



CHARLOTTESVILLE REDEVELOPMENT & HOUSING AUTHORITY

DRAFT Amended Annual PHA Plan
Annual Agency Plan for Fiscal Year 2026 - 2027



Posted: July 1, 2026
Approved:

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NOTE:

This is the draft Amended CRHA Annual Plan posted July 1, 2026.

- **This document is a revision of the CRHA FY 2026- 2027 Annual Plan originally published on December 11, 2025. It outlines only the updated PHA Plan Elements, Activities, Five Year approved CFP and goal updates for the FY 2026- 2027 fiscal year. Please refer to the CRHA FY 2026- 2027 Annual Plan published December 11, 2025, for the bulk of the foundational policies, procedures, and long-term background documents. This plan can be found at:**
<https://cvillerha.com/wp-content/Key%20Documents/ExecutedCRHA-FY-26-27-AP.pdf>
- 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 8/18/26 Hearing.
- Notes from the 8/18/26 Hearing as well as signed certifications will be added after the 8/24/25 Special Board Meeting to approve the Annual 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 before the submission 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
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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): 04/2026 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) 615 Total Combined Units/Vouchers 889 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 July 1, 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 at 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): Significant Amendment/Modification: 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. 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.

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

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 164 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.

Conversion of Public Housing to Project-Based Rental Assistance:

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.

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. Attached Section II
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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. Attachment 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. Attached in Section III

C.2	Certification by State or Local Officials. Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan. Attachment 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, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan. Attachment 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:

Instructions for Preparation of Form HUD-50075-ST Annual PHA Plan for Standard and Troubled PHAs

A. PHA Information. All PHAs must complete this section (24 CFR 903.4).

- A.1** Include the full **PHA Name, PHA Code, PHA Type, PHA Fiscal Year Beginning (MM/YYYY), PHA Inventory, Number of Public Housing Units and Number of HCVs, PHA Plan Submission Type,** and the **Public Availability of Information**, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. Note: The number of HCV's should include all special purpose vouchers (e.g. Mainstream Vouchers, etc.) (24 CFR 903.23(e)).

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table (24 CFR 943.128(a)).

B. Plan Elements. All PHAs must complete this section.

B.1 Revision of Existing PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the "yes" box. If an element has not been revised, mark "no" (24 CFR 903.7).

☐ **Statement of Housing Needs and Strategy for Addressing Housing Needs.** Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA's strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income); (ii) elderly families (iii) households with individuals with disabilities, and households of various races and ethnic groups residing in the jurisdiction or on the public housing and Section 8 tenant-based assistance waiting lists based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.

The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location (24 CFR 903.7(a)(2)(i)). Provide a description of the ways in which the PHA intends, to the maximum extent practicable, to address those housing needs in the upcoming year and the PHA's reasons for choosing its strategy (24 CFR 903.7(a)(2)(ii)).

☐ **Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.** PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see 24 CFR 903.2 (24 CFR 903.23(b)). Describe the PHA's admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA's policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR 903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements (24 CFR 903.7(b)). Describe the PHA's procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists (24 CFR 903.7(b)). A statement of the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV (24 CFR 903.7(b)). Describe the unit assignment policies for public housing (24 CFR 903.7(b)).

☐ **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA operating, capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program and state the planned use for the resources (24 CFR 903.7(c)).

☐ **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies (24 CFR 903.7(d)).

☐ **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance and management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA (24 CFR 903.7(e)).

☐ **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants (24 CFR 903.7(f)).

☐ **Homeownership Programs.** A description of any Section 5h, Section 32, Section 8y, or HOPE I public housing or HCV homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval (24 CFR 903.7(k)).

☐ **Community Service and Self Sufficiency Programs.** Describe how the PHA will comply with the requirements of (24 CFR 903.7(l)). Provide a description of: (1) Any programs relating to services and amenities provided or offered to assisted families; and (2) Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs subject to Section 3 of the Housing and Urban Development Act of 1968 (24 CFR Part 135) and FSS (24 CFR 903.7(l)).

☐ **Safety and Crime Prevention (VAWA).** Describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must provide development-by-development or jurisdiction wide-basis: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities (24 CFR 903.7(m)). Note: All coordination and activities must be consistent with federal civil rights obligations. A description of: (1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to survivors of domestic violence, dating violence, sexual assault, or stalking; (2) Any activities, services, or programs provided or offered by a PHA that helps survivors of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and (3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance survivor safety in assisted families (24 CFR 903.7(m)(5)).

☐ **Pet Policy.** Describe the PHA's policies and requirements pertaining to the ownership of pets in public housing (24 CFR 903.7(n)).

☐ **Asset Management.** State how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory (24 CFR 903.7(q)).

☐ **Substantial Deviation.** PHA must provide its criteria for determining a "substantial deviation" to its 5-Year Plan (24 CFR 903.7(s)(2)(i)).

☐ **Significant Amendment/Modification.** PHA must provide its criteria for determining a "Significant Amendment or Modification" to its 5-Year and Annual Plan (24 CFR 903.7(s)(2)(ii)). For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the 'Sample PHA Plan Amendment' found in Notice PIH 2019-23(HA), successor RAD Implementation Notices, or other RAD Notices.

If any boxes are marked "yes", describe the revision(s) to those element(s) in the space provided.

PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see 24 CFR 903.2 (24 CFR 903.23(b)).

B.2 New Activities. If the PHA intends to undertake any new activities related to these elements in the current Fiscal Year, mark "yes" for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark "no."

☐ **Choice Neighborhoods Grants.** (1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for Choice Neighborhoods Grants; and (2) A timetable for the submission of applications or proposals. The application and approval process for Choice Neighborhoods is a separate process. See guidance on HUD's website at: <https://www.hud.gov/cn> (Notice PIH 2011-47).

☐ **Modernization or Development (Conventional & Mixed-Finance).** (1) A description of any Public Housing (including name, project number (if known) and unit count) for which the PHA will apply for modernization or development; and (2) A timetable for the submission of applications or proposals. The application and approval process for modernization or development is a separate process. (See 24 CFR part 905 and guidance on HUD's website at: https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hopec6/mfph#4).

☐ **Demolition and/or Disposition.** With respect to public housing only, (1) describe any public housing development(s), or portion of a public housing development projects, owned by the PHA and subject to ACCs (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition approval under section 18 of the 1937 Act (42 U.S.C. 1437p); and (2) a timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed as described in the PHA's last Annual and/or 5-Year PHA Plan submission. The application and approval process for demolition and/or disposition is a separate process. Approval of the PHA Plan does not constitute approval of these activities. See guidance on HUD's website at: https://www.hud.gov/program_offices/public_indian_housing/centers/sac/demo_dispo/ and 24 CFR 903.7(h).

☐ **Designated Housing for Elderly and Disabled Families.** Describe any public housing projects owned, assisted, or operated by the PHA (or portions thereof), in the upcoming fiscal year, that the PHA has continually operated as, has designated, or will apply for designation for occupancy by elderly and/or disabled families only. Include the following information: (1) development name and number; (2) designation type; (3) application status; (4) date the designation was approved, submitted, or planned for submission; (5) the number of units affected and (6) expiration date of the designation of any HUD approved plan. **Note:** The application and approval process for such designations is separate from the PHA Plan process, and PHA Plan approval does not constitute HUD approval of any designation (24 CFR 903.7(i)(c)).

☐ **Conversion of Public Housing under the Voluntary or Mandatory Conversion programs.** Describe (1) any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; (2) an analysis of the projects or buildings required to be converted under Section 33; and (3) a statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at the Special Applications Center (SAC) (<https://www.hud.gov/sac>) and 24 CFR 903.7(j).

☐ **Conversion of Public Housing under the Rental Assistance Demonstration (RAD) program (including Faircloth to RAD).** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA plans to voluntarily convert to Project-Based Rental Assistance or Project-Based Vouchers under RAD. Note that all PHAs shall be required to provide the information listed in Attachment 1D of Notice PIH 2019-23(HA) as a significant amendment or its successor notice. See additional guidance on HUD's website at: <https://www.hud.gov/RAD/library/notices>.

☐ **Homeownership Programs.** A description of any Section 5h, Section 32, Section 8y, or HCV homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval (24 CFR 903.7(k)).

☐ **Occupancy by Over-Income Families.** A PHA that owns or operates fewer than two hundred fifty (250) public housing units, may lease a unit in a public housing development to an over-income family (a family whose annual income exceeds the limit for a low income family at the time of initial occupancy), if all the following conditions are satisfied: (1) There are no eligible low income families on the PHA waiting list or applying for public housing assistance when the unit is leased to an over-income family; (2) The PHA has publicized availability of the unit for rental to eligible low income families, including publishing public notice of such availability in a newspaper of general circulation in the jurisdiction at least thirty days before offering the unit to an over-income family; (3) The over-income family rents the unit on a month-to-month basis for a rent that is not less than the PHA's cost to operate the unit; (4) The lease to the over-income family provides that the family agrees to vacate the unit when needed for rental to an eligible family; and (5) The PHA gives the over-income family at least thirty day notice to vacate the unit when the unit is needed for rental to an eligible family. The PHA may incorporate information on occupancy by over-income families into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. (See additional guidance on HUD's website at: Notice PIH-2021-35 (24 CFR 960.503) (24 CFR 903.7(b)).

☐ **Occupancy by Police Officers.** The PHA may allow police officers who would not otherwise be eligible for occupancy in public housing, to reside in a public housing dwelling unit. The PHA must include the number and location of the units to be occupied by police officers, and the terms and conditions of their tenancies; and a statement that such occupancy is needed to increase security for public housing residents. A "police officer" means a person determined by the PHA to be, during the period of residence of that person in public housing, employed on a full-time basis as a duly licensed professional police officer by a Federal, State or local government or by any agency of these governments. An officer of an accredited police force of a housing agency

may qualify. The PHA may incorporate information on occupancy by police officers into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD's website at: Notice PIH 2021-35. (24 CFR 960.505) (24 CFR 903.7(b))
NOTE: All activities must be consistent with civil rights laws – including ensuring that it does not have a disparate impact on protected class groups based on race, color, religion, national origin, sex (including sexual orientation), familial status, and disability.

☐ **Non-Smoking Policies.** The PHA may implement non-smoking policies in its public housing program and incorporate this into its PHA Plan statement of operation and management and the rules and standards that will apply to its projects. See additional guidance on HUD's website at: Notice PIH 2009-21 and Notice PIH-2017-03 (24 CFR 903.7(e)).

☐ **Project-Based Vouchers.** Describe any plans to use HCVs for new project-based vouchers, which must comply with PBV goals, civil rights requirements, Housing Quality Standards (HQS) and deconcentration standards, as stated in 24 CFR 983.55(b)(1) and set forth in the PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. If using project-based vouchers, provide the projected number of project-based units and general locations (including if PBV units are planned on any former or current public housing units or sites), and describe how project-basing would be consistent with the PHA Plan (24 CFR 903.7(b)(3), 24 CFR 903.7(r)).

☐ **Units with Approved Vacancies for Modernization.** The PHA must include a statement related to units with approved vacancies that are undergoing modernization in accordance with 24 CFR 990.145(a)(1).

☐ **Other Capital Grant Programs** (i.e., Capital Fund Lead Based Paint, Housing Related Hazards, At Risk/Receivership/Substandard/Troubled Program, and/or Emergency Safety and Security Grants).

For all activities that the PHA plans to undertake in the applicable Fiscal Year, provide a description of the activity in the space provided.

B.3 Progress Report. For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year PHA Plan (24 CFR 903.7(s)(1)).

B.4 Capital Improvements. PHAs that receive funding from the Capital Fund Program (CFP) must complete this section (24 CFR 903.7 (g)). To comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan in EPIC and the date that it was approved. PHAs can reference the form by including the following language in the Capital Improvement section of the appropriate Annual or Streamlined PHA Plan Template: "See Capital Fund 5 Year Action Plan in EPIC approved by HUD on XX/XX/XXXX."

B.5 Most Recent Fiscal Year Audit. If the results of the most recent fiscal year audit for the PHA included any findings, mark "yes" and describe those findings in the space provided (24 CFR 903.7(p)).

C. Other Document and/or Certification Requirements.

C.1 Resident Advisory Board (RAB) comments. If the RAB had comments on the annual plan, mark "yes," submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations (24 CFR 903.13(c), 24 CFR 903.19).

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. (24 CFR 903.15). **Note:** A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.

C.3 Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting 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*. 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. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the certification requirement to affirmatively further fair housing if the PHA fulfills the requirements of 24 CFR 5.150 et. seq., 24 CFR 903.7(o)(1), and 903.15.

C.4 Challenged Elements. If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public (24 CFR 903.23(b)).

C.5 Troubled PHA. If the PHA is designated troubled, and has a current MOA, improvement plan, or recovery plan in place, mark "yes," and describe that plan. Include dates in the description and most recent revisions of these documents as attachments. If the PHA is troubled, but does not have any of these items, mark "no." If the PHA is not troubled, mark "N/A" (24 CFR 903.9).

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year and Annual PHA Plan.

Public reporting burden for this information collection is estimated to average 5.64 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 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.

CHARLOTTESVILLE REDEVELOPMENT AND HOUSING AUTHORITY

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Deconcentration Policy

The PHA will gather data and analyze, at least 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.



CRHA FY 2024- 2029 Five-Year Plan Progress Report

CRHA FY 2024- 2029 Five-Year Plan Progress Report

Goal	Outcomes	Progress Notes
<u>Mission Statement:</u> 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
<u>Vision Statement:</u> 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	CRHA is working on a resident satisfaction survey to hear from our community the types of programs and resources they would like to see us pursue.

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. <i>Continuing to build community-wide internet access</i>	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. <i>Supporting the Nursing Clinics</i>	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. <i>Assistance for signing up kids for after-school and summer programs</i>	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. <i>Continue the process of building a CRHA Homeownership Program</i>	The CRHA has met with potential lenders and community partners in preparation of rolling out the HCV homeownership program.
	2. <i>Continue to build partnerships with local agencies to support our families</i>	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.

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. <i>Continue to pursue funding to support homeownership efforts</i>	Acquired \$37,430 in down-payment assistance from the City--currently working with active FSS participants on homeownership opportunities.
	2. <i>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</i>	At least two staff people enrolled in FSS are interested and building capacity to pursue homeownership opportunities
	3. <i>Work to build an endowment to support homeownership efforts for our community</i>	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. <i>Continue to build relationships with local lending institutions</i>	Through our relationship with Atlantic Union Bank our residents and staff are able to take advantage of Financial literacy and budgeting sessions.
	2. <i>Continue to develop SOPs for the HVC homeownership program</i>	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		Americorps VISTA will work on this early 2025 with staff.

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 2025 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		
	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 CAHF and was awarded approximately \$187,000 for HVAC replacement. The CRHA has also identified a funding source for solar installation on units 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 install solar on some AMP 4 units.

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.
	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 will be meeting with City council to ask for approval for this process. Following this the agency will work with a contractor on SOPs.
	A. Develop and implement a not-for-profit arm of the authority	Staff presented nonprofit overview to BOC in August. Board is expected to develop ethics code and other governing documents prior to presenting to City Council. A poll was placed on the CRHA website to gather resident feedback on a name for the nonprofit.
	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.

CRHA FY 2024- 2029 Five-Year Plan Progress Report

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 2024 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 8 of those grants (with 5 still pending).

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
	<u>Outcome A:</u> 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 2024.
	<u>Outcome B:</u> 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 2024.
	<u>Outcome C:</u> 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.
	<u>Outcome A:</u> 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.
	<i>1. The Admissions and Continued Occupancy Policy (ACOP): Part VII: Violence Against Women Act (VAWA): Notification, Documentation and Confidentiality</i>	Ongoing

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

	2. <i>The Housing Choice Voucher Administrative Plan (Admin Plan):</i> <i>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</i>	Ongoing
	<u>Outcome B:</u> 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
	<u>Outcome A:</u> 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.
	<u>Outcome B:</u> 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.

FY 2025- 2026 Annual Goals

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.

FY 2025- 2026 Annual Goals

	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 about six months ago through a Fire Arm 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 is working on setting up programs at all of CRHA's properties.
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

FY 2025- 2026 Annual Goals

	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.

FY 2025- 2026 Annual Goals

	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.

FY 2025- 2026 Annual Goals

	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.

FY 2025- 2026 Annual Goals

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. Resident Advisory Board "RAB" Engagement

- A. Meetings with RAB
- B. Resident Advisory Board (RAB) Rooster
- C. RAB Comments
- D. CRHA Analysis of the RAB recommendations and the decisions made on these

IV. Resident Engagement and Public Meetings

A. Posting

B. Annual Plan Hearing

1. Edits to the CRHA 2026-2027 Annual Plan Draft to Finalize and in Response to Community and Board Feedback
2. Notes from Public Hearing

CHARLOTTESVILLE REDEVELOPMENT AND HOUSING AUTHORITY

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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.



V. Attachments

Capital Fund Program - Five-Year Action Plan

Status: Approved Approval Date: 05/29/2026 Approved By: DAVENPORT, ROBERT 02/28/2022

Part I: Summary							
PHA Name : Charlottesville Redev & Housing Authority		Locality (City/County & State)					
PHA Number: VA016		☒ 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	

Capital Fund Program - Five-Year Action Plan

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 (VA0160000004)			\$779,857.00
ID00000161	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
ID00000164	Flooring Replacement(Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace all VCT tiles with LVP floor.		\$377,658.00
ID00000184	Operating Transfer(Operations (1406))	Operating support for AMP 4 while the development is under redevelopment.		\$80,110.00
	WESTHAVEN (VA0160000001)			\$409,580.00
ID00000162	Operations(Operations (1406))	Public housing operational funds		\$200,000.00
ID00000185	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)-Commodities,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

Capital Fund Program - Five-Year Action Plan

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

Capital Fund Program - Five-Year Action Plan

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

Capital Fund Program - Five-Year Action Plan

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
ID00000170	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

Capital Fund Program - Five-Year Action Plan

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
	SCATTERED SITES (VA016000004)			
ID0000171	Hot Water Tank Replacement(Dwelling Unit-Interior (1480)-Mechanical)	Convert tanked hot water tanks to on demand tankless hot water tank.		
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.		
	AUTHORITY-WIDE (NAWASD)			
ID0000173	Administration(Administration (1410)-Other,Administration (1410)-Salaries)	CFP Management Fee		
ID0000175	Staff Training(Management Improvement (1408)-Staff Training)	Train of areas noted in audit		
	WESTHAVEN (VA016000001)			

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
ID0000174	Operations(Operations (1406))	Public housing operational funds		\$277,372.00
	Subtotal of Estimated Cost			\$1,386,866.00

Capital Fund Program - Five-Year Action Plan

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
	WESTHAVEN (VA016000001)			
ID0000176	Operations(Operations (1406))	Public housing operational funds		
	AUTHORITY-WIDE (NAWASD)			
ID0000177	Staff Training(Management Improvement (1408)-Staff Training)	Train of areas noted in audit		
ID0000178	Administration(Administration (1410)-Other,Administration (1410)-Salaries)	CFP Management Fee		
	SCATTERED SITES (VA016000004)			
ID0000179	Half Bathroom Installation(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodities,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.		

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
	Subtotal of Estimated Cost			
				\$1,386,866.00

Capital Fund Program - Five-Year Action Plan

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
	AUTHORITY-WIDE (NAWASD)			
ID00000180	Administration/Administration (1410)-Other/Administration (1410)-Salaries)	CFP Management Fee		\$209,747.00
ID00000182	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
ID00000181	Operations/Operations (1406))	Public housing operational funds		\$277,372.00
	SCATTERED SITES (VA016000004)			\$899,747.00
ID00000183	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
	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

Capital Fund Program - Five-Year Action Plan

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

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
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**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 04/2026, 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 marital status and will not otherwise discriminate because of sex.
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

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 April 1, 2026, 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.

Charlottesville Redevelopment and Housing Authority

PHA Name

VA016

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:
John Sales	Brigid O'Rourke
Signature:	Signature:
Date:	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.

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 **2026**

 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: Bridgid 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 -2688) for CY 2026 printed by Kathleen Glenn-Matthews in HUD Secure Systems/Public Housing Portal at 06/26/2026 08:57AM EST*

**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, the City Manager
Official's Name *Official's Title*
certify that the 5-Year PHA Plan for fiscal years **2026-2030** and/or Annual PHA Plan for fiscal
year **2026** of the VA016 - Charlottesville Redev & Housing Authority is consistent with the
PHA Name

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 - 7370) printed by Kathleen Glenn-Matthews in HUD Secure Systems/Public Housing Portal at 06/26/2026 08:52AM EST

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

Charlottesville Redevelopment and Housing Authority

Program/Activity Receiving Federal Grant Funding

Public Housing- Capital Fund Grant

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

John Sales

Title

Executive Director

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 # _____

RESOLUTION APPROVING THE SUBMISSION OF CHARLOTTESVILLE REDEVELOPMENT AND HOUSING AUTHORITY'S PROPOSED REVISED ANNUAL PLAN FY 2026- 2027.

WHEREAS, the Charlottesville Redevelopment and Housing Authority (CRHA or the Authority), after receiving public comments, has drafted a proposed amended Annual Plan for FY 2026- 2027; 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 and Five Year Plan to the Richmond Field Office for the United States Department of Housing and Urban Development for review and approval. RESOLVED THIS 24TH DAY OF August 2026 BY THE CRHA BOARD OF COMMISSIONERS.

Bridget 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.

