sex, age, religion, national origin, disability, veteran status, or union affiliations in any of its federally assisted programs and activities.

Please join us for the CRHA Annual Plan Meetings
We welcome your input!

Public Meetings on Annual Plan

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Column

INTERIM AD DRAFT

This is the proof of your ad scheduled to run in **Charlottesville Daily Progress** on the dates indicated below. If changes are needed, please contact us prior to deadline at help@column.us

Notice ID: 5DCKtN5Ex5jhik411Pga | **Proof Updated: Oct. 19, 2026 at 11:32am EDT**
Notice Name: FY 2027- 2028 AP

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

FILER	FILING FOR
Kathleen Glen-Matthews matthewsk@cvillerha.com (434) 987-9639	Charlottesville Daily Progress

Columns Wide: 2 **Ad Class:** Legals

10/24/2026: General Legal	246.62
Legal Processing Fee	20.00
Online Fee	10.00
Total	**$276.62**

See Proof on Next Page

CRHA FY 2027-2028 AP

The Charlottesville Redevelopment & Housing Authority (CRHA) will hold a Public Hearing regarding the FY 2027- 2028 Annual Plan, as required by HUD under Section 511 of the Quality Housing and Work Responsibility Act of 1998. The public hearing will be held as a hybrid event via an electronic meeting platform, Zoom and in person at the South 1 st Street Community Center at 1050 1 st ST S, Charlottesville, VA, on Monday December 7, 2026, at 5pm. On Thursday December 10, 2026 at 6pm there will be a Special CRHA Board of Commissioners Meeting to approve the Annual Plan. Members of the public may participate in person, by computer, tablet, or phone. Details for accessing this meeting will be included on CRHA's website. Individuals who need access to a printed or translated copy of the plan may do so by emailing matthewsk@cvillerha.com or calling 434-422-9298 and asking to set up a time to view or check-out a copy of the draft. Hardcopies will be posted for public review at the CRHA Offices at 500 1 st Street S, 715 6 th ST SE, 110 5 th Street NE, 1050 1 st ST S and at the at 801 Hardy Drive. An electronic copy can be found at https://www.cvillerha.com/key-documents/ .

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Section reserved for:

B. Public Meetings on Annual Plan
C. Annual Plan Hearing
    1. Edits to the CRHA 2027-2028 Annual Plan Draft to Finalize and in Response to Community and Board Feedback
    2. Notes from Public Hearing

VII. Attachments

A.

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Capital Fund Program - Five-Year Action Plan

Status: Approved **Approval Date:** 05/29/2026 **Approved By:** DAVENPORT, ROBERT

Part I: Summary

PHA Name : Charlottesville Redev & Housing Authority

PHA Number: VA016

Locality (City/County & State)

☒ **Original 5-Year Plan** ☐ **Revised 5-Year Plan (Revision No:)**

A.	Development Number and Name	Work Statement for Year 1 2026	Work Statement for Year 2 2027	Work Statement for Year 3 2028	Work Statement for Year 4 2029	Work Statement for Year 5 2030
	AUTHORITY-WIDE	$211,116.00	$209,747.00	$193,686.00	$193,686.00	$209,747.00
	WESTHAVEN (VA016000001)	$409,580.00	$277,372.00	$277,372.00	$277,372.00	$277,372.00
	SCATTERED SITES (VA016000004)	$779,857.00	$899,747.00	$915,808.00	$915,808.00	$899,747.00

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 1 2026

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SCATTERED SITES (VA016000004)			$779,857.00
ID0000161	Replace Interior Doors(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Interior Doors)	Replace all interior doors to include closet doors and hardware.		$322,089.00
ID0000164	Flooring Replacement(Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace all VCT tiles with LVP floor.		$377,658.00
ID0000184	Operating Transfer(Operations (1406))	Operating support for AMP 4 while the development is under redevelopment.		$80,110.00
	WESTHAVEN (VA016000001)			$409,580.00
ID0000162	Operations(Operations (1406))	Public housing operational funds		$200,000.00
ID0000185	Westhaven Vacancy Remodels(Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets)	10 units that require extensive rehabilitation in order to rent.		$209,580.00

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 1 2026

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			$211,116.00
ID0000163	Administration(Administration (1410)-Salaries,Administration (1410)-Other)	CFP Management Fee		$140,055.00
ID0000165	Career Training Opportunities (Management Improvement (1408)-Other,Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Equal Opportunity)	The funding will be used to train public housing residents in order to gain a pool of residents that are prepared to take advantage of career opportunities as CRHA redevelops its public housing communities.The programs will improve the empowerment and economic self-sufficiency of public housing residents through job readiness programs and business creation/ development programs.		$71,061.00
	Subtotal of Estimated Cost			$1,400,553.00

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 2 2027

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			$209,747.00
ID0000166	Administration(Administration (1410)-Other,Administration (1410)-Salaries)	CFP Management Fee		$138,686.00
ID0000168	Career Training Opportunities (Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)-Other)	The funding will be used to train public housing residents in order to gain a pool of residents that are prepared to take advantage of career opportunities as CRHA redevelops its public housing communities.The programs will improve the empowerment and economic self-sufficiency of public housing residents through job readiness programs and business creation/ development programs.		$71,061.00
	WESTHAVEN (VA016000001)			$277,372.00
ID0000167	Operations(Operations (1406))	Public housing operational funds		$277,372.00
	SCATTERED SITES (VA016000004)			$899,747.00
ID0000169	Fence Replacement (Non-Dwelling Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Fencing)	Replace fences around backyards, basketball court, playground areas and community spaces.		$550,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 2 2027

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000170	Install Awning over front Porch(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Columns and Porches)	Installation of awning/ canopy over the front and rear exterior entrance.		$349,747.00
	Subtotal of Estimated Cost			$1,386,866.00

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 3 2028

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SCATTERED SITES (VA016000004)			$915,808.00
ID0000171	Hot Water Tank Replacement(Dwelling Unit-Interior (1480)-Mechanical)	Convert tanked hot water tanks to on demand tankless hot water tank.		$550,000.00
ID0000172	Install Awning over front Porch(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Columns and Porches)	Installation of awning/ canopy over the front and rear exterior entrance.		$365,808.00
	AUTHORITY-WIDE (NAWASD)			$193,686.00
ID0000173	Administration(Administration (1410)-Other,Administration (1410)-Salaries)	CFP Management Fee		$138,686.00
ID0000175	Staff Training(Management Improvement (1408)-Staff Training)	Train of areas noted in audit		$55,000.00
	WESTHAVEN (VA016000001)			$277,372.00

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 3 2028

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000174	Operations(Operations (1406))	Public housing operational funds		$277,372.00
	Subtotal of Estimated Cost			$1,386,866.00

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 4 2029

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	WESTHAVEN (VA016000001)			$277,372.00
ID0000176	Operations(Operations (1406))	Public housing operational funds		$277,372.00
	AUTHORITY-WIDE (NAWASD)			$193,686.00
ID0000177	Staff Training(Management Improvement (1408)-Staff Training)	Train of areas noted in audit		$55,000.00
ID0000178	Administration(Administration (1410)-Other,Administration (1410)-Salaries)	CFP Management Fee		$138,686.00
	SCATTERED SITES (VA016000004)			$915,808.00
ID0000179	Half Bathroom Installation(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	Install half bathroom on first floor of townhouse style units. Includes the installation of vanity, ADA commode, flooring, exhaust fan, lighting and mirror.		$915,808.00

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 4 2029

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Subtotal of Estimated Cost			$1,386,866.00

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 5 2030

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			$209,747.00
ID0000180	Administration(Administration (1410)-Other,Administration (1410)-Salaries)	CFP Management Fee		$138,686.00
ID0000182	Career Training Opportunities (Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)-Other)	The funding will be used to train public housing residents in order to gain a pool of residents that are prepared to take advantage of career opportunities as CRHA redevelops its public housing communities.The programs will improve the empowerment and economic self-sufficiency of public housing residents through job readiness programs and business creation/ development programs.		$71,061.00
	WESTHAVEN (VA016000001)			$277,372.00
ID0000181	Operations(Operations (1406))	Public housing operational funds		$277,372.00
	SCATTERED SITES (VA016000004)			$899,747.00
ID0000183	Parking Lot Overlay and Resurfacing(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter)	Complete parking lot overlay and resurfacing to include stripping and CODE compliance work.		$899,747.00

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 5 2030

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Subtotal of Estimated Cost			$1,386,866.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)

Work Statement for Year 1 2026

Development Number/Name **General Description of Major Work Categories**	**Estimated Cost**
Housing Authority Wide	
Administration(Administration (1410)-Salaries,Administration (1410)-Other)	$140,055.00
Career Training Opportunities (Management Improvement (1408)-Other,Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Equal Opportunity)	$71,061.00
Subtotal of Estimated Cost	$211,116.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)

Work Statement for Year 2 2027

Development Number/Name **General Description of Major Work Categories**	**Estimated Cost**
Housing Authority Wide	
Administration(Administration (1410)-Other,Administration (1410)-Salaries)	$138,686.00
Career Training Opportunities (Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)-Other)	$71,061.00
Subtotal of Estimated Cost	$209,747.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)

Work Statement for Year 3 2028

Development Number/Name **General Description of Major Work Categories**	**Estimated Cost**
Housing Authority Wide	
Administration(Administration (1410)-Other,Administration (1410)-Salaries)	$138,686.00
Staff Training(Management Improvement (1408)-Staff Training)	$55,000.00
Subtotal of Estimated Cost	$193,686.00

Part III: Supporting Pages - Management Needs Work Statements (s)

Work Statement for Year 4 2029

Development Number/Name **General Description of Major Work Categories**	**Estimated Cost**
Housing Authority Wide	
Staff Training(Management Improvement (1408)-Staff Training)	$55,000.00
Administration(Administration (1410)-Other,Administration (1410)-Salaries)	$138,686.00
Subtotal of Estimated Cost	$193,686.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)

Work Statement for Year 5 2030

Development Number/Name **General Description of Major Work Categories**	**Estimated Cost**
Housing Authority Wide	
Administration(Administration (1410)-Other,Administration (1410)-Salaries)	$138,686.00
Career Training Opportunities (Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)-Other)	$71,061.00
Subtotal of Estimated Cost	$209,747.00

B.

Civil Rights Certification
(Qualified PHAs)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB Approval No. 2577-0226
Expires: 09/30/2027

Civil Rights Certification

Annual Certification and Board Resolution

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year PHA Plan, hereinafter referred to as "the Plan," of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the fiscal year beginning _____, in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g in connection with the submission of the Plan and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d—4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), Title II of the Americans with Disabilities Act (42 U.S.C. 12101 *et seq*.), the Violence Against Women Act (34 U.S.C. § 12291 et seq.), and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of all HUD programs. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, Title II of the Americans with Disabilities Act, the Violence Against Women Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of all HUD programs. The PHA will affirmatively further fair housing in compliance with the Fair Housing Act, 24 CFR § 5.150 et seq., 24 CFR § 903.7(o), and 24 CFR § 903.15, which means that it will take meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially or ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws (24 CFR § 5.151). Pursuant to 24 CFR § 903.15(c)(2), a PHA's policies are designed to reduce the concentration of tenants and other assisted persons by race, national origin, and disability. PHA policies include affirmative steps stated in 24 CFR § 903.15(c)(2)(i) and 24 CFR § 903.15(c)(2)(ii). Furthermore, under 24 CFR § 903.7(o), a PHA must submit a civil rights certification with its Annual and 5-year PHA Plans, except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document. The PHA certifies that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing.

PHA Name _____ PHA Number/HA Code _____

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802)

Name of Executive Director:	Name of Board Chairperson:
Signature: Date:	Signature: Date:

The information is collected to ensure that PHAs carry out applicable civil rights requirements.

Public reporting burden for this information collection is estimated to average 0.16 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Notice. The United States Department of Housing and Urban Development is authorized to collect the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

Certifications of Compliance with PHA Plan and Related Regulations *(Standard, Troubled, HCV-Only, and High Performer PHAs)*	**U.S. Department of Housing and Urban Development** Office of Public and Indian Housing **OMB No. 2577-0226** **Expires 09/30/2027**

PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations including PHA Plan Elements that Have Changed

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year and/or X Annual PHA Plan, hereinafter referred to as "the Plan," of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning 04/2027, in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located (24 CFR § 91.2).
2. The Plan contains a signed certification by the appropriate State or local official (form HUD-50077-SL) that the Plan is consistent with the applicable Consolidated Plan, which includes any applicable fair housing goals or strategies, for the PHA's jurisdiction and a description of the way the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the Resident Advisory Board (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the way the Plan addresses these recommendations.
4. The PHA provides assurance as part of this certification that:
    i. The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
    ii. The changes were duly approved by the PHA Board of Directors (or similar governing body); and
    iii. The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours. Where possible, PHAs should make documents available electronically, for public inspection upon request.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment. The PHA ensured all notices and meetings provided effective communication with persons with disabilities and further provided meaningful language access for persons with Limited English Proficiency (LEP).
6. The PHA certifies that it will carry out the public housing program of the agency in conformity with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), Title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), the Violence Against Women Act (34 U.S.C. § 12291 et seq.), and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of all HUD programs. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, Title II of the Americans with Disabilities Act, the Violence Against Women Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of all HUD programs.
7. The PHA will affirmatively further fair housing, in compliance with the Fair Housing Act, 24 CFR § 5.150 et seq., 24 CFR § 903.7(o), and 24 CFR § 903.15, which means that it will take meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living

patterns, transforming racially or ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws (24 CFR § 5.151). Pursuant to 24 CFR § 903.15(c)(2), a PHA's policies should be designed to reduce the concentration of tenants and other assisted persons by race, national origin, and disability. PHA policies should include affirmative steps stated in 24 CFR § 903.15(c)(2)(i) and 24 CFR § 903.15(c)(2)(ii). Furthermore, under 24 CFR § 903.7(o), a PHA must submit a civil rights certification with its Annual and 5-year PHA Plans, except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document. The PHA certifies that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing.

8. For PHA Plans that include a policy for site-based waiting lists:
    - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module and/or its successor system: the Housing Information Portal (HIP) in an accurate, complete and timely manner (as specified in PIH Notice 2011-65);
    - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
    - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
    - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing; and
    - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR 903.7(o)(1).
9. The PHA will comply with the prohibitions against discrimination based on age pursuant to the Age Discrimination Act of 1975.
10. In accordance with the Fair Housing Act, the PHA will not base a determination of eligibility for housing on actual or perceived sexual orientation or marital status and will not otherwise discriminate because of sex (including sexual orientation).
11. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, 'Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped' for people with physical disabilities.
12. The PHA will comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
13. The PHA will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implement the regulations at 49 CFR Part 24 as applicable.
14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
15. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
17. The PHA will keep records in accordance with 2 CFR 200.302 and facilitate an effective audit to determine compliance with program requirements.
18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act**,** the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.
20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
21. All attachments to the Plan have been and will continue to always be available at all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary

business office of the PHA and, where possible, should be made available for public inspection in an electronic format.

22. The PHA certifies that it is following all applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Charlottesville Redev & Housing Authority — PHA Name

VA016 — PHA Number/HA Code

X Annual PHA Plan for Fiscal Year 20**27**

_ 5-Year PHA Plan for Fiscal Years 20-20

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802)

Name of Executive Director: **MR John Sales**		Name of Board Chairman: **Brigid O'Rourke**	
Signature:	Date:	Signature:	Date:

This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

Form identification: *VA016-Charlottesville Redev & Housing Authority form HUD-50077-ST-HCV-HP (Form ID -2986) for CY 2027 printed by Kathleen Glenn-Matthews in HUD Secure Systems/Public Housing Portal at 09/22/2026 07:51AM EST*

E.

Status: Created

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan or State Consolidated Plan ***(All PHAs)***

U. S Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 09/30/2027

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan or State Consolidated Plan

I, **Samuel Sanders** (*Official's Name*), the **City Manager** (*Official's Title*) certify that the 5-Year PHA Plan for fiscal years **2027-2031** and/or Annual PHA Plan for fiscal year **2027** of the **VA016 - Charlottesville Redev & Housing Authority** (*PHA Name*) is consistent with the Consolidated Plan or State Consolidated Plan including any applicable fair housing goals or strategies to:

City of Charlottesville

Local Jurisdiction Name

pursuant to 24 CFR Part 91 and 24 CFR Part 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or State Consolidated Plan.

The Charlottesville Redevelopment & Housing Authority staff have stayed involved in the Consolidated Plan process to insure consistency focusing on goals such as Encouraging Homeownership Opportunities and Preserving Affordable Housing in the City of Charlottesville.

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802).

Name of Authorized Official: **Samuel Sanders**	Title: **City Manager**
Signature:	Date:

This information is collected to ensure consistency with the consolidated plan or state consolidated plan.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

Form identification: VA016 - Charlottesville Redev & Housing Authority form HUD-50077-SL (Form ID - 7836) printed by Kathleen Glenn-Matthews in HUD Secure Systems/Public Housing Portal at 09/21/2026 01:13PM EST

E.

OMB Approval No. 2577-0157 (Exp. 1/31/2027)

Certification of Payments to Influence Federal Transactions

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Public reporting burden for this information collection is estimated to average 30 minutes,including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. The information requested is required to obtain a benefit. This form is used to ensure federal funds are not used to influence members of Congress. There are no assurances of confidentiality. HUD may not conduct or sponsor, and an applicant is not required to respond to a collection of information unless it displays a currently valid OMB control number. Comments regarding the accuracy of this burden estimate and any suggestions for reducing this burden can be sent to the Reports Management Officer, Office of Policy Development and Research, REE, Department of Housing and Urban Development, 451 7th St SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0157.

Applicant Name

Program/Activity Receiving Federal Grant Funding

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all sub recipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title

Signature	Date (mm/dd/yyyy)

F. Board Resolution

CHARLOTTESVILLE REDEVELOPMENT AND HOUSING AUTHORITY

500 1st Street South
CHARLOTTESVILLE, VIRGINIA 22902
TELEPHONE: (434) 326-4748
www.crha.com

CRHA RESOLUTION # _____

RESOLUTON APPROVING THE SUBMISSION OF CHARLOTTESVILLE REDEVELOPMENT AND HOUSING AUTHORITY'S PROPOSED ANNUAL PLAN FY 2027- 2028.

WHEREAS, the Charlottesville Redevelopment and Housing Authority (CRHA or the Authority), after receiving public comments, has drafted a proposed Annual Plan for FY 2027- 2028; and WHEREAS, the CRHA is required to submit the proposed Annual Plan to the Richmond Field Office for the United States Department of Housing and Urban Development for review and approval. NOW THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Charlottesville redevelopment and Housing Authority hereby approve the submission of the proposed CRHA Annual Plan, as amended and authorizes the CRHA Executive Director to forward the proposed Annual Plan to the Richmond Field Office for the United States Department of Housing and Urban Development for review and approval. RESOLVED THIS 10TH DAY OF DECEMBER 2026 BY THE CRHA BOARD OF COMMISSIONERS.

Brigid O'Rourke, CRHA Board Chair

John M. Sales, Secretary

CRHA does not discriminate on the basis of race, color, sex, age, religion, national origin, disability, veteran status, or union affiliations in any of its federally assisted programs and activities.