

CHARLOTTESVILLE REDEVELOPMENT & HOUSING AUTHORITY

P.O. BOX 1405

CHARLOTTESVILLE, VIRGINIA 22902

TELEPHONE/TTY/711: (434) 326-4672 FAX: (434) 971-4797

www.cvillerha.com



CRHA Deputy ED Report For May 22, 2023, Board of Commissioners Meeting Prepared by Kathleen Glenn-Matthews on 5/18/2023

I. Resident Services

- A. Housing Stability-** staff continue to assist residents hands-on or with referrals with paperwork and connection to programs. Staff attend the VERP grant advisory meetings and work on referrals to the program..
- B. Family Self Sufficiency-** CRHA has restarted the FSS program at the beginning of 2023. The program currently has filled all 15 spots which are in HCV. CRHA staff have been working to build the program and the Program Coordinating Committee. An amended FSS Action Plan will be coming to the board in a few months to add 15 slots for public housing participants.
- C. Workforce Development/Economic Opportunity/Section 3.**
 - 1. Section 3 Advisory committee is starting back up and plans to recruit new members. The committee is helping with outreach, linking program opportunities and working on Action Plan.
 - 2. Standing Monthly Section 3 contractor meeting with Breeden and GMA. We are focusing on increasing career track opportunities in this meeting. Attendance has been sparser as we near the end of the contracts and all hands on deck to finish.
 - 3. Continue meeting with VCW Piedmont Good Will, Network 2 Work, Goodwill, WIOA and other Interagency Partnership Team members programs to work on see how we can better integrate services into CRHA Neighborhoods bringing services back into the community.
 - 4. Continue pursuing opportunities for resident trainings, funding and supports to overcome barriers to employment.
 - 5. Continue looking for other opportunities to have interns or perhaps JobCorps staff. Erin our UVA intern this spring has been amazing. Her last day of the internship is May 2nd. A new intern will start June 5th.
 - 6. Continue working with PVCC, CATEC, N2W, Goodwill and others regarding the planning for CRHA's Maintenance Apprentice Program. We have recently had several Section 3 participants and Maintenance staff work on trainings through PVCC such as Introductory to Construction and Heavy Equipment Operation I, II and III.
- D. Community Engagement for Redevelopment and Modernization**
 - 1. Please see attached reports for Redevelopment.
 - 2. Continue to attend monthly redevelopment progress inspections at Crescent Halls and South 1st Street with Virginia Housing.
 - 3. Continue to attend monthly Owner Architect Contractor Meetings as well as other monthly redevelopment groups.
- E. Self-Determined Community Programs**



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.



1. The Resident Services Committee is the second Tuesday of every month at 1pm. Joy is now staffing this. The committee works with residents and community partners to coordinate programs and services requested by and for CRHA residents. The group focus is on programs that serve to enhance the wellbeing and quality of life in our communities.
2. A subcommittee of this group for Neighborhood Crisis Intervention planning has been on hold as the group is eager to get a seat at the table for community members to discuss design of the local Marcus Alert.
3. Continue to serve on Region Ten's Community Based Recovery and Support Advisory Team which meets monthly and has been focusing on rotating monthly events at sites.
4. Continue to meet quarterly with Westhaven Clinic Steering Committee
5. Continue to host and expand Westhaven Wednesdays with service providers.
6. Continue to meet as needed with Crescent Halls and South First Street residents to discuss what services they would like to have in their communities and make connections with providers.

II. Grants/Development

- A. Non-Profit Development- BOC will be doing some work sessions soon. Some areas to consider are Resident Services, S3 business incubator, Homeownership and ability to apply for HUD 202 grants.
- B. We continue to explore ways to fundraise for Rental Assistance Fund and welcome board ideas. This will benefit greatly by formation of Nonprofit.
- C. CACF-
 1. We have had final close-out of the PMT grant on increasing partnership with City, PHAR, Residents, and CRHA. The group continues to meet currently on a regular basis.
 2. We applied to BAMA Works for training funds for our Resident Services Programs.
- D. We are in our final months of our \$50,000 grant through the Sentara Cares for our Resident Services staff. This position is a career track opportunity for a low-income person with our Section 3 program. We submitted a new application in hopes of continuing to grow our service programs.
- E. We applied for the city HOPs funding and successfully acquired some funding thanks to advocacy from city council. CRHA is interviewing to hire a new Resident Services Assistant. This will be the third year in a row CRHA has been able to acquire grant funding for this training role.
- F. Staff are working on an application for a \$20K VA Housing Tier 1 Planning Grant to use for crafting a Strategic Plan. The timing of this should work with the Sustainability Study and Annual/Five year planning.
- G. Staff met with community regarding applying for a Choice Neighborhood Planning grant. Please see attached notes). Staff will work on coordinating a one-year planning process for a June 2024 application.
- H. Exploring other options and partnerships.

III. Emergency Operating Plan Draft- Continue work on preparing emergency plans or disaster response plans to prepare staff and tenant households for emergencies.

- A. We have reached out to the City to see if we can partner with their process. We planned an initial training with CARS and the Mental Health and Wellness Coalition on Stop the Bleed April 19th which was an initial community reach out. Please see the attached flyer. We will look at having a similar event in July at South 1st Street.
- B. Will continue to have some changes to accommodate redevelopment with final draft to be reviewed by Fire Chief
- C. Then will be going to either Maintenance and or Safety Committee
- D. Once finalized, annual trainings and reevaluations of the plan will be put in place for staff and residents.

- E. Discussed exploring partnerships or sponsorships with local groups for resident training and assistance with emergency kits at October's Resident Services Committee meeting.

IV. Annual/Five Year Plan(s)

- A. HUD said they received our Annual Plan but have not had time to review it yet.
- B. We had our second meeting in May of the Annual/Five-Year Plan process. Please see attached.

V. Partnership Engagement

- A. Continue to have the opportunity to serve on PHAR Advisory Council.
- B. Attend Weekly PHAR and CRHA team meetings and PHAR resident meetings
- C. Meet regularly with PHAR's Residents for Respectful Research "R3" Committee and new Youth program staff
- D. Will attend the strategic planning meetings for Economic and Workforce Development.
- E. Attend monthly CHAACH meetings with other local housing providers and work on projects to benefit low-income community.
- F. Continue with monthly PMT and weekly meetings with city
- G. Continue to attend local Service Provider Council
- H. Continue to be part of Local Food Justice Network
- I. Continue to attend VAHCDO weekly updates
- J. Quarterly Strategic Partnership Meetings with Piedmont Area Workforce
- K. Monthly Housing Director's Meeting with TJPDC
- L. Continue to be very involved in supporting conversation around support of
- M. Continue meeting with Blue Ridge Action Hunger Coalition

Residents FIRST!

Residents FIRST! is grounded in the belief that those we serve have the knowledge, experience and power to drive the systemic change needed to sustain healthy communities and build bright futures.

Charlottesville Redevelopment and Housing Authority



MAY 2023-MONTHLY REPORT

PREPARED BY ZOE PARAKUO- FAMILY SELF-SUFFICIENCY COORDINATOR

HCV PARTICIPANTS

| Employment | Education/Training |
|-----------------------------------|------------------------------|
| Number of Program Participants:15 | Enrolled in GED/ESL: 1 |
| Employed: 11 | Enrolled in Continuing Ed: 2 |
| Unemployed/Furlough: 4 | Started this month: 0 |
| Medical Leave/Disability: 0 | |

PROGRAM HIGHLIGHTS (April 15- May 15)

During the reporting period of April 15 to May 15, several significant activities and milestones were achieved within the FSS (Family Self Sufficiency) program. The following highlights outline the key events and accomplishments:

1. Participant Meeting:

The Family Self-Sufficiency (FSS) Coordinator initiated the program by meeting with the participant. This meeting aimed to establish a strong foundation for their involvement in the program and set the stage for future progress.

2. FSS Partner Meetings:

Several partner meetings were held during this period, reinforcing collaboration, and fostering strong relationships with external organizations. The meetings attended included:

- **Department of Family Services Meeting:** This meeting provided an opportunity to coordinate efforts with the Department of Family Services, ensuring a comprehensive support system for the participants.

- **Department of Human Services/Community Attention Meeting:** Attending this meeting allowed networking and information sharing between the FSS program and the Department of Human Services/Community Attention, enabling a more holistic approach to participant support.

- **UVA Pipelines & Pathways Grand Opening:** The FSS program actively participated in the grand opening of UVA Pipelines & Pathways, establishing connections; and exploring potential partnership opportunities.

- **Resident Services Meeting:** The Resident Services Meeting provided a platform to discuss and address program participants' specific needs and concerns, ensuring that their voices were heard; and their well-being prioritized.

- **Blue Ridge HAC - Partner Meeting:** Collaborating with the Blue Ridge HAC facilitated effective communication and coordination in providing participants with affordable housing options and related support services.

3. FSS Program:

Several internal initiatives were undertaken during the reporting period to enhance the effectiveness of the FSS program. These initiatives included:

- **Creation of FSS Goal Sheets:** FSS Goal Sheets were developed to track participants' progress, enabling a comprehensive understanding of their individual goals, and facilitating targeted support.
- **Creation of FSS Handbook:** An FSS Handbook was developed and revised to serve as a comprehensive guide for participants, outlining program policies, actions, and available resources. The handbook is undergoing active revisions to ensure its accuracy and relevance.
- **Yardi Client Tracking Meetings and Escrow Management:** Yardi, a client tracking and management system, was implemented to streamline program operations. In addition, meetings continue to be conducted to ensure accurate tracking of participant progress and effective management of escrow accounts.

4. Training:

Community Resilience Initiative Course One: Trauma-Informed Training:

The FSS program recognizes the importance of trauma-informed care and provides training through the Community Resilience Initiative Course One. This training equipped program staff with essential knowledge and skills to support participants who have experienced trauma, ensuring a safe and supportive environment throughout their engagement with the program.

**CRHA Section 3 and Resident Services Report
For March 2023, Board of Commissioners Meeting
Prepared by Louisa Candelario/McDonald on 3/22/2023**

I. Partnership Engagement:

- A. Attend Weekly PHAR and CRHA team meetings
- B. Continue with PMT
- C. Quarterly Strategic Partnership Meetings with Piedmont Area Workforce
- D. Participating in jobs interview for West Haven Nursing Clinic

II. Section 3

A. Number of individuals currently in databank: 218

Number of Individuals Served this month: 17
Number currently providing supports for in employment 12
Number newly employed this month and where: 0
Number of CRHA Section 3 workers 6
Number newly attending training this month 0
Number of no show 0
Number of people attending weekly 6
Number of people attending weekend 0
Number of people who cannot attend 0

B. Other Activities:

1. Continuously working with PVCC to help get residents and Employees into technical trainings
2. Still waiting to hear back from Network 2 work to work on a new MOU
3. Employees attended Section 3/HUD trainings
4. Attended interagency meetings with Goodwill/Wiowa
4. Continuously working with the Resident Site Beautification team
5. Continuously working with Cultivate Charlottesville to assist with getting residents employed in their paid internship opportunity.
6. Still waiting to hear back from Economic Development to work with us on MOU.
7. Standing Monthly Section 3 contractor meeting with Breeden and GMA (see attached).
8. Met with UVA Occupational Services and working to build partnership with their programs.
9. Continue meeting with Network 2 Work, Goodwill and WIOA programs to work on bringing services back into the community.
9. Continue pursuing opportunities for resident trainings, funding and supports to overcome barriers to employment. One current barrier is that we have been told workers at CH need abatement training, so we are working to find a way to set this up.
10. Looking for other opportunities to have interns or perhaps Job Corps staff.

III. Resident Services:

A. Number of Individuals Served to date: 989

Number of individuals assisted this month: 31

B. Staff Resident Services Committee: These meetings are on the second Tuesday of every month at 1pm.

C. The subcommittee of this group for Neighborhood Crisis Intervention planning has been meeting monthly. Please see attached report.

D. Continue to serve on Region Ten's Community Based Recovery and Support Advisory Team which meets monthly and has been focusing on rotating monthly events at sites.

E. Continue to meet quarterly with West Haven Clinic Steering Committee

F. Continue to attend regular CRHA Safety Committee meetings.

G. Resident Services meeting with new Housing Manager

H. Assisted residents with enrollment into summercamps

I. Communicated with City of Promise and YMCA to assist parents with Summer Camp enrollment

J. Assisted Residents with acquiring Safelink wireless cell phones

K. continued to host Westhaven Wednesdays in attendance

L. continuously working with Atlantic Union Bank to implement financial trainings for residents and employees

K. Attended Region 10 TICN committee meetings to assist with TICN



Westhaven Wednesdays

Can you use some help connecting to resources?
If so please join us for **Westhaven Wednesdays**
at the Westhaven Community Center at 801 Hardy
Drive.

FROM 11 AM TO 1 PM every other Wednesday

May 24, 2023

June 21, 2023

June 7, 2023

July 5, 2023

Get help completing:

- ❖ SNAP/TANF/VIEW/Medicaid/Foster-Care
- ❖ Prevention or a Social Services application.

Questions? Call: Joy Johnson at 434-422-9274

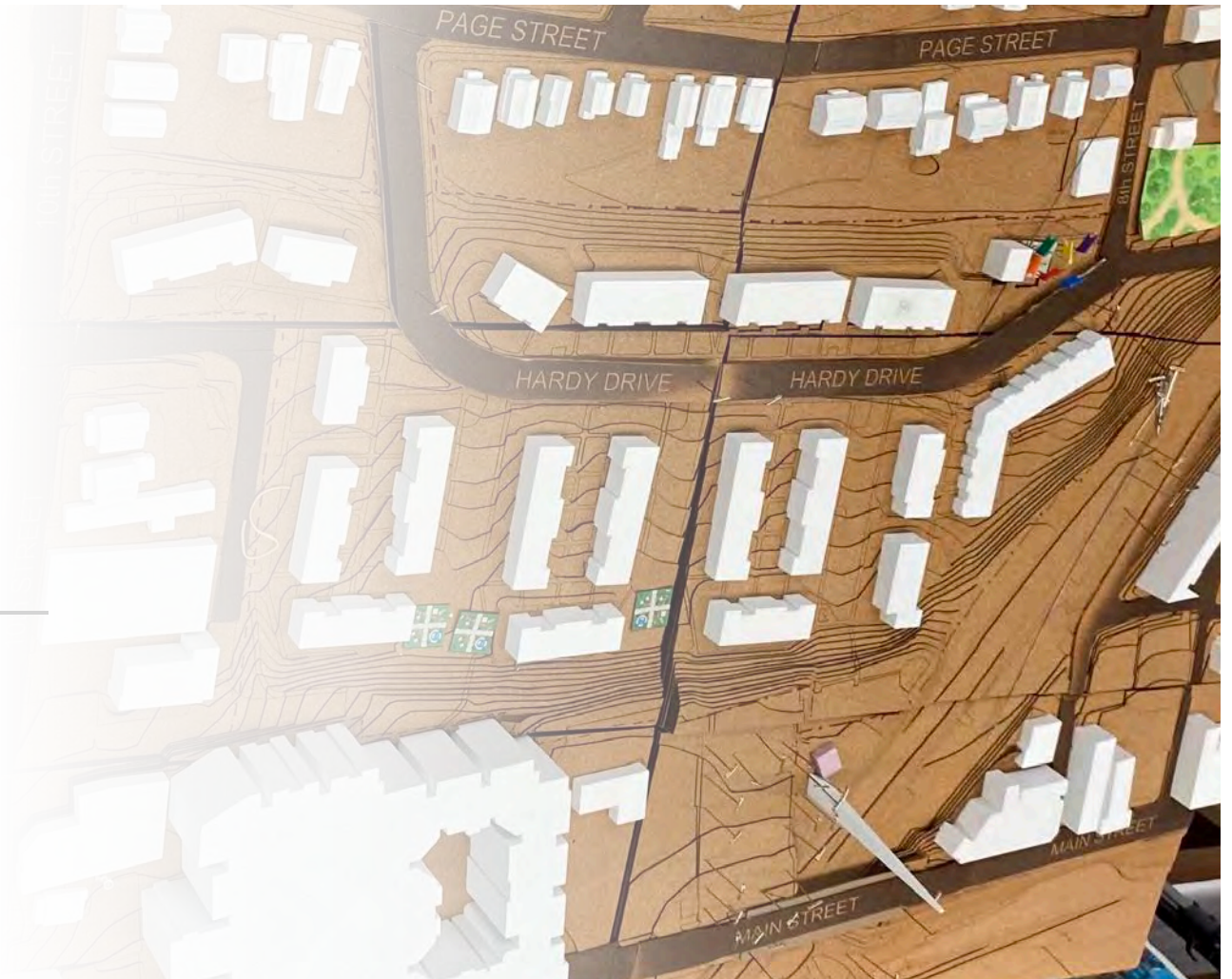
Choice Neighborhood Planning Meeting May 4th

- I. Welcome- In attendance: Ridge Schuyler (PVCC), and Kathleen Glenn- Matthews (CRHA), Major Tito Durette CPD), Brandon Collins (CRHA), Emily Dreyfuss (LAJC/PHAR), Joy Johnson (CRHA/PHAR), Jeff Meyer (VCDC), Ashley Davies (AHG), Maria Carey (CRHA), Taylor Frome (PHAR), Garland Williams City CAT), Michael Payne (City Council/ CRHA BOC), Alex Ikefuna (City),
- II. Presentation (see attached)
- III. Next steps
 - A. Group discussed challenges of getting application in this year- consensus seemed to think planning out for next year was advisable for a quality application.
 - B. Agreed Kathleen would reach out to the group incoming weeks with decision which would most likely be setting up plans for one-year planning process to apply in June 2024
 - C. John will need to talk to stakeholders about what the geographic circle drawn around Westhaven will look like.
 - D. Conversation about the need to bring bus services back to the Westhaven Community now vs many years down the road when the redevelopment occurs.
- IV. Next meeting TBA

Thank you for being here!

CRHA Choice Neighborhood Application Meeting

Noon, Thursday May 4, 2023



Welcome!

The Choice Neighborhoods program leverages significant public and private dollars to support locally driven strategies that address struggling neighborhoods with severely distressed public housing through a comprehensive approach to neighborhood transformation. Local leaders, residents, and other stakeholders, such as public housing agencies, cities, schools, police, business owners, nonprofits, and private developers, come together to create and implement a plan that revitalizes distressed HUD housing and addresses the challenges in the surrounding neighborhood. Three core goals:

- 1. Housing:** Replace severely distressed public and HUD-assisted housing with high-quality mixed-income housing that is well-managed and responsive to the needs of the surrounding neighborhood;
- 2. People:** Improve outcomes of households living in the target housing related to income and employment, health, and education; and
- 3. Neighborhood:** Create the conditions necessary for public and private reinvestment in distressed neighborhoods to offer the kinds of amenities and assets, including safety, good schools, and commercial activity, that are important to families' choices about their community.

CRHA plans to apply for the CN Planning Grant which is due June 6th

- Estimated Project Start Date: 10/02/2023
- Estimated Project End Date: 10/02/2025
- Length of Project Periods: 24-month project period and budget period
- Maximum award amount \$500,000- HUD expects to make approximately 20 awards from the funds available under this NOFO = highly competitive.
- Matching funds in the amount of at least five percent (\$25K) of the requested grant amount in cash or in-kind donations must be secured and used by the end of the grant term.
- Upon successful award of the CN Planning Grant, CRHA hopes to apply for the Choice Neighborhood Implementation grant in about two years which can provide up to \$50M to make a plan reality.



We appreciate you all
being here!

On the next slide we have a chart we have begun to
pull together of important community partnerships
to make this application successful:



| CN Planning Group | Names and Affiliations |
|-------------------------|---|
| local leaders | Sam Sanders- Deputy City Manager Michael Payne- City Councilor |
| residents | Joy Johnson- Public Housing Resident- Westhaven Audrey Oliver- Public Housing Resident South 1 st Street |
| stakeholders | Emily Dreyfuss- Senior Community Organizer- Legal Aid Justice Center Moriah Wilkerson- Attorney-Legal Aid Justice Center Kelcee Jones- Community Organizer Public Housing Association of Residents (PHAR) PHAR ED- |
| public housing agencies | John Sales- Executive Director CRHA Kathleen Glenn-Matthews- Deputy Executive Director CRHA Brandon Collins- Redevelopment Coordinator CRHA |
| city | Alex Ikefuna- Director of City Office of Community Solutions |
| schools | Denise Johnson- Supervisor of Equity and Inclusion- City Schools |
| police | Michael P. Kochis- Charlottesville Chief of Police |
| business owners | |
| nonprofits | Jeff Meyer- Senior Development Officer- VCDC ED- City of Promise Dave Norris- PHA FOC Ridge Schuyler- Network2Work |
| private developers | Ashley Davies- Vice President- Riverbend Development |
| other | Ann Kingston-Head of Philanthropic Management- Red Light Management |

Goals and Objectives from HUD's Strategic Plan

- 1. Strategic Goal 1: Support Underserved Communities**
Fortify support for underserved communities and support equitable community development for all people.
- 2. 1C: Invest in the Success of Communities**
Promote equitable community development that generates wealth-building for underserved communities, particularly for communities of color.
- 3. Strategic Goal 2: Ensure Access to and Increase the Production of Affordable Housing** Ensure housing demand is matched by adequate production of new homes and equitable access to housing opportunities for all people.
- 4. 2A: Increase the Supply of Housing**
Enhance HUD's programs that increase the production and supply of housing across the country.
- 5. Strategic Goal 4: Advance Sustainable Communities**
Advance sustainable communities by strengthening climate resilience and energy efficiency, promoting environmental justice, and recognizing housing's role as essential to health.
- 6. 4A: Guide Investment in Climate Resilience**
Invest in climate resilience, energy efficiency, and renewable energy across HUD programs.
- 7. 4B: Strengthen Environmental Justice**
Reduce exposure to health risks, environmental hazards, and substandard housing, especially for low-income households and communities of color.



Housing Objectives: Housing transformed with the assistance of Choice Neighborhoods should be:



1. **Well-Managed and Financially Viable.** Developments that have budgeted appropriately for the rental income that can be generated from the project and meet or exceed industry standards for quality management and maintenance of the property.
2. **Mixed-Income.** Housing affordable to families and individuals with a broad range of incomes including low-income, moderate-income, and market rate or unrestricted.
3. **Energy Efficient, Climate Resilient, and Sustainable.** Housing that has low per unit energy and water consumption and is built to be resilient to local disaster risk and other climate impacts.
4. **Accessible, Healthy, and Free from Discrimination.** Housing that is well-designed, meets federal accessibility requirements and embraces concepts of visitability and universal design, has healthy indoor air quality, has affordable broadband Internet access, and is free from discrimination.

People Objectives: Residents who live in the target and replacement housing before and after redevelopment benefit from:

1. **Effective Education.** A high level of resident access to high-quality early learning programs and services so children enter kindergarten ready to learn and quality schools and/or educational supports that ultimately prepare students to graduate from high school college- and/or career-ready.
2. **Income and Employment Opportunities.** The income of residents, particularly wage income for non-elderly/non-disabled adult residents, increases over time.
3. **Quality Health Care.** Residents have increased access to health services and have improved physical and mental health over time.
4. **Housing Location, Quality, and Affordability.** Residents of the target housing who, by their own choice, do not return to the development have housing and neighborhood opportunities as good as or better than the opportunities available to those who occupy the redeveloped site.



Neighborhood Objectives: Through investments catalyzed by Choice Neighborhoods, the neighborhood enjoys improved:

1. **Housing Quality and Variety.** The neighboring housing has a lower vacancy/abandonment rate, is high quality and well-maintained, and has an appropriate mix of rental and homeownership units to meet resident needs.
2. **Economic Opportunity.** The neighborhood attracts and maintains a diverse mix of businesses and employers to create meaningful jobs and economic opportunities for residents, respond to local needs, and address long-term disinvestment.
3. **Community Assets and Amenities.** The neighborhood includes community amenities found in higher opportunity areas, such as grocery stores and fresh food options, retail goods and services, financial institutions, medical and health facilities, parks and greenspace, public transit, high-quality early learning programs, and good public schools.
4. **Community Confidence.** The neighborhood image reflects a healthy, livable, and equitable community that honors its history and embraces a positive outlook for the future. There is an enhanced sense of place and a visibly improved built environment.
5. **Safety.** Residents feel safer in their homes and spending time in the revitalized community and the neighborhood has lower crime rates than prior to redevelopment.



If successful in obtaining this grant CRHA plans to procure a **Planning Coordinator**

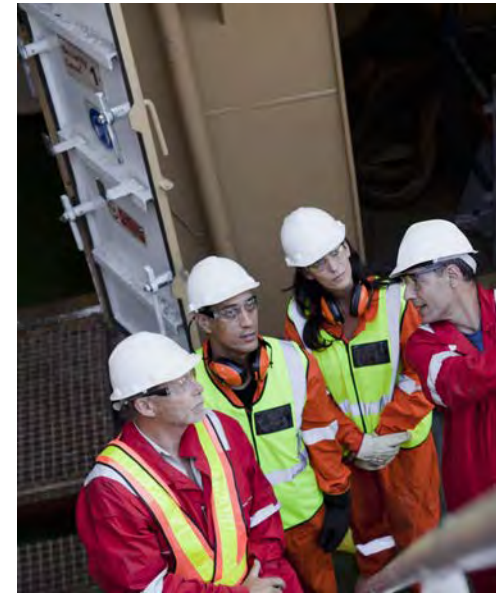


The Planning Coordinator:

- is a person or entity **separate** from the Lead Applicant or Co-Applicant procured to help the grantee coordinate the planning process.
- should have significant experience in leading comprehensive neighborhood planning processes that lead to implementation activities and improved outcomes as well as building the capacity of local entities.
- Examples of Planning Coordinators include but are not limited to community-based organizations, redevelopment authorities, and private or non-profit planning firms.
- The Planning Coordinator is not only a local partner/stakeholder, but also a single person/entity selected to assist the grantee in carrying out the grant activities and in increasing grantee capacity to carry out the grant activities.

Required Activities

- (1) Ensure meaningful resident, community, and stakeholder participation throughout the development of the Transformation Plan.
 - At a minimum, residents of the target housing should have representation on a steering committee and task forces that will provide contribution opportunities for all aspects of the policy and development plans.
 - Applicants must provide alternative options to neighborhood residents, local business owners and employees, and civic and community organization representatives in sufficient time for them to review, react, and make informed decisions on how proposed plans and policies will impact their daily lives.
 - Activities should prioritize ways to advance equity by engaging underserved populations and communities traditionally marginalized from planning processes, such as low-income individuals and families, limited English speakers, persons with disabilities, and the elderly.



(2) Within the first 12 months of the Choice Neighborhoods grant, conduct a household-level asset and needs assessment of the public and/or assisted housing residents in the target development(s)

- assesses assets and needs related to the Housing, People, and Neighborhood goals to better design solutions for challenges facing the children and families of HUD housing.
- identify the current strengths and challenges in the areas of income and employment, health, and education, as well as resident satisfaction with existing services and preferences for new services.
- evaluate existing neighborhood and/or jurisdictional data from available sources (such as the census [including the American Community Survey (ACS)], police reports, healthcare agencies/providers, school performance reports, research surveys, etc.).





- (3) Devise a relocation strategy for target housing residents that need to be relocated during the rehabilitation or reconstruction of the public and/or assisted housing, as well as policies to effectuate the required return preference for target housing residents to occupy the rehabilitated, reconstructed, or replaced housing.
- (4) If not already completed, have a market assessment conducted of the target neighborhood by an independent, third party professional during the grant period. The conclusions drawn from this study must inform the development of the Transformation Plan.
- (5) If not already identified, select the master developer/housing developer that will implement the housing component of the Transformation Plan before the end of the grant term.
- (6) Complete a Phase I Environmental Site Assessment based on ASTM standards of the target redevelopment site(s) to determine the potential for and extent of any needed environmental remediation, in order for a grantee to determine a feasible timeline and budget for the realization of redevelopment efforts.
- (7) Contact the State Historic Preservation Officer (SHPO) to determine the potential for negative effects of demolition on historic properties if the target housing contains buildings 45 years of age or older.



(8) Conduct comprehensive assessments to inform the preparation of the Transformation Plan. The assessments should include:

- Current patterns of disinvestment within the neighborhood including the quality of the existing housing stock. Discuss other subsidized housing (e.g., Housing Choice Vouchers, LIHTC units, PBRA, state or locally subsidized affordable units) in the neighborhood that are not part of the target public and/or assisted housing project(s), the current mix of incomes, and any long-term economic factors for continued disinvestment that may be expected to continue, absent a publicly funded intervention;
- The neighborhood's access to key assets, such as quality grocery stores, banks, health clinics and doctors' offices, schools, childcare facilities and early learning centers or programs, parks and recreational facilities, and public transit. Identify key neighborhood anchor institutions, such as major employers, universities, or hospitals that can reliably be expected to continue to provide significant economic activity;
- Relevant developmental and social assets in the target neighborhood as these assets relate to opportunities for resident education, employment, health, mobility and safety;
- Challenges and gaps in neighborhood services and assets;
- Information from applicable fair housing planning (e.g. Analysis of Impediments to Fair Housing Choice, Assessment of Fair Housing, or other fair housing planning document) conducted by the local jurisdiction or public housing agency consistent with its obligation to affirmatively further fair housing, such as patterns of racial, national origin, and other demographic segregation or other fair housing issues in the neighborhood.

(9) Undertake a comprehensive and integrated planning process that addresses the challenges and gaps in services and assets identified through the needs assessments and leads to a plan for implementation that has broad community support, in the areas of:

(a) Housing. Adopt effective strategies to achieve the Housing goal. Such activities include but are not limited to:

- studies of the different options for revitalization, including the feasibility, costs and neighborhood impact of such options and the need for affordable housing; site planning and conceptual architectural design work that meets all applicable federal accessibility requirements; designing a suitable replacement housing plan, in situations where partial or total demolition is considered;
 - designing a relocation plan, including effective and meaningful strategies for housing mobility;
 - conducting environmental or geotechnical studies of the target housing site; and developing a viable financing plan to implement the Housing component of the plan. The plan should consider a range of viable financing plans which are not dependent on a Choice Neighborhoods Implementation Grant in particular.



(b) **People.** Adopt effective strategies to achieve the People goal. Such activities include but are not limited to:

- planning for supportive services for the target housing residents to improve outcomes in employment and income, health, education, and housing stability.
- Case management and/or service coordination to improve target housing residents' access to high-quality services that meet their needs.
- Strategies that will result in increased income and employment for target housing residents, especially employment in living wage jobs, such as creating/coordinating a career pathway pipeline available to adults, developing direct connections to employers with living wage positions and/or opportunities for career advancement, and implementing a retention strategy that supports residents in retaining new jobs for at least the first 90 days.
- Strategies that will result in improved physical and mental health outcomes and regular health care access for target housing residents, such as offering services to: support and connect uninsured adults and children to health insurance; ensure adults and children have a place of healthcare where they regularly go, other than an emergency room, when they are sick or need advice about their health; ensure adults and children receive ongoing care and appropriate treatment for chronic conditions as well as preventative healthcare; and, as applicable, connect children and adults to trauma-informed care and mental health services.



Strategies to ensure all children living in the target HUD-assisted housing will enter kindergarten ready to learn, such as offering services to:

- enroll, track and support the attendance of children from birth to kindergarten in high-quality, evidence-based early education programs;
- support the attendance of families with children from birth through Kindergarten in evidence-based programs for caregivers, such as home visiting or educational parent/play groups;
- and ensure all young children receive regular developmental screenings and connected as needed with appropriate early behavioral health services.

Strategies to ensure all school-aged children living in the target housing are proficient in core academic subjects, attending school consistently, and are graduating from high school college- and career-ready, such as offering services to:

- work one-on-one with school-aged children and their families to identify and support their individual education needs and goals;
- enroll, track and support the attendance of school-aged children in high-quality School-Based or Out-of-School Education programs;
- and provide individualized wrap-around services to school-aged children and their families as needed to support their educational outcomes and participation in high quality programming.



(c) **Neighborhood**

Adopt effective strategies to achieve the Neighborhood Goal and Objectives.

Such activities include but are not limited to:

- planning for neighborhood-level improvements across the range of Neighborhood Objectives;
- aligning with existing planning processes and activities in the local jurisdiction and/or metropolitan area or county/parish;
- planning for neighborhood economic development activities;
- and partnering with the necessary agencies and organizations and developing a viable financing plan to implement the Neighborhood component of the plan.



b. Eligible Activities with funding:

1. Conduct technical planning studies concerning local development issues.
2. Work with public and private agencies, organizations, and individuals to:
 - develop a **Transformation Plan** that includes a governance strategy that will provide long-term accountability and secure commitments for long-term collaboration to ensure it will be implemented successfully;
 - gather and leverage resources needed to support the financial sustainability of the Transformation Plan;
 - identify strategies for building upon and leveraging existing neighborhood efforts and anticipated Federal, state, regional and local investments; and strengthen management and decision-making capacities of participating organizations.
3. Plan for the collection and strategic use of relevant data to track future community impacts once the Transformation Plan is implemented by employing statistical and qualitative analysis of specific metrics developed in partnership with the appropriate local, state, regional, and federal agencies/organizations.
4. ID best practices based on the available evidence and promising approaches from other grantees and community development practitioners. Such activities may include conducting site visits to communities that have already developed mixed-income housing and implemented neighborhood improvement strategies.
5. Early Action Activity. Up to \$150,000 of grant funds may be used for an Early Action Activity project- if planned.



c. Ineligible Activities. Ineligible activities for all grantees include:

(1) Supportive services;

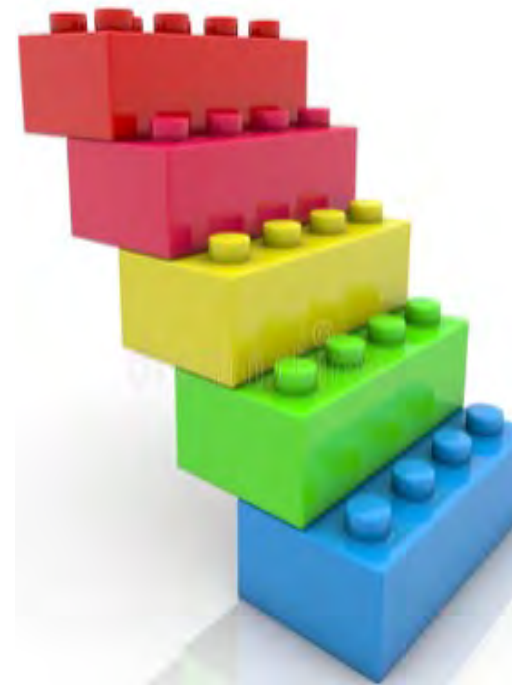
(2) Incentives for recruitment into, participation in, or completion of any planning activities (e.g. gift cards provided to residents that complete a survey or needs assessment and meals provided at planning meetings); and

(3) Housing development, including acquisition, relocation, demolition and remediation, rehabilitation, or construction.

Next steps

Kathleen will reach out in the coming week with asks for partners for items such as:

- support letters as evidence of partnership
- setting-up structural and design data
- needs assessment data
- violent crime data
- documentation to support consistency with consolidated plan
- support letters as evidence of local government support
- support and brainstorming for leveraging
- support and brainstorming for 5% (\$25K) match
- photography
- CRHA staff drafting assignments



Thank you for your
partnership!

If you have any questions or thoughts you would like to share after today, please contact Kathleen at matthewsk@cvilleerha.com or 434-422-9298.



CHARLOTTESVILLE REDEVELOPMENT & HOUSING AUTHORITY

P.O. BOX 1405

CHARLOTTESVILLE, VIRGINIA 22902

TELEPHONE/TTY/711: (434) 326-4672 FAX: (434) 971-4797

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5/16/23

CRHA Redevelopment Coordinator Monthly Report Prepared by Brandon Collins on May 16, 2023

I. General Updates

The past month I have spent time doing significant resident outreach, helping to get us “over the hump” on all of our major projects, and have spent a lot of time working through Crescent Halls inspections. We are in the process of accepting portions of Crescent Halls in anticipation of a May move in date. Parallel Track and 6th Street resident meetings have been well attended. Westhaven Planning continues with residents as we review curriculum items and did some neighborhood tours of housing types.

A brief list of duties performed:

- Weekly Crescent Halls Working Group Meetings
- Weekly Westhaven Planners Meetings
- Owner Architect Contractor (OAC) meeting S 1st St and Crescent Halls
- 6th ST Design team (OAC) meetings
- 6th St demo/Dispo team mtgs
- “Punch List” walk throughs of Crescent Halls 8,7,6 and 5 floors
- Planning Curriculum Check-Ins with Betsy Roettger/UVA and PHAR
- Crescent Halls Resident and Partners Tours
- Redevelopment Team staff meeting
- Riverside, Madison, Michie Outreach
- Parallel Track meetings at Madison and Michie
- 6th St Resident Planners and Outreach
- Ribbon Cutting Planning
- Crescent Halls and SFSP1 “wish list” items
- Food Justice Network Meeting
- Westhaven Sub-Committee
- Westhaven Resident Housing Type Neighborhood Tours
- PHAR/CRHA meetings
- Redevelopment Committee Meeting and prep (zoning)
- Choice Neighborhood Grant meeting
- MOCHA meeting
- Davis Bacon/Section 3 verifications for PT
- Cyber Training
- City/Resident meeting

START HERE In the coming month we will carry out Crescent Halls re-occupancy, begin occupancy for South First Street building 3 and hopefully and see the opening of the Community Center at South First Street Phase 1. The Sixth Street demo/dispo process will wrap up and we anticipate a demo/Dispo



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application being submitted. The Sixth St design team will move forward on technical aspects heading towards having a complete set of documents and we hope to move close to determining a name for the new community. Parallel Track exterior projects will be nearing completion as windows have begun to be installed. At the end of next month the team will begin lining up a contract for HVAC upgrades. Westhaven should be in the process of selecting an architect soon and we hope to plan a large community meeting for this summer. Resident meetings at Sixth Street, Parallel Track and Crescent Halls will continue. We are planning for ribbon cutting ceremonies on June 5 and June 6.

II. Site Updates

- A. Crescent Halls: We are still in a final push to get the building complete, occupied, and turned over to CRHA and Residents. The focus right now is to complete and have CRHA accept the 8,7, and 6 floors, the first floor and pass all City inspections to begin moving residents as soon as possible. From there work will proceed quickly on finishing the rest of the floors and other items still to be addressed. We are planning for a ribbon cutting ceremony on June 5th at Crescent Halls at 3 pm.
- B. South First Street Phase 1: Building 1 and 2 are fully occupied. The Community Center still has items to be addressed, we hope to see the opening of the center this month. Building 3 is proceeding swiftly and beginning to schedule final inspections. A ribbon cutting ceremony is being planned for June 6.
- C. South First Street Phase 2: The cost for the construction has led to a very small amount of bids for the contract. The team is evaluating strategies to meet the cost need and for revising our General Contractor selection process. This likely will cause some delay in the beginning of construction.
- D. 6th Street: The Demo/Dispo process has continued with the help of Dominion Due Diligence Group. This includes a variety of tasks which the team is moving through in anticipation of submitting the Section 9 demo/dispo application in the coming weeks. The design team, including Grimm and Parker, Anhold, Timmons Group, and Wilson Lee Interiors continue weekly coordination to submit a final set of documents. We will gain board approval of the demo/dispo application on April 24. The Sixth Street process so far has moved on schedule and we hope for continued speedy success on this effort. Residents Planners met this month.
- E. Westhaven: Weekly Resident Planners meetings have continued with a focus on a review of curriculum modules. This effort will wrap up on May 18 followed by more resident neighborhood tours of housing types and marking completion of the curriculum with a neighborhood wide meeting. We have reviewed the UVA team's RFP draft for selecting an architect and will continue to make tweaks and make sure the RFP will meet our needs. We will be seeking a Choice Neighborhood grant to help fund the redevelopment planning effort and anticipate a year long process to develop the grant application.
- F. Parallel Track: Roofs and Siding are finishing up and windows are going in! With the help of our partners we are working towards getting playground contracts underway. The City granted additional money to support the HVAC and associated electrical upgrades meaning we can move forward with that effort and the team has begun evaluating that process to start lining up a contractor. Resident meetings were held and the focus will be on guiding current work and beginning the process for interior renovations.

III. Resident Engagement:

- A. Crescent Halls Working Group Meetings and Resident Site Tours
- B. Westhaven Planning Meetings weekly
- C. Resident Planner neighborhood tours
- D. Parallel Track Meetings at Madison and Michie
- E. Sixth St Planners Meetings
- F. One on ones with South First Street residents

- IV. Upcoming Decisions/Activities
 - A. S. 1st St. Phase 2 process
 - B. S. 1st St Phase 1 Community Center and Building 3 opening, ribbon cutting
 - C. Parallel Track Exteriors completion
 - D. Crescent Halls Final Inspections and move in, ribbon cutting
 - E. Westhaven Planning/Architect Selection
 - F. Sixth Street Demo/Dispo and Design Processes, resident meetings

- V. Committee Updates and Minutes:
 - A. Westhaven Sub-Committee 4/27/23
 - B. Redevelopment Committee 5/4/23

Redevelopment Meetings Schedule

1st Thursday of Month

3:00 pm Redevelopment Committee

2nd Thursday

2:00 pm S 1st St Phase 2

3rd Thursday

1 pm Redevelopment Admin Committee

3 pm Vision Keepers (CH and SFSP1)

4th Thursday

2:00 pm Westhaven

TBD Sixth Street

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CRHA Redevelopment Committee
3:00 pm, Thursday, May 4, 2023
<https://zoom.us/j/9588556349>

MINUTES

I. Attendees

Redevelopment Committee Members: Dr. Alelia Henry (CRHA Board/Resident), Kelcee Jones (PHAR), Asia Green (Resident), Joy Johnson (Resident/PHAR), John Sales (CRHA ED), Emily Dreyfus (LAJC)
CRHA: Brandon Collins, Kathleen Glenn-Matthews, Maria Carey, Perpetue Moubossy
PHAR: William Harris, Brandon Ertel
VCDC: Jeff Meyer
Other: Shelly Bryant (Westhaven Clinic), Moriah Wilkins (LAJC), Karim Habbab (BRW), Christina Feggans (Westhaven Clinic)

II. Quick Updates

- a. Crescent Halls- Ribbon Cutting June 5
- b. SFSP1- Ribbon Cutting June 6
- c. SFSP2- Searching for a Contractor
- d. Sixth St- demo/dipo application, design documents, next steps
- e. Westhaven- Resident Meetings continue, architect RFP drafting, Choice Neighborhood Grant
- f. Parallel Track- work underway, HVAC \$\$\$
- g. Section 3/Programming- looking for residents and what kinds of training they would like as we have HUD funding for training, new brochure- push to include everyone, training, push to make sure we are in compliance, we are doing pretty well mostly because CRHA internal hiring.

Question- has anyone given thought on what happens five years from now? Yes, depends on which effort. NREUV is looking at financial feasibility. All of our plans are looking ahead to the future, especially Westhaven we are just starting, Parallel Track is based on 5 year schedule, Sixth St we need to look a little further on a second phase. Have to look at site needs, subsidy structures, have to look at long term. Same for services, we may not be able to provide every site with everything but amongst the sites we can if we plan ahead well.

Staffing- John said the agency needs to grow as we continue to add properties and programs adds complexity, growing in all departments.

Question are there still opportunities for HUD funding for seniors? We are looking at 2 opportunities for 202 grant from HUD one on our land and another on a property that we would partner with. We would need a non-profit to do it to receive funds can't go to a housing authority. HUD put an extra 15 Million in funding last year so they are committed.



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Question- what kinds of assurances are being given to CRHA Commissioners and City that current residents are given top priority for new units and whether there are mechanisms in place to keep things long term affordable. The relocation plan identifies how families are relocated back to the site. Residents have the right to come back, if they decide not to come back they will need to sign a waiver of the right to come back. On affordability protection for the future. What makes it deeply affordable is the subsidy attached to the units unless you have a bunch of market rate to naturally subsidize, so we have HAP and ACC subsidies. Don't think in 99 years we can be certain that we will still have the subsidies, will renegotiate HAP contracts after 20 years. We have ownership that reverts back in year 16 with us assuming debt and taxes.

Rescreening- heard that anyone who owes money won't be able to relocate back to their site. We have not rejected anyone from moving due to balances, we have transferred people with very large balances, what we do is get them in a payment arrangement and get services. We are running into a situation with someone getting evicted using a voucher with a private landlord, this just came up and we're not sure what to do yet to get them back to Crescent Halls.

Will get the 6th Street relocation in front of the Board at some point soon, it is the same as the others.

III. Discussion- Zoning.

This conversation may take us more than one meeting. We have some time, but not a ton of time.

Karim reported on the re-write, right now module 3 is underway issued May 15 and will have a month to give feedback. July 24 is when the re-write goes to Planning Commission, eventually to City Council, goal is to have approved by the end of the year. Zoning Map itself will be in an upcoming Planning Commission session soon. Keep in mind it is all in draft form. Shift in traditional terms, getting rid of all single family zoning, base minimum is 3 units allowed on any site with a 4th if you keep an existing structure. The hope is to address missing middle housing types to spur "naturally occurring affordable housing". Will include inclusionary zoning, need about 10 units to afford an affordable unit. Defining affordability at 60% AMI for 100 years. You get a density bonus. If all is affordable you can double the amount of units, but that language is under review. Get bonus on other uses 2 story height bonus if provide 50% AMI. In draft now CRHA is exempt from affordability requirements. Sensitive communities overlay established in Comp Plan, trying to see what can be done. Right now not sure if zoning is the right tool, but policy will need to address this. Don't want to down zone which reduces wealth building. Small area plan for 10th and Page is a possibility. Big change is to form based code, more uses allowed density not so much a control but more about form of buildings and how address street. Using term "missing middle" to refer to housing types not incomes.

Will need to learn more about CRHA exemption from affordability requirements.

Question- much of the zoning is not going to make much difference without changes to tax code and access to banking, are you working on those aspects to reduce gentrification. The Planning Commission does not cover those but are trying to integrate those concepts in this, this is mentioned in the affordable housing plan.

Concern is always going to be the same, the zoning re-write will not do anything for 0-40% AMI.

Consultants ignored that. Understanding is that the private market won't provide and that subsidy is needed to reach that affordability. Section 8 is eligible at 50%. Larger issue around vouchers is that with LIHTC units as soon as landlord gets voucher they jack the rent up as high as possible which hurts the waiting list and bailit to help a lot of people. The rent price is capped.

Explain the income for missing middle. This term is used to refer to building form and that because of the forms it could allow for more density. When have opportunities like that people have ability to find options that suit and it opens up other housing options in city.

Slippery slope to continue to tie zoning to income. Maybe there is a uniqueness in Charlottesville but income is going to vary all over the place. Please be very careful about tying zoning to income and what happens as incomes change, there will be times when the incomes bottom.

Impact on CRHA Sites:

Have a variety of zoning types for our sites. Easy way to look at the designations is the number equates to stories. We also get bonus density for affordability. Westhaven seems to meet what we have been talking about with resident planners for the future. Density unlimited, mixed use if want. Seems to meet what we want. Sixth St was downtown extended now it is “node mixed use”, also get unlimited density, don’t think in Phase 2 we are trying to maximize density but may be looking at 2 over 2. Getting a zoning change in the middle of our development of 6th St but don’t think it affects what we want to do. S 1st St we already have things underway under current zoning but have not looked at the phase 3 property across the street. Looked at Parallel Track, all different. Michie Drive is same as Westhaven- not looking at ding much beyond Parallel Track anytime soon but the Kmart lot is going to be developed over time. Madison and Riverside both “Residential B” noticed parcels are split up on the map. We have space on the land at Madison. R-B is medium intensity, missing middle style housing could be done at the land. Could be potential at Madison. Michie would need to know what is going on with Hearthwood. We can exploit any affordable housing bonus because of what we do however there is already plenty there to work with.

Much of the concepts presented earlier are aspirational, as it comes to density there needs to be a thorough study. Needs to consider morals, ethics, and welfare. Historically we have issues that would not support increased density. The people experiencing the greatest adverse impacts are the very poor.

How do we approach between now and next month’s meeting? Part of the concern is size of units, but concern is when we speak in general terms it is difficult to make a change once a building is up. Let’s make certain as we fill those parcels that this is a positive for the very poor. Shift in code is more form based, constraint by shape of building and number of units rather than what is inside. Why limit the number of units in something that generally looks like a house. There are also rules for the affordable units to be the same as market rate when there is a mix.

IV. Other

V. Next Agendas- explore this more at next meeting, how make relevant to resident planners

New Meetings Schedule approved 2/17/22 to start March 1:

1st Thursday of Month

3:00 pm Redevelopment Committee

2nd Thursday

3:30 pm S 1st St Phase 2

3rd Thursday

1 pm Redevelopment Admin Committee

3 pm Vision Keepers (CH and SFSP1)

4th Thursday

2:00 pm Westhaven

3:30 pm Sixth Street

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CRHA Westhaven Redevelopment Planning Monthly Meeting

2:00 pm, April 27, 2023

<https://zoom.us/j/9588556349>

MINUTES

I. Attendees:

CRHA: Brandon Collins, Joy Johnson

PHAR: Kelsey Jones, Asia Green, Emily Dreyfus

AHG: Ashley Davies

Other: Betsy Roettger (UVA Architecture)

II. Overview of Timeline and Upcoming Activities

Brandon reviewed resident planners are working through a review of curriculum items and planning for some resident neighborhood tours. At this point we are really pushing the timing to get a 2024 LIHTC application in.

III. Engineering and Architect RFPs

Architect RFP: UVA Students Draft and Discussion

Betsy reviewed the draft RFP. The team should now go through and slim it down and make an outline. We need to schedule some work sessions to get it in shape.

Survey and Other Services: We will need a survey to do anything and possibly to include in an RFP. Ashley will provide a recommendation and scope and we will develop a process to select.

IV. Land on W. Main St- how move this into clarity?

A conversation with Coran and residents about the possibilities for the land needs to happen before it shows up in the RFP.

V. Next Meeting Agenda



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May 3, 2023 10am Monthly Annual/Five Year Planning Meeting

Hybrid via zoom and at Westhaven Community Center

I. Welcome and Introductions

In attendance- In person: Joy Johnson (CRHA/PHAR- resident Westhaven), John Sales (ED CRHA), Zoe Parakou (CRHA/FSS), Meaghan Gordon (CDSS), Anna Wyatt (CDSS) and Kathleen Glenn-Matthews (CRHA). Virtual: Dr. Henry (CRHA BOC- resident Madison), Moriah Wilkerson (LAJC), Asia Green (PHAR- resident 6th ST), Brandon Ertle (PHAR- resident 6th ST) and Consuela Knight (CRHA/HCV).

II. Quick tutorial by Kathleen on goals and outcomes (see attached presentation)

III. Mally had to reschedule to do the AFFH refresher to June, so group had a conversation following the tutorial on ideas they were already thinking about for goals and outcomes:

Goal ideas and discussions by group:

1. Development of an ethics policy for staff and BOC
2. FSS will be revising the Action Plan to open-up to PH resident and updating documents for the program, re-applying and expanding the program.
3. S3 To be able to do more outreach to hear from residents what kind of training they would like to have.
4. Expanding opportunities for small and minority owned businesses- address concerns about starting and failing.
5. Making sure while we are doing redevelopment there are opportunities for incubators and a space to do it.- An example is someone for a uniform business- asking community what shared space would look like if possible.
6. Continue development planning for funding.
7. Voucher Program- keeping eye on HOTMA implementation and how changes will affect program. Looking at how certification frequency may be adjusted. May give more flexibility.
8. Goal to be more on the sites vs zoom.
9. More training on HOTMA and how it will affect PH residents- shout out to Moriah as she is working on bullet points for residents on key issues- designated at LAJC to work on it.
10. Youth- CRHA needs a youth organizer on all sites in addition to PHAR- outcomes on what this might look like- also organizing with youth on policies and lease.
11. Focus on increasing HCV emergency vouchers and mainstream to address large waitlist needs. Maybe regular committee around it- perhaps service provider council- community navigating collaboratively reduce duplication.
12. Building more accessible units.
13. Set up AFFH training for Board, staff and residents- in a community center in person with hybrid option, maybe FB live. Training residents to be trainers- across the board- maybe look at training videos if PHAR interns are doing them.
14. Community training on pest management- education on what you need to do before and after as well as prevention-\$1095 unit- in partnership with PHAR.
15. Best practice for Fair Cloth utilization – advocacy for subsidy increase for ACC- while maintaining flexibility- don't want to lose units- could it be a large multi-family purchase or scattered site such as Dogwood? Maybe more flexibility with debt ratios.

16. More education on funding streams and debt ratios. (Hard debt vs grants) what risks are if debt not paid off- making sure property is sustainable with subsidy and rents.
17. Break out subsidy and encourage advocacy with HUD around increase for PH subsidy to keep protections this model provides.
18. Talk about loans and how they impact portfolio, (threshold to create new subsidized unit) how it goes together to be deeply affordable. – subsidy layering maybe ask Nick Burke
i.e. The unit qualifies for subsidy and protections not necessarily whole property. Can also be opportunity to talk about how rent is calculated in more detail. Why grants are so important vs loans. Flat rent vs income-based rents. - Maybe have Asset Managers do community trainings?
19. How will outreach work with PHAR to residents? What will helping get word out look like?
20. RAB- HUD regulations- RAB red book in PHAR office- unlike other areas where HA creates RAB PHAR board is the RAB- some of what is happening at other sites with parallel track is an example.
21. Doing more in-person meetings as residents are not doing zoom try to get people to come. Goal to move to always having in person option.

IV. Wrap-up- Thank you for being here!

Next meeting June 7th at 10am hybrid via zoom and at the SFS Community Center.



CRHA 5 Year & AP Meeting

10am May 3, 2023

Hybrid via Zoom and at the
Westhaven Community Center



Agenda for today:

- I. Welcome and Introductions
- II. Quick tutorial on goals and outcomes
- III. AFFH refresher with Mally





Quick look at Goals, Objectives and Outcomes

- A **goal** is an objective or target that someone is trying to reach or achieve.
- An **objective** is a step along the journey of meeting your goal. It's specific, short- or medium-term, and measurable milestone along a journey that's been carefully mapped out to get you exactly where you want to be.
- An **outcome** is what the agency wants or needs to achieve.

Putting it all together:

A **goal** is a desired **outcome** that an agency is trying to reach or achieve with effort and determination. It's big picture, often long-term, and difficult to measure progress, which is why we need **objectives**.

SMART GOALS

S:\Section 8\FSS Family Self Sufficiency\Letters\2005 October Mandatory Goals Letter.doc



SPECIFIC

Specific goals identify exactly what you want to accomplish. For example: if your goal is to do better on your job, that is not really specific. A specific goal would be to get a pay-increase or achieve a promotion.

MEASURABLE

Measurable goals are concrete and can be measured through a specific accomplishment. If your goal is to get your GED, you can measure that goal by taking and passing the GED test.

ATTAINABLE

Goals should be slightly out of your grasp, but not too far. If your goal is to maintain employment and you have already been working for a year, that goal has already been achieved. Make a goal that you have to work to achieve, not one you already have.

REALISTIC

If you establish yearly goals, they should be goals that you can realistically reach in a year's time. If your goal is homeownership, and you know that you have credit issues, then consider a goal to attend credit counseling or to pay off a specific debt.

TARGETED

Targeted goals are goals that have a clear objective. To get control of your finances is not a targeted goal. Targeted goals ask the question: How? Targeted goals help you to break large goals down into smaller, more manageable ones. For example: to create and stick to a budget would be a targeted goal. Then take the time to track your spending based on your budget.

Our AFFH
Goals that
started
April 1st

Fair Housing Goal: 1. Increase access to information and resources on fair and affordable housing for CRHA program participants, staff and stakeholders.

Describe fair housing strategies and actions to achieve the goal

- a. Convey HUD data in understandable ways to the public.
- b. Gather and share local information about fair housing education and training opportunities.
- c. Work with city and TJPDC on AFFH assessment.

Fair Housing Goal: 2. Prevent loss of existing affordable housing stock and increase supply of new affordable housing, especially in higher opportunity areas.

Describe fair housing strategies and actions to achieve the goal

- a. Research and participate in programs available to assist CRHA and program participants in homeownership and rental.
- b. Target opportunities to assess and acquire properties in high opportunity areas.
- c. Improve conditions and increase opportunities in identified low opportunity area.

Fair Housing Goal: 3. Increase services for residents of publicly supported housing and maintain and improve the quality and management of publicly supported housing.

Describe fair housing strategies and actions to achieve the goal

- a. Increase support services available for low-income housing residents to increase wealth building opportunities.
- b. Focus on improving access to transportation for low-income communities

Now we will
turn things
over to Mally!



Thank you for being here!

Our next meeting is **June 7th at 10am** it will be hybrid at the new South 1st Street Community Center.

Hope to see you all there!

If you have questions or thoughts on what we talked about or you would like to see us focus on, please contact Kathleen at matthewsk@cwillerha.com or

434-422-9298.

