

Charlottesville Redevelopment & Housing Authority

Rental Office

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PUBLIC HOUSING PROGRAM REPORT 05/17/2023

Vacancy Update

- 6th – 100% occupied
- Riverside – 100% occupied
- Madison Avenue – 100% occupied
- SFS P1 – 100% occupied
- Michie Dr - 1 vacant
Unit has been taken offline due to extensive damages
- Coleman – 100% occupied
- Westhaven – 4 Vacants

802- A is offline due to extensive damage
820 G - Preleased – Currently getting turned
823 E – Preleased – Currently getting turned
824 A – Preleased – Currently getting turned
- New Crescent Halls – 105 vacant units – New renovation – Currently preleasing

Relocation Update:

- *New* Date change - We are now tentatively looking to start moving residents the week of May 22 due to more unforeseen inspection hurdles at Crescent Halls.
- The ribbon cutting is now scheduled for June 5th, 2023
- The relocation team has approximately 21 units processing through compliance
- Pre move out inspections for the second set of scheduled CH moves have been completed
- Relocation Assessment Team meetings will continue to be hosted on the 3rd Monday of each month

Waiting List Update

PH Waiting List (does not include Crescent Halls) – 2399 Families

- 1 Bedrooms - 995 Families
- 2 Bedrooms - 622 Families
- 3 Bedrooms - 416 Families
- 4 Bedrooms - 202 Families
- 5 Bedrooms - 167 Families

Crescent Halls Waiting List – 1442 families

- 1 bedroom – 744 families
- 2 bedrooms – 698 families

Delinquency Update

Collection Efforts

We have had some significant successes with our outstanding balances. Our main issues remain to be the residents with the large balances. As such our strategy is to continue focusing our collection efforts on the accounts with the highest balances first. Our collections team has begun working with Claudette Green and Pathways to get assistance for the residents with the largest outstanding balances. We have commitments from both organizations to assist. We should be able to see a decent dent in the outstanding AR next month once those checks are received. In addition, we are utilizing the rest of the existing money from CBG fund to assist those residents with extremely high balances in hopes of getting them back on track.

Total Delinquency per site:

Property	Outstanding Balance as of 05/17/2023 *Subject to change
SFS Phase 1	\$1018
6 th Street	\$21,160 – Approx 7k belongs to one resident
New Crescent Halls	\$0
Michie Drive	\$2871
Riverside	\$3406
South First Street	\$1,359
Westhaven	\$39,205 – Approx \$28,274 belongs to 5 residents
Madison	\$5222
Scattered Sites	\$9332 (Includes The Ridge, Coleman and Montrose Balances)

***Balances listed are as of 05/17/2023* We do anticipate receiving more payments by month end**

Recertifications

All recerts are current at this time

Current Staff Training (Ongoing)

VHDA and HUD Trainings for Staff Ongoing
Furthering AFFH Training in August Completed by ALL staff.
Uniform Relocation Assistance ongoing webinars

Required Meetings:

- Safety Meeting (Bi-Monthly on Tuesday evening)
- Resident Services Meeting (Second Tuesday of the month)
- Redevelopment Meeting (First Thursday of the month)
- AMP Staff Meeting (weekly)
- CRHA Senior Management Meeting (Weekly)
- Relocation Assessment Team (Third Monday of the month)

Staff Update:

- We hired a new Relocation Coordinator – Lori Simmons – Started 05/15/2023
- We are currently looking for a new manager for Crescent Halls – the previously hired manager resigned due to drive – went back to old job. In the interim our Relocation Coordinator will assist with coverage until the new manager is hired.

Curb Appeal Efforts

- Ongoing
- Roof and siding upgrades have been completed at Riverside, Madison and Michie