

CRHA 5 Year  
Capital Fund  
Action Plan  
2023-2027



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# What is the Capital Fund Plan?

- Annual distribution of funds from HUD for capital projects
- Comes in grant form
- 5 Year Action Plan 2023-2027
- HUD Requirements:
  - Must have 5 Year Action Plan
  - 45 Day Comment Period
  - Consultation with the Resident Advisory Board (RAB)
  - Written response to RAB comments
  - Public Hearing
  - Board of Commissioners Approval

# Timeline and Activities

- RAB (PHAR) Meeting 1/9/23
- Draft 5 Year Action Plan 2023-2027 Published 2/9/23
- CRHA Board Work Session 2/9/23
- 6<sup>th</sup> Street Planners and CFP Meeting 3/8/23
- Westhaven Planners and CFP Meeting 3/9/23
- Crescent Halls Work group and CFP Meeting 3/10/23
- RAB (PHAR) Meeting 3/13/23
- Madison Ave Resident Meeting 3/22/23
- Michie Drive Resident meeting 3/22/23
- CRHA Public Hearing 3/27/23
- CRHA Board Approval 3/27/23

**45 Residents Participated in CFP Planning\***  
**This is a “living” and on-going process\***

# What is the Capital Fund Plan?

- Anticipated Amounts:

Annual \$1,250,517\* (\$1,273,668)

5 Year \$6,252,585

\* Amounts may decrease as Redevelopment Continues

(because less Public Housing on-line)

\*\* due to Build Back Better and Infrastructure legislation these numbers may be higher

\*\*\* move to High Performer Status

# What is the Capital Fund Plan?

- Possible other funding sources:
  - AHG- very helpful with playgrounds and outdoor spaces
  - Grants to bolster Career Opportunities
  - Chris Long Foundation for Westhaven
  - CDBG funds
  - City of Charlottesville CAHF- HVAC
  - other grants
- Helps to make sure we can do bigger and better projects

# What is in the Plan?

“Authority Wide”: **\$834,033**

AMP 1 Westhaven: **\$1,249,631** (transfer to operations)

AMP 2 Crescent Halls: **\$0**

AMP 3 Sixth Street and South First Street: **\$0**

AMP 4 Scattered Sites and Single Family Homes aka “Parallel Track”:  
**\$4,168,860**

FY 23-24 CFP and 5 Year Action Plan	Comments/Questions	CRHA RESPONSES
<b>GENERAL COMMENTS and Questions</b>	<p>PHAR 1/9/23 The RAB supports the plan and the Parallel Track, a long time ago we agreed that the parallel track needed to happen and it is good to see there is a plan</p> <p>WH 3/9/23 Discussed previous capital items for entry door lights, pole lights, sidewalks, and painting. Roofs happened recently.</p> <p>CH Residents 3/10/23 We understand and support the approach. We understand that half the building will be eligible for CFP in the future but that we hope to not have to utilize them.</p>	
<b>“Authority Wide”</b>	PHAR 1/9/23: Can Crescent Halls use CFP funds in an emergency?	<b>Yes. There are certain HUD funds that can be accessed in certain emergencies and CRHA can use CFP funds if/when something comes up</b>
<b>Management Fee</b>		
<b>Career Training Opportunities</b>		
<b>Staff Training</b>		
<b>Westhaven (AMP 1)</b>	PHAR 1/9/23: New lighting at Westhaven looks good	

<p><b>Basketball Court Upgrade-REMOVED/CHRIS LONG</b></p>	<p>PHAR 1/9/23: Too much attention is given to basketball courts, baseball leagues have funding available, there is soccer money available.</p> <p>PHAR 3/13/23: Not enough space at Westhaven to do everything. We need to look at other spaces off site and organizations that can provide resources. Look at partners like SOCA but also at spaces.</p> <p>PHAR 3/13/23: looking ahead 25 years it would be good if black people to not have a void in sparts like baseball, tennis, soccer. Need volunteer coaches.</p>	<p><b>The basketball court currently at Westhaven is in disrepair, fortunately we are working with the Chris Long Foundation to provide upgrades. As we continue resident led planning we are exploring options for activities and spaces other than basketball.</b></p> <p><b>CRHA: Having conversations around redevelopment with residents and how we can meet needs even if we can't provide space on the newly redeveloped site. Madison Ave is a good example of where spaces are nearby at the park across the street and we could find partners for soccer, baseball and more. We have been having an on-going conversation with Prolyfck about running.</b></p> <p><b>Definitely have some interest in soccer and are considering how we can get a practice goal, or half field onto the sites. We are looking at the possibility of CRHA van to support sports teams. (not through the CFP).</b></p>
<p><b>Operations</b></p>	<p>CRHA BOC 2/9/23: Understood that money will be there for larger efforts as we make our way towards redevelopment</p>	
<p></p>		
<p><b>Scattered Sites (AMP 3) - S 1<sup>st</sup> St and 6<sup>th</sup> St.</b></p>		
<p><b>6<sup>th</sup> St Playground Improvement-REMOVED</b></p>	<p>6<sup>th</sup> St Residents 3/8/23: We understand that a large new playground will be in place when phase 1 construction is complete</p>	
<p></p>		

**Scattered Sites (AMP 4) Riverside, Michie, Madison and Single Family Homes aka "Parallel Track"**

PHAR 1/9/23: is the parallel track taking away from other sites?

**The other sites are all undergoing resident led redevelopment which frees up capital funds for more comprehensive improvements at the scattered sites. Moving forward there will be CFP funding for redeveloped sites but only for "public housing" units. Fortunately, the budgets for operations in the redeveloped sites will be able to meet additional future capital needs and on-going preventative maintenance.**

**Window and Door Replacement**

**Fencing**

**HVAC Replacement**

PHAR 3/13/23: How will the HVAC be installed, is it replacement or upgrade?

**Clarified that it will not be new wiring but the panels will be replaced and increased output to support heat pump because it will be heat and A/C.**

Madison 3/22/23: How does HVAC relate to bathroom?

**We need to double check but the equipment that is in the unit will not be removed for HVAC so we will need to work with the architect to evaluate the best areas to fit a bathroom.**

Michie 3/22/23: Will there be more than one thermostat for HVAC?

**We don't know if the units will require a second thermostat. We can talk about it if residents desire this feature.**

<b>Bathroom Modernization</b>		
<b>Relocation for Modernization</b>		
<b>Kitchen Modernization</b>		
<b>Replace Interior Doors</b>		
<b>Interior Painting</b>		
<b>Flooring Replacement</b>		
<b>Hot Water Tank Replacement</b>		
<b>Parking Lot</b>		
<b>Site Lighting</b>		
<b>Tree Trimming</b>		

# Public Hearing

