CHARLOTTESVILLE REDEVELOPMENT &
HOUSING AUTHORITY

P.O. BOX 1405

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www.cvillerha.com

Residents *FIRST*!

CRHA
2026-2030
5 Year Capital Fund Program
February 6, 2026

CRHA 2026-30 5 Year Capital Fund Program Plan Public Hearing

The Charlottesville Redevelopment & Housing Authority (CRHA) will hold a Public Hearing regarding the FY 2026-2030 Capital Fund Plan and 5 Year Action Plan, as required by HUD under 24 CFR 905. The public hearing will be held as a hybrid event via an electronic meeting platform, Zoom and in person at Charlottesville City Hall 605 East Main St., Charlottesville, VA, on Monday, March 23, at 6pm during the regularly scheduled CRHA Board of Commissioners Meeting. 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 copy of the plan may do so by emailing collinsb@cvillerha.com or calling 434-531-1537 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 Rental Offices at 1050 S 1st Street, the CRHA Resident Services Offices at 801 Hardy Drive, the Administrative Office at 500 1st St S. and the Management Office at 715 6th St SE. An electronic copy can be found at https://www.cvillerha.com/key-documents/.
Under "key documents" it is labeled "CRHA 2026-2030 DRAFT 5 Year Capital Fund Program (CFP) Plan"-Written comments will be accepted through March 20, and should be submitted to Brandon Collins, Redevelopment Coordinator, by mail to 500 S. 1st St, Charlottesville VA, 22902 or via email to collinsb@cvillerha.com. To participate virtually, please register using the link on the City of Charlottesville website homepage under "Events", click on Charlottesville Redevelopment and Housing Authority: https://charlottesville.gov/

EQUAL HOUSING OPPORTUNITY

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.

Capital Fund Program - Five-Year Action Plan

Status: Draft **Approval Date:** **Approved By:**

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
	SCATTERED SITES (VA016000004)	$974,747.00	$899,747.00	$915,808.00	$915,808.00	$899,747.00
	WESTHAVEN (VA016000001)	$200,000.00	$277,372.00	$277,372.00	$277,372.00	$277,372.00
	AUTHORITY-WIDE	$209,747.00	$209,747.00	$193,686.00	$193,686.00	$209,747.00

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)			$974,747.00
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.		$577,658.00
ID0000184	Operating Transfer(Operations (1406))	Operating support for AMP 4 while the development is under redevelopment.		$75,000.00
	WESTHAVEN (VA016000001)			$200,000.00
ID0000162	Operations(Operations (1406))	Public housing operational funds		$200,000.00
	AUTHORITY-WIDE (NAWASD)			$209,747.00

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
ID0000163	Administration(Administration (1410)-Other,Administration (1410)-Salaries)	CFP Management Fee		$138,686.00
ID0000165	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			$1,384,494.00

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

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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

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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

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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

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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

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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)-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

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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

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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

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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

CRHA
5 Year Capital Fund Action Plan
SUMMARY DRAFT
2026-2030

Timeline and Activities

Dec.-Jan.	Pre-Draft Activities (including priorities poll #1)
February 6	**Publish Draft, Publish Notice**
February 9	Meeting with RAB (PHAR Board Meeting)
February 10-28	Door knocking/Priorities Poll
February 26	Westhaven Resident Meeting*
March 9	2nd Meeting with RAB (PHAR Board Meeting)*
March 10	S. 1st Street Resident Meeting*
March -TBD	6th St Resident Meeting*
March 12	Board of Commissioners Work Session
March 17-18	Michie, Madison, Riverside Resident Mtgs
March 20	RAB (PHAR) Comments Received
March 23	Public Hearing
March 23, 2025	Board of Commissioners Approval

What is in the Plan? 2026-2030

"Authority Wide": **$1,016,613**

AMP 1 Westhaven: **$1,309,489** (transfer to operations)

AMP 4 Scattered Sites and Single Family Homes aka "Parallel Track": **$4,605,857**

CFP TOTALS 2026-2030 5 Year Action Plan 2/5/26		TOTAL 5 Year $6,931,959	2026 $1,384,494	2027 $1,386,866	2028 $1,386,866	2029 $1,386,866	2030 $1,386,867
Authority Wide		$1,016,613	$209,747	$209,747	$193,686	$193,686	$209,747
Westhaven-AMP 1		$1,309,489	$200,000	$277,372	$277,372	$277,372	$277,373
Scattered Michie, Madison, Riverside and Single Family-AMP 4		$4,605,857	$974,747	$899,747	$915,808	$915,808	$899,747

What is in the Plan:
Authority Wide 2026-2030

Administrative Career/Section 3 Staff Training

"Authority Wide"	2026 $209,747	2027 $209,747	2028 $193,686	2029 $193,686	2030 $209,747
Management Fee (10%)	$138,686	$138,686	$138,686	$138,686	$138,686
Career Training Opportunities- 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	$71,061			$71,061
Staff Training- Train of areas noted in audit			$55,000	$55,000	

What is in the Plan: AMP 1 Westhaven 2026-2030

- Transfer to Operations
  - insure upkeep
  - flexibility for Building Systems, Sidewalks, Lighting Etc.

Westhaven (AMP 1)	2026 $200,000	2027 $277,372	2028 $277,372	2029 $277,372	2030 $277,373
Operations- transfer of CFP funds to operations for Westhaven	$200,000	$277,372	$277,372	$277,372	$277,373

PARALLEL TRACK 5 Year Plan 2026-2030
AMP 4 Scattered Sites and Single Family Homes

Scattered Sites (AMP 4) Riverside, Michie, Madison & Single Family Homes aka "Parallel Track"	2026 $974,747	2027 $899,747	2028 $915,808	2029 $915,808	2030 $899,747
Replace Interior Doors- Replace all interior doors to include closet doors and hardware. (part of the interior modernization begun in FY 2024)	$322,089				
Flooring Replacement- Replace all VCT tiles with LVP floor. (part of the interior modernization begun in FY 2024)	$577,658				
Fence Replacement- replace fences around backyards, basketball court, playground areas, and community spaces .		$550,000			
Install Awning over Front Porch. Install over the front and rear exterior entrance.		$349,747	$365,808		
Hot Water Tank Replacement- Convert tanked hot water tanks to on demand tankless hot water tank.			$550,000		
Half Bathroom Installation- install on first floor of townhouse style units, includes vanity, ADA commode, flooring, exhaust fan, lighting and mirror				$915,808	
Parking Lot Overlay and Resurfacing- to include stripping and code compliance work.					$899,747

Current Project (2024-2025)

- 2 Year Interior Renovation Project at 62 sites (AMP 4) utilizing additional grant funding in 2024
- Includes bathroom remodel, kitchen remodel, new floors, interior doors, paint, repairs, fittings/fixtures and relocation.
- **Begun work in 2025, anticipated to complete 62 units by end of FY 2027**