Capital Fund Program - Five-Year Action Plan

Status: Approved **Approval Date:** 04/29/2026 **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 2025	Work Statement for Year 2 2026	Work Statement for Year 3 2027	Work Statement for Year 4 2028	Work Statement for Year 5 2029
	AUTHORITY-WIDE	$161,488.00	$209,747.00	$209,747.00	$193,686.00	$193,686.00
	SCATTERED SITES (VA016000004)	$1,197,975.00	$899,747.00	$899,747.00	$915,808.00	$915,808.00
	WESTHAVEN (VA016000001)	$277,372.00	$277,372.00	$277,372.00	$277,372.00	$277,372.00

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

Work Statement for Year 1 2025

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			$161,488.00
ID0000129	Administration(Administration (1410)-Salaries,Administration (1410)-Other)	CFP Management Fee		$138,686.00
ID0000137	Staff Training(Management Improvement (1408)-Staff Training)	Train of areas noted in audit		$22,802.00
	SCATTERED SITES (VA016000004)			$1,197,975.00
ID0000130	Relocation for Modernization(Contract Administration (1480)-Relocation)	Temporary relocation for modernization of bathrooms, kitchen and general unit.		$175,000.00
ID0000131	Interior Painting(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Prepare and paint the interior of all public housing units to include all trim and doors.		$266,500.00
ID0000132	Kitchen Modernization(Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Appliances)	Replacement of kitchen appliances, cabinets, countertop, kitchen sink, kitchen faucet, kitchen lighting, flooring, prep and paint		$506,506.00

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

Work Statement for Year 1 2025

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000186	Security Measures(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other,Non-Dwelling Site Work (1480)-Signage)	Purchase and install security cameras, safety security features and signage		$249,969.00
	WESTHAVEN (VA016000001)			$277,372.00
ID0000135	Operations(Operations (1406))	AMP Operations		$277,372.00
	Subtotal of Estimated Cost			$1,636,835.00

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

Work Statement for Year 2 2026

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SCATTERED SITES (VA016000004)			$899,747.00
ID0000141	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
ID0000144	Flooring Replacement(Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace all VCT tiles with LVP floor.		$577,658.00
	WESTHAVEN (VA016000001)			$277,372.00
ID0000142	Operations(Operations (1406))	Public housing operational funds		$277,372.00
	AUTHORITY-WIDE (NAWASD)			$209,747.00
ID0000143	Administration(Administration (1410)-Other,Administration (1410)-Salaries)	CFP Management Fee		$138,686.00

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

Work Statement for Year 2 2026

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000145	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
	Subtotal of Estimated Cost			$1,386,866.00

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

Work Statement for Year 3 2027

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			$209,747.00
ID0000146	Administration(Administration (1410)-Other,Administration (1410)-Salaries)	CFP Management Fee		$138,686.00
ID0000148	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
ID0000147	Operations(Operations (1406))	Public housing operational funds		$277,372.00
	SCATTERED SITES (VA016000004)			$899,747.00
ID0000150	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 3 2027

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000151	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 4 2028

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SCATTERED SITES (VA016000004)			$915,808.00
ID0000152	Hot Water Tank Replacement(Dwelling Unit-Interior (1480)-Mechanical)	Convert tanked hot water tanks to on demand tankless hot water tank.		$550,000.00
ID0000153	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
ID0000154	Administration(Administration (1410)-Other,Administration (1410)-Salaries)	CFP Management Fee		$138,686.00
ID0000156	Staff Training(Management Improvement (1408)-Staff Training)	Train of areas noted in audit		$55,000.00
	WESTHAVEN (VA016000001)			$277,372.00

Capital Fund Program - Five-Year Action Plan

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

Work Statement for Year 4 2028

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000155	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 5 2029

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	WESTHAVEN (VA016000001)			$277,372.00
ID0000157	Operations(Operations (1406))	Public housing operational funds		$277,372.00
	AUTHORITY-WIDE (NAWASD)			$193,686.00
ID0000158	Staff Training(Management Improvement (1408)-Staff Training)	Train of areas noted in audit		$55,000.00
ID0000159	Administration(Administration (1410)-Other,Administration (1410)-Salaries)	CFP Management Fee		$138,686.00
	SCATTERED SITES (VA016000004)			$915,808.00
ID0000160	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 5 2029

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

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

Work Statement for Year 1 2025

Development Number/Name **General Description of Major Work Categories**	**Estimated Cost**
Housing Authority Wide	
Administration(Administration (1410)-Salaries,Administration (1410)-Other)	$138,686.00
Staff Training(Management Improvement (1408)-Staff Training)	$22,802.00
Subtotal of Estimated Cost	$161,488.00

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

Work Statement for Year 2 2026

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

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

Work Statement for Year 3 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

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

Work Statement for Year 4 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

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

Work Statement for Year 5 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