

**Charlottesville Redevelopment and Housing Authority
Board of Commissioners Board Meeting
Monday, March 25, 2024 at 6:00 pm**

Agenda

- I. Call to Order
 - Reading of Code § 2.2-3708.2(A)(3)
 - Roll Call of Commissioners
 - Moment of Silence
 - General Announcements / Meeting Dates / Reminders
- II. Public Comments followed by PHAR Comments
- III. Updates from Commissioners and Discussion
- IV. Approval of Board Minutes from 1/22/24 and 2/26/24 *Attachment A*
- V. Closed Session: Personnel Discussion *Attachment B*
- VI. Resolution 1474: 2024-2025 Annual Budget *Attachment C*
- VII. Resolution 1475: 5 Year CFP Budget *Attachment D*
- VIII. Housing Director Update *Attachment E*
- IX. HCV Program Manager Update *Attachment F*
- X. Public Comments
- XI. Adjournment

CRHA Meeting Announcements

CRHA Board Work Session: Thursday, May 9, 2024, at 6:00 pm
CRHA Board Regular Meeting: Monday, April 22, 2024, at 6:00pm

Redevelopment Committee Meeting: Every 1st Thursday of the month at -**Updated Time**
Join Zoom Meeting: <https://zoom.us/j/94663021086?pwd=ZEhHZ3UOVGNXdnczZFIENkR3cDU2Zz09>
One tap mobile. +13017158592,,94663021086#

April 4th 3:00pm Regular CRHA Redevelopment Meeting
April 18th 1:00pm CRHA Admin Redevelopment Meeting

Safety Committee every other Wednesday at 4:00pm
March 27th at 4:00pm

April 10th at 4:00 pm

Resident Services Committee: April 9th at 1:00 pm

Join Zoom Meeting:

<https://zoom.us/j/95147780948?pwd=YUExYmZCOVBQUkQ3cy9zZ1NVYkg2UT09>

One tap mobile: +16465588656,,95147780948#

**Charlottesville Redevelopment and Housing Authority
Board of Commissioners Virtual Board Meeting
Monday, January 29, 2024 at 6:00 pm**

Agenda

- I. Call to Order
Roll Call of Commissioners

Present Absent

| | | |
|--------------------------------|---|--|
| Dr. Wes Bellamy, Chair | X | |
| Brigid Wicks, Commissioner | X | |
| Laura Goldblatt, Commissioner | X | |
| Michael Payne, Commissioner | X | |
| Judy Sandridge, Commissioner | X | |
| Javier Raudales, Commissioner | X | |
| Alice Washington, Commissioner | X | |

Moment of Silence
General Announcements / Meeting Dates / Reminders

- II. Public Comments followed by PHAR Comments

Emily Dryfus:

- Interns visited city hall and spoke with Sam Saunders about the budget
- Interns attended a Budget forum at Carver Rec and offered input about the architect
- One stop to network
- Civic participation presentation with Bill Harris
- Outreach in the neighborhoods (starting at West Haven) to speak about issues

- III. Updates from Commissioners and Discussion

- IV. Approval of Board Minutes from 11/27/23 & 12/19/23

Attachment A

Commissioner Goldblatt motioned to approve the 11/27/23 & 12/19/23 minutes. Commissioner Wicks seconded.

Ayes Nays Abstain Absent

| | |
|--------------------------------|---|
| Dr. Wes Bellamy, Chair | X |
| Brigid Wicks, Commissioner | X |
| Judy Sandridge, Commissioner | X |
| Laura Goldblatt, Commissioner | X |
| Michael Payne, Commissioner | X |
| Javier Raudales, Commissioner | X |
| Alice Washington, Commissioner | X |

V. Closed Session: Property Acquisition and Disposition

Attachment B

Commissioner Rauales motioned to approve the closed session, and Commissioner Goldblatt seconded.

| | Ayes | Nays | Abstain | Absent |
|--------------------------------|------|------|---------|--------|
| Dr. Wes Bellamy, Chair | X | | | |
| Brigid Wicks, Commissioner | X | | | |
| Judy Sandridge, Commissioner | X | | | |
| Laura Goldblatt, Commissioner | X | | | |
| Michael Payne, Commissioner | X | | | |
| Javier Raudales, Commissioner | X | | | |
| Alice Washington, Commissioner | X | | | |

Commissioner Wicks motioned to end the closed session, and Commissioner Goldblatt seconded.

| | Ayes | Nays | Abstain | Absent |
|------------------------------|------|------|---------|--------|
| Dr. Wes Bellamy, Chair | X | | | |
| Brigid Wicks, Commissioner | X | | | |
| Judy Sandridge, Commissioner | X | | | |

| | |
|---------------------------------------|----------|
| Laura Goldblatt, Commissioner | X |
| Michael Payne, Commissioner | X |
| Javier Raudales, Commissioner | X |
| Alice Washington, Commissioner | X |

VI. Resolution 1468 Authorizing the Acquisition of Real Estate

Attachment C

Commissioner Goldblatt motioned to approve Resolution 1468, and Commissioner Wicks seconded.

| | Ayes | Nays | Abstain | Absent |
|---------------------------------------|-------------|-------------|----------------|---------------|
| Dr. Wes Bellamy, Chair | X | | | |
| Brigid Wicks, Commissioner | X | | | |
| Judy Sandridge, Commissioner | X | | | |
| Laura Goldblatt, Commissioner | X | | | |
| Michael Payne, Commissioner | X | | | |
| Javier Raudales, Commissioner | X | | | |
| Alice Washington, Commissioner | X | | | |

VII. Resolution 1469 Authorizing the Disposition of Real Estate

Attachment D

Commissioner Payne motioned to approve Resolution 1468, and Commissioner Raudales seconded.

| | Ayes | Nays | Abstain | Absent |
|--------------------------------------|-------------|-------------|----------------|---------------|
| Dr. Wes Bellamy, Chair | X | | | |
| Brigid Wicks, Commissioner | X | | | |
| Judy Sandridge, Commissioner | X | | | |
| Laura Goldblatt, Commissioner | X | | | |
| Michael Payne, Commissioner | X | | | |

Javier Raudales, Commissioner X

Alice Washington, Commissioner X

VIII. Scheduling of Board Retreat

Dr. Bellamy proposed a board retreat on March 6th from 5:30 p.m. to 8:00 p.m. He also asked Commissioner Goldblatt to assist with the draft agenda by February 21st.

IX. Finance Update

Attachment E

TC Nicholas (Controller)

- Public Housing- Tenant rent month to date is 98,000, larger than projected in the budget. Due to more residents moving in.
- The operations grant is 0; no money was received from HUD for operating funds in December due to the surplus from Amp 9 and 10. HUD overpaid Crescent Halls 300,000 and 74,000 overpayments to South 1st St phase 1. HUD decided to hold all operating money for all the other properties. CRHA is currently waiting on the reallocation.
- Due to the flooding in the old building and theft of parts, the water bills were high. The city was contacted to try and deduct some of the owed amount.
- Bottom line: Net loss in December due to the fact we did not get the operating funds, and the YTD was still healthy even with allocation
- HCV- HAP Earned 521 housing assistance payments from HUD, and we paid out more than what HUD gave (we have a larger budget capacity). The vouchers increased the dollar amount.
- Bottom line: -\$7422, which was what was overspent with housing assistance from what we received from HUD
- Central office: 3 payrolls in December, which is why we were operating at a net loss of \$346,400 and the YTD is still at a net income of \$88613

X. Housing Department Update

Attachment F

Vacancies:

- Westhaven – 0
- Madison – 0
- Riverside – 0
- Ridge Street - 0
- Michie – 2
- 6th Street – 1
- South First Street – 0
- Dogwood Portfolio – 3

Relocation:

- We currently have 14 units released for occupancy through the 4th floor. Ten of those units are preleased, and paperwork is currently being processed.

- The new SFS is 100% occupied now, including building 3. All the previous residents of the old SFS have been relocated. Redevelopment will prepare it for demolition once the electricity is shut off to all units.

Staffing:

- No staffing issues currently.

Delinquency-Implemented a new resident delinquency program:

- Westhaven - 64,829
- SFS - \$58,348
- Crescent Halls - \$25,873
- 6th Street - \$17,091
- Michie - \$9,774
- Madison - \$16,183
- Riverside - \$8,506
- Montrose - \$368
- Ridge - \$6,165
- Dogwood Portfolio – \$48,830

XI. Housing Choice Voucher (HCV) Update

Attachment G

Numbers for CRHA HCV programs:

- **hcv - Housing Choice Voucher:** Tenant count-540, Waitlist-1710
- **msv (Mainstream Vouchers)** Tenant count-39, Waitlist-1
- **pbv-crh (CRHA Crescent Halls (HUD Subsidy))** Tenant count-30, Unlisted-22
- **pbv-sfp1 (PBV for SFS Phase I)** Tenant count-24, Waitlist 2
- **tc (The Crossings)** Tenant count-20, Waitlist-17
- **ehv -(EMERGENCY HOUSING VOUCHERS)** 14, Waitlist 1
- **tpv (Tenant Protection Voucher)** Tenant count-12
- **trv (Tenant Relocation Vouchers - CH)** Tenant count-11
- **va (VASH)** Tenant count- 5 (FULL)
- **fyi - Fostering Youth Independence** Tenant count-9
- **Portable Vouchers** Tenant count-18
- **Family Self Sufficiency Program- Escrow 3,**
- **CSRAP-Charlottesville Supplemental Rental Assistance Program** Tenant count-63

Additional Vouchers - Referrals from the Department of:

- Vouchers on the Street 38
- New Admissions 13

XII. Public Comments

No public comments.

XIII. Adjournment

Dr. Bellamy motioned to adjourn, and Commissioner Wicks seconded.

| | Ayes | Nays | Abstain | Absent |
|--------------------------------|------|------|---------|--------|
| Dr. Wes Bellamy, Chair | X | | | |
| Brigid Wicks, Commissioner | X | | | |
| Judy Sandridge, Commissioner | X | | | |
| Laura Goldblatt, Commissioner | X | | | |
| Michael Payne, Commissioner | X | | | |
| Javier Raudales, Commissioner | X | | | |
| Alice Washington, Commissioner | X | | | |

CRHA Meeting Announcements

CRHA Board Work Session: Thursday, February 8, 2024, at 6:00 pm
CRHA Board Regular Meeting: Monday, February 26, 2024, at 6:00pm

Redevelopment Committee Meeting: Every 1st Thursday of the month at
 Join Zoom Meeting: <https://zoom.us/j/94663021086?pwd=ZEhHZ3UOVGNXdnczZFIEkR3cDU2Zzl>
 One tap mobile. +13017158592,,94663021086#

February 1st 3:00pm Regular CRHA Redevelopment Meeting
 February 15th 1:00pm CRHA Admin Redevelopment Meeting

Resident Services Committee: February 13th at 1:00 pm
 Join Zoom Meeting:
<https://zoom.us/j/95147780948?pwd=YUEyYmZCOVBQUkQ3cy9zZ1NVYkg2UT09>
 One tap mobile: +16465588656,,95147780948#
 Kathleen Glenn-Matthews, matthewsk@cvilleha.com; 434-987-9639

**Charlottesville Redevelopment and Housing Authority
Board of Commissioners Virtual Board Meeting
Monday, February 26, 2024 at 6:00 pm**

Agenda

- I. Call to Order
Reading of Code § 2.2-3708.2(A)(3)
Roll Call of Commissioners

| | Present | Absent |
|--------------------------------|--------------|--------|
| Dr. Wes Bellamy, Chair | X (Sub late) | |
| Brigid Wicks, Commissioner | X | |
| Laura Goldblatt, Commissioner | X | |
| Michael Payne, Commissioner | X | |
| Judy Sandridge, Commissioner | X | |
| Javier Raudales, Commissioner | | X |
| Alice Washington, Commissioner | X | |

Moment of Silence
General Announcements / Meeting Dates / Reminders

- II. Public Comments followed by PHAR Comments
Cam:

- The internship program continues to meet weekly

- III. Updates from Commissioners and Discussion

Commissioner Goldblatt:

- Planning nonprofit status
- Will contact Mr. Sales and other individuals to obtain more information and clarity.

- IV. Board Retreat Planning- Chair Dr. Bellamy and Commission Goldblatt Attachment A

Commissioner Goldblatt:

- Slated to be on March 6th from 5:30p-7:30p
- Intention setting want to work towards a vision for the agency and a sense of how the Board can carr this vision
- Discuss communication plans, priorities, and responsibilities with the board and staff.
- Review mission statement

- Mr. Sales discussed critical opportunities and areas for concern.
- A collective initial draft of a short (5-year) and longer-term (10-year) vision for CRHA
- Discussion of a communications plan
- Discussion of questions of legal representation: who do we use for legal questions and issues?
- Discussion of procedures for the Executive Director's annual review and metrics to be used to measure success.
- Delegate committee to look at other evaluation procedures to norm ours with best practices.
-

V. Closed Session: Personnel Discussion

Attachment B

Commissioner Wicks motioned to go into a closed session, and Dr. Bellamy seconded.

| | Ayes | Nays | Abstain | Absent |
|--------------------------------|------|------|---------|--------|
| Dr. Wes Bellamy, Chair | X | | | |
| Brigid Wicks, Commissioner | X | | | |
| Laura Goldblatt, Commissioner | X | | | |
| Michael Payne, Commissioner | X | | | |
| Javier Raudales, Commissioner | X | | | |
| Alice Washington, Commissioner | X | | | |

VI. Finance Update

Attachment C

TC:

- Central office, City housing portfolio, Public housing, and HCV office
 - Income numbers are currently updated, but salary and utilities are missing as we transition from paper to online records.
 - We recently hired a new certified public accountant (CPA), bringing our team to three accountants.

VII. Housing Department Update

Attachment D

Vacancies:

- Westhaven-2
- Madison-0
- Riverside-1
- Ridge Street-1
- Michie-2
- 6th Street-1
- South First Street-0
- Dogwood Portfolio-2

Crescent Halls update:

- There are currently 60 units filled at Crescent Halls as of 2/22/2024, with an additional 3 schedule to move in by the end of the month. Our relocation team has expressed an issue with some applicants having trouble getting their deposit money, which we are assisting them with finding resources, as well as some moves being rescheduled due to bed bug issues

Staffing:

- We hired a new Facilities Director, as well as a maintenance lead. In addition, our new pest control staff members appear to be doing well as residents have been very complimentary and pleased with their services. To date, all CRHA units have been treated at least once by in-house pest control as long as we were able to gain entry.

Delinquencies:

- Westhaven – \$66,842
- SFS - \$44,851
- Crescent Halls - \$27,549
- 6th Street - \$15,801
- Michie - \$7349
- Madison - \$17,269
- Riverside - \$16,572
- Montrose - \$1125
- Ridge - \$471
- Dogwood Portfolio – \$60,82

VIII. Housing Choice Voucher (HCV) Update CRHA -HCV STASTS

Attachment

Programs:

- hcv - Housing Choice Voucher Tenants 493, waitlist 1708
- msv (Mainstream Vouchers) Tenants 39, waitlist 1
- pbv-crh (CRHA Crescent Halls (HUD Subsidy) Tenants 31
- pbv-sfp1 (PBV for SFS Phase I) Tenants 24, waitlist 2
- tc (The Crossings) Tenants 20
- ehv -(EMERGENCY HOUSING VOUCHERS) Tenants 15, waitlist 1
- ev- (Enhanced Vouchers) Tenants 9,
- tpv (Tenant Protection Voucher) Tenants 12
- trv (Tenant Relocation Vouchers - CH) Tenants 11
- va (VASH) Tenants 5, Waitlist FULL
- fyi - Fostering Youth Independence Tenants 10, Waitlist 10
- Portable Vouchers Tenants 19
- Family Self Sufficiency Program- Escrow - 3
- TOTAL Tenants 688
- CSRAP-Charlottesville Supplemental Rental Assistance Program Tenant 62

Additional Vouchers:

- Human Services Tenants 6
- Vouchers on the Street Tenants 38
- New Admissions Tenants 13

HQS Inspections Completed:

- Initial- 37
- Annuals- 95

- Special- 4

Recertification:

- Annual Recertifications- 22
- Recertification Spending/Past Due- 5

IX. Public Comments

Kathleen:

- Katrina Bitz was hired as a grant coordinator three months ago. She has been successful in her role far. Currently, she is planning to increase the Economic Opportunity Program (Section 3) and will hire a coordinator for that. Furthermore, she is pursuing grant funding to ensure the success of this program.

X. Adjournment

Commissioner Wicks motioned to adjourn the meeting, and Dr. Bellamy seconded.

| | Ayes | Nays | Abstain | Absent |
|--------------------------------|------|------|---------|--------|
| Dr. Wes Bellamy, Chair | X | | | |
| Brigid Wicks, Commissioner | X | | | |
| Laura Goldblatt, Commissioner | X | | | |
| Michael Payne, Commissioner | X | | | |
| Javier Raudales, Commissioner | X | | | |
| Alice Washington, Commissioner | X | | | |

CRHA Meeting Announcements

CRHA Board Work Session:

Thursday, March 14, 2024, at 6:00 pm

CRHA Board Regular Meeting:

Monday, March 25, 2024, at 6:00pm

Redevelopment Committee Meeting: Every 1st Thursday of the month at

Join Zoom Meeting: <https://zoom.us/j/94663021086?pwd=ZEhHZ3U0VGNXdnczZFIENkR3cDU2Zz>

One tap mobile. +13017158592,,94663021086#

March 7th at 3:00pm Regular CRHA Redevelopment Meeting

March 21st at 1:00pm CRHA Admin Redevelopment Meeting

Resident Services Committee: March 12th at 1:00 pm

Join Zoom Meeting:

<https://zoom.us/j/95147780948?pwd=YUEyYmZCOVBQUkQ3cy9zZ1NVYkg2UT09>

MOTION
Charlottesville Redevelopment and Housing Authority Closed Session

I hereby move that CRHA close this open meeting and go into a closed session for the purpose of:

- (1) Discussion, consideration, or interviews of prospective candidates for employment; assignment, appointment, promotion, performance, demotion, salaries, disciplining, or resignation of specific public officers, appointees, or employees of any public body, as authorized by Section 2.2-3711(A) (3) of the Code of Virginia.

AYES NAYS ABSENT MOTION ABSTAIN

Dr. Wes Bellamy
Alice Washington
Laura Goldblatt
Brigid Wicks
Javier Raudales
Michael Payne

=====

CERTIFICATION OF CLOSED MEETING

WHEREAS, the Charlottesville Redevelopment and Housing Authority has convened a closed meeting on this date pursuant to an affirmative recorded vote and in accordance with the provisions of the Virginia Freedom of Information Act; and

WHEREAS, Section 2.2-3712(D) of the Code of Virginia requires a certification by the Board that such closed meeting was conducted in conformity with Virginia law;

NOW, THEREFORE, BE IT RESOLVED that the Charlottesville Redevelopment and Housing Authority hereby certifies that, to the best of each member's knowledge, (i) only public business matters lawfully exempted from open meeting requirements by Virginia law were discussed in the closed meeting to which this certification resolution applies, and (ii) only such public business matters as were identified in the motion convening the closed meeting were heard, discussed or considered by CRHA.

Commissioner _____ moved that the foregoing motion be adopted as introduced and upon second the "AYES" and "NAYS" were as follows:

AYES NAYS ABSENT ABSTAIN

Dr. Wes Bellamy
Alice Washington
Laura Goldblatt
Brigid Wicks
Javier Raudales
Michael Payne

DATE: _____

CRHA, CHAIR

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 Resolution No.: 1474
CRHA FY25 Annual Budget

25- March- 2024

RESOLUTION NO; 1474 **RESOLUTION APPROVING THE AUTHORITY WIDE BUDGET** **FOR FISCAL YEAR ENDING MARCH 31, 2025**

Whereas, the Authority Wide Budget for the Charlottesville Redevelopment and Housing Authority for the fiscal year ending March 31, 2025, which has been reviewed by the Commissioners; and
Whereas, the Public Housing Budget for the fiscal year ending March 31, 2025, which is included as a part of the Authority Wide Budget, has also been reviewed; and
Whereas, with the respect to the Public Housing Budget, the incomes and rents of the residents residing in the Authority's public housing at the time of the last annual reexamination have also been reviewed.

Now, therefore, be it resolved by the Commissioners of the Charlottesville Redevelopment and Housing Authority, pursuant to the attached Certificates, that:

1. The Authority Wide Budget for the fiscal year ending March 31, 2025, is hereby approved.
2. Public Housing Budget for the fiscal year ending March 31, 2025, is hereby approved.
3. The following certifications are hereby made by the Executive Director with respect to the Public Housing Budget:
 - (a) That:
 1. All regulatory and statutory requirements have been met;
 2. There are sufficient operating reserves to meet the working capital needs of its Developments;
 3. The proposed expenditures are necessary in the efficient and economical operation of the housing for the purpose of serving low income residents;
 4. The financial plan is reasonable in that:
 - a) It indicates a source of funding adequate to cover all proposed expenditures;
 - (b) The calculation of eligibility for Federal funding is in accordance with the provisions of the regulations;
 - (b) Under 24 CFR 968.1 10(e) and (f) comply with the wage rate requirements;
 - (c) Under 24 CFR 968.1 10 (i) will comply with the requirements for access to records and audits; and
 - (d) (d.) Under 24 CFR 960.257 and 24 CFR 990.113 will comply with the requirements for the reexamination of family income and composition.

RESOLVED THIS 25th DAY OF MARCH 2024 BY THE CRHA BOARD OF COMMISSIONERS.



CRHA does not discriminate on the basis of race, color, sex, age, religion, national origin, disability, veteran status, union affiliations in any of its federally assisted programs and activities.



Wes Bellamy
CRHA Board Chair

Mr. John Sales
CRHA Board Secretary

Fiscal Year 2024-25 Consolidated Operating Budget

**Federally Funded Housing, Voucher &
Management Programs**



MARCH 25, 2024

**Charlottesville Redevelopment &
Housing Authority**

Completed By:

John Sales, Executive Director

TC Nichols, Controller

CRHA FY 2024-25 Consolidated Operating Budget

Executive Summary

The FY 2024-25 Budget (04/01/2024–03/31/2025) covers all Charlottesville Redevelopment & Housing Authority's (CRHA) federally funded operations (public housing, housing choice vouchers, management (COCC)), capital funds, HUD funded units in related Low Income Housing Tax Credit (LIHTC) redeveloped communities, City Housing portfolio, redevelopment and the Family Self Sufficiency (FSS) program funding and all sources and uses of funds for Fiscal Year 2024-25. This document is the final draft of the annual budget for consideration and review by the Board of Commissioners.

This executive summary provides highlights of the budget along with explanations and details for some of the funding & functional expense categories. Additionally, we've provided detailed schedules related to all the major income items. The expense line items are fairly comprehensive and self-explanatory but further explanations and details can be provided as requested.

While the budget process for our ongoing housing and voucher programs are fairly straight forward, the impact of the newly redeveloped communities presented a challenge as the financial operational details of these new programs is still a work in progress. Further work is expected to fine tune these calendar year programs and will be presented once a new Finance Director has the opportunity to review and fairly present their operating budgets in a more thorough fashion. We continue to work towards more programmatic/departmental ownership of the budgets and the day-to-day decisions that drive the numbers but to date turnover at the management positions has hampered this effort. But we will continue to work toward a fully collaborative budget process over the coming fiscal year.

The attached summary, budgets in various levels of detail and funding attachments are submitted for your review, presentation and discussion on Monday, March 25, 2024.

Intentionally Left Blank

REVENUES

Tenant Revenue

The Public Housing Revenue & Unit data provides the historical average Tenant Rent charges across all properties. As of February 2024, the CRHA agency wide weighted average per unit, per month rent was \$375.43 vs \$325.92 last fiscal year. The averages presented below, along with projected average monthly occupancy provides the basis for our Tenant Rent calculations.

| Site | AMP | Units | Projected Occupied | Average Rent | Budgeted Monthly Rent |
|-------------------|-------|-------|--------------------|--------------|-----------------------|
| Westhaven | AMP 1 | 126 | 125 | \$413.19 | \$51,648.75 |
| South 1st Street* | AMP 3 | 58 | 58 | \$0.00 | \$0.00 |
| 6th Street | AMP 3 | 25 | 25 | \$481.18 | \$12,029.50 |
| Madison | AMP 4 | 18 | 18 | \$349.12 | \$6,284.16 |
| Michie | AMP 4 | 23 | 23 | \$424.23 | \$6,735.14 |
| Riverside | AMP 4 | 16 | 16 | \$548.07 | \$5,839.05 |
| Homes | AMP 4 | 5 | 5 | \$412.20 | \$2,061.00 |
| | | 271 | 270 | \$375.43 | <u>\$101,365.33</u> |

Our Public Housing leasing projections indicate that we will have only 1 vacant units for the public housing sites. However, we are not budgeting any CRHA Tenant rent for South First Street, as the traditional owned community will be vacant and under redevelopment. However, all units are eligible to generate management fees and we'll continue to receive HUD Operating Funds. Notice Crescent Halls is no longer part of the CRHA owned housing communities.

Other Tenant Revenue

Miscellaneous other tenant revenues (Laundry, Late Fees, Pet Fees, Cleaning Fees, and Damages) are not budgeted. Past history has shown these ancillary revenue items to not only be immaterial to operations, but with challenges in collecting Tenant Accounts Receivable and returning from a relaxed implementation of fees due to COVID, these budgeted ancillary revenue line items are omitted again this year to present a conservative estimate in tenant related revenue.

GOVERNMENT GRANT INCOME

HUD PHA Operating Grant

This month (March 2024) our HUD Regional office provided us with the calculations and estimated funding levels, by AMP, for calendar year 2024 (Budget documents Attachments 1-5). These calculations provide the best estimate of our FY funding levels and are directly incorporated in this budget, they are provided below by property. In addition to Operating Funds, the estimate provided for AMP 2, the old Crescent Halls, is reported to provide CRHA with 'Asset Repositioning Fee' (ARF) funds to assist in the offset of loss of Operating funds during Crescent Halls redevelopment transition year. This funding was originally to be provided at a higher level for both 2022 & 2023 but has been in dispute.

Please note in the budget as presented these funds are not being utilized and if provided will be used in accordance with ARF allowable expenditures & transfers.

| HUD Subsidy | AMP 1 | AMP 2 | AMP 3 | AMP 4 | | | | | | | | | |
|----------------------------|------------|-------|------------|------------|------------|------------|-----------|----------|----------|----------|-----------|------------|-----------|
| CY 2024 Est HUD Obligation | 759,503.00 | | 540,675.00 | | 357,370.00 | | | | | | | 479,620.00 | 25,482.00 |
| Per Month/Property | 63,291.92 | - | 31,485.31 | 13,570.94 | 8,645.38 | 11,048.69 | 7,686.43 | 479.47 | 479.47 | 479.47 | 961.92 | 39,968.33 | 2,123.50 |
| Est Annual | 759,503.04 | - | 377,823.72 | 162,851.28 | 103,744.56 | 132,584.28 | 92,237.16 | 5,753.64 | 5,753.64 | 5,753.64 | 11,543.04 | 479,620.00 | 25,482.00 |

The total HUD subsidy for PH operations for calendar year 2024 totals \$2,162K for ongoing PH operations (vs calendar year 2023 at \$1,646K, calendar year 2022 at \$1,118K and 2021 total \$1,783K). In addition to the PH operating funds, there's the previously mentioned ARF of 221,722 (prorated to 166,292 for the Fiscal Year since this funding is NOT ongoing) and an additional \$116K for the new Family Self Sufficiency program.

In addition to CRHA operations, HUD is providing funding for the designated Public Housing units in the redeveloped projects at Crescent Halls and South First Street. The programs are now HUD AMPs 9 and 10 respectively. While the funding will flow through CRHA, it will be either passed on to the new entities that now own these properties or utilized for allowable direct expenses only.

HUD Housing Assistance Payments (Section 8)

Section 8 Leasing schedule anticipates the Housing Choice Voucher Program will begin the fiscal year with roughly 650 monthly vouchers leased in April 2024 compared to 616 vouchers a year ago. Along with our traditional Section 8 programs, Mainstream & Emergency Housing Vouchers, the HCV program will also continue to manage the Project Based Vouchers for both Crescent Halls Reno & South First Phase I. By the end of the fiscal year total vouchers are expected to exceed 700 per month.

The 24 Project Based vouchers in the South First Street Phase 1 development are fully leased and we are currently leasing the units in Crescent Halls. This will allow us to serve families from 0-30% AMI.

The HAP revenue is based on a combination of voucher types and rates as detailed here:

| Housing Assistance Payments | | | |
|-----------------------------|-----------|-------------|-------------|
| Type | Total UML | Average HAP | Total HAP |
| HCV- all Other | 6190 | \$719.00 | \$4,450,610 |
| PBV-CH Reno | 570 | \$605.00 | \$420,581 |
| PBV-SFS P1 | 264 | \$605.00 | \$159,720 |
| Tenant Protection | 166 | \$719.00 | \$119,354 |
| Enhanced | 120 | \$719.00 | \$86,280 |
| VASH | 60 | \$536.00 | \$32,160 |
| Portable Paid | 40 | \$719.00 | \$28,760 |
| FYI | 124 | \$705.00 | \$87,420 |
| EHV | 168 | \$714.00 | \$119,952 |
| MS | 480 | \$703.00 | \$337,440 |
| Total | 8182 | \$704.78 | \$5,842,277 |

HUD Shortfall Funding

CRHA was identified in 2020 as eligible for PH Operating Fund Shortfall Funding in an effort to increase its Operating Reserve levels and stabilize the agency.

CRHA has accessed \$550K in FY2022-23, \$639K in FY2021-22, \$519,000 in FY 2023- 2024 this current fiscal year's budget and we are budgeting an estimated \$259K this fiscal year.

Shortfall funds can only be used in the Public Housing operating AMPs and cannot be used for line items that are typically fully funding in our Operating Fund (primarily utilities and management related fees). CRHA has used the shortfall allowances to fund our Public Housing staff (wages & benefits) and have also included allowances in this budget to cover our vehicle related expenses (Vehicle Maintenance & and Gas).

HUD Capital Funding

CRHA's estimated Capital Funds for 2024 is \$1,231K vs 2022 at \$1,231K. The 2024-25 capital budget along with the remaining funds in grant years 2019, 2020, 2021 and 2022 provides for total available funding of \$3,111,877.

- This fiscal year's budget includes the allowable transfer into COCC operations for budget line item (1410) Administration Funding in the amount of \$124,212. These funds are shown as an Operating Transfer In for the COCC.
- In addition to the Admin funding, we'll be transferring in the allowable Operations (1406) Funding for 2024 in the amount of \$240,154. These funds are shown as an Operating Transfer In to Westhaven.

OTHER INCOME

COCC PH Fee Income

Total Public Housing Fee Revenue is based on the leasing schedule used to calculate Tenant Income and "Total Unit Months" at the published Public Housing Management Fee rate of \$76.89; Bookkeeping Fee Rate of \$7.50; and Asset Management Fee of \$10. This same COCC Income is also the Fee Expense for each property as indicated below.

Notice we are also accounting for the appropriate fees for the PH units at both CH Reno & South First Phase I

| Fund | Baseline Units | TOTAL | AVG | Rates | | |
|------------------|----------------|-------------|------------|-------------------|------------------|------------------|
| | | | | 76.89 | 7.50 | 10.00 |
| | | | | Mgmt Fee | Bkg Fees | Asset Mgmt Fee |
| Westhaven | 126 | 1504 | 125 | 115,642.56 | 11,280.00 | 15,120.00 |
| Crescent Halls | 0 | 0 | 0 | - | - | - |
| South 1st Street | 58 | 696 | 58 | 53,515.44 | 5,220.00 | 6,960.00 |
| 6th Street | 25 | 300 | 25 | 23,067.00 | 2,250.00 | 3,000.00 |
| Madison | 18 | 216 | 18 | 16,608.24 | 1,620.00 | 2,160.00 |
| Michie | 23 | 272 | 23 | 20,914.08 | 2,040.00 | 2,760.00 |
| Riverside | 16 | 190 | 16 | 14,609.10 | 1,425.00 | 1,920.00 |
| Elsom | 1 | 12 | 1 | 922.68 | 90.00 | 120.00 |
| Hinton | 1 | 12 | 1 | 922.68 | 90.00 | 120.00 |
| Monticello | 1 | 12 | 1 | 922.68 | 90.00 | 120.00 |
| Ridge | 2 | 24 | 2 | 1,845.36 | 180.00 | 240.00 |
| CH Reno LLC | 53 | 528 | 44 | 40,597.92 | 3,960.00 | 5,280.00 |
| SFS Phase I | 13 | 169 | 13 | 12,994.41 | 1,267.50 | 1,560.00 |
| Totals | 337 | 3935 | 327 | 302,562.15 | 11,287.50 | 15,130.00 |

HCV Admin Fee Income

The Administrative Fees Earned are based on the leasing schedule projecting 8,182 leased unit months earning a net fee of \$79.39 PUM, (A Rate of \$88.70 multiplied by a proration rate of 89.5%. See table below:

| <u>Housing Assistance Payments</u> | | | <u>Admin Fee Rates</u> | | <u>Revenues</u> | |
|------------------------------------|-----------|-----------|------------------------|--------|-----------------|-------------|
| Type | Total UML | Total HAP | A Rate | B Rate | Proration Rate | AF Revenues |
| HCV- all Other | 6190 | 4,450,610 | 88.70 | 74.65 | 0.895 | 491,402 |
| PBV-CH Reno | 569 | 344,245 | 88.70 | | 0.895 | 45,171 |
| PBV-SFS P1 | 288 | 174,240 | 88.70 | | 0.895 | 22,863 |
| Tenant Protection | 166 | 119,354 | 88.70 | | 0.895 | 13,178 |
| Enhanced | 120 | 86,280 | 88.70 | | 0.895 | 9,526 |
| VASH | 60 | 32,160 | 88.70 | | 0.895 | 4,763 |
| Portable Paid | 24 | 17,256 | 88.70 | | 0.895 | 1,905 |
| NEW - FYI?? | 228 | 160,740 | 88.70 | | 0.895 | 18,100 |
| EHV | 168 | 119,952 | 88.70 | | 0.895 | 13,337 |
| MS | 480 | 337,440 | 88.70 | | 0.895 | 38,106 |
| | 8293 | 5,842,277 | | | | 658,352 |

Agent Fee Income to COCC

Along with the allowable management fees detailed earlier, the COCC will also be earning it's 'Agent Fee' from the redeveloped communities at Crescent Halls & S First Street. Per the management agreement completed at the initiation of the projects, the COCC is eligible for 7.86% of 'Collected Rent' at Crescent Halls and 7% at South First Street.

EXPENSES

Total Operating - Administrative

Administrative operating expenses include Administrative Salaries & Benefits which were thoroughly reviewed and encompass all known vacancies and expected employee changes & hires as of this date. Currently for CRHA purposes, all staff not directly working in the Maintenance department are classified as "Administrative."

For our 2024 Benefit Year (starting 4/6/2024) we have estimated increases that would likely be split between CRHA and employee contributions. With a more stable workforce

in the Maintenance Dept, FY 2024 will likely see a jump in overall benefit costs as employees become eligible and opt in for benefits, primarily health insurance, are increasing as are the average tenure of current staff. All vacancies were assigned a prorated benefit factor for budget purposes and agency wide benefits are approximately 30% of gross wages for eligible employees.

Audit Fees are based on an existing contract, intercompany Management & Bookkeeping Fees are as detailed on the COCC Income schedule above, and Legal expense is based on 2024 actual.

In the prior 2 Fiscal Years, the HCV department provided rent to the 6th Street property for the office use but in 2023 they relocated to the Downtown office in Market Street garage. Administrative expenses also include office supplies, telephone & cell service, postage, copier and networking & broadband services and are included here as projected. The "Other" category includes Consulting Services, Membership Fees & Dues, Staff Training and other miscellaneous expenses.

Total Tenant Services

The Asset Management Fee is included here – calculated at \$10/Unit with the detail above on the COCC Income side. Tenant Services Contract Costs cover the costs for Property Beautification Project and the Resident Contractors.

Total Utility Expense

A rolling 3-year review of actual expenses was used to average and trend each line item. Overall utilities have been trending down slightly with the exception of 6th Street where a water leak elevated the last two FY's Water & Sewer bills. FY 2024-25 reflects an approximate 3% increase over the monthly average for FY2023.

Total Maintenance Expense

As with the Administrative expenses, Maintenance Salaries and Benefits comprise the majority of the budget, approximately 2/3rds of the total Maintenance costs.

The current fiscal year has shown an increase in Maintenance Supplies with FY 24-25 closing with nearly a \$25K increase in Maintenance supply costs over the previous fiscal year. The maintenance department is responsible for pest control and janitorial cleaning, and it is handled in-house, which will be reflected in the budget with an increase in maintenance salaries and benefits and a decrease in contracted services. About \$15k can be attributed to higher fuel costs, but the remainder belongs to increased purchasing in routine Supplies and Appliances. This is one area Management will be targeting to closely monitor in the coming fiscal year.

Total Insurance Expense

All CRHA insurance is provided through VRSA and includes Property, Liability, Worker's Compensation & Auto Insurance and the 2024 budget includes a 6% escalator all coverages that will continue to be carried by CRHA. Property Insurances will need to be adjusted for the removal of the redeveloped properties.

Total Other General Expense

Includes line items that pivot off of other expense items. Compensated Absences are calculated at 5% of budgeted salaries. The PILOT fee to the City of Charlottesville is budgeted based on our projected "Shelter Rent" (Rental Income – Utility Expense). And finally Bad Debt Expense is reserved at 2.5% of Tenant Rental Income.

Total Housing Assistance Payments (HAP)

The total HAP payments is tied directly to the calculated HAP Revenue as detailed for the HAP Subsidy in the revenue section above.

Total Other Financing Sources(Uses) - "Operating Transfer In/Out"

Allowable Capital Fund transfers for CFP lines 1406 and 1410 are indicated on the Transfers In/Out accounts must tie to zero.

Total Non-Operating Expenditures

The annual debt service payments required by the PH program for the leased vehicles is represented by the \$12K noted in Westhaven and will reduce the available cash.

END

Charlottesville Redevelopment & Housing Authority Fiscal Year 2024-25 Comprehensive Budget Packet

(Attached Separately)

- 1. Consolidated Budget**
- 2. Program Fund Budget**
- 3. Public Housing Line-Item Budget**
- 4. Other HUD Operating Line-Item Budget**
- 5. Capital Fund Budget – 5 years**

Attachments:

- A. Hud Operating Fund Grant – AMP 1**
- B. Hud Operating Fund Grant – AMP 2**
- C. Hud Operating Fund Grant – AMP 3**
- D. Hud Operating Fund Grant – AMP 4**
- E. Hud Operating Fund Grant – AMP 9**
- F. Hud Operating Fund Grant – AMP 10**

Charlottesville Redevelopment Housing Authority
Annual Consolidated Budget
Fiscal Year Ending March 31, 2023

1 of 3

| Line | FDS Account Description | Consolidated Budget |
|------|----------------------------------|---------------------|
| 1 | Net Tenant Rental Revenue | 2,313,786 |
| 2 | Tenant Revenue-Other | - |
| 3 | Total Tenant Revenue | 2,313,786 |
| 4 | | |
| 5 | HUD PHA Operating Grants | 2,285,651 |
| 6 | HUD PHA Shortfall Funds | 258,619 |
| 7 | HAP Subsidy | 6,116,425 |
| 8 | Administrative Fees Earned | 658,352 |
| 9 | Other Government Grants | 1,371,500 |
| 10 | Capital Grants | 3,471,243 |
| 11 | Total Government Subsidy | 14,161,790 |
| 12 | | |
| 13 | Management Fee Income | 540,224 |
| 14 | Asset Management Fee Income | 39,360 |
| 15 | Bookkeeping Fee Income | 91,710 |
| 16 | Total Fee Revenue | 671,294 |
| 17 | | |
| 18 | Other Government Grants | - |
| 19 | Investment Income - Unrestricted | - |
| 20 | Fraud Recovery - HAP | 1,411 |
| 21 | Agent Fee Income | 76,777 |
| 22 | Other Revenue | 371,700 |
| 23 | Total Other Revenue | 449,888 |
| 24 | | |
| 25 | TOTAL REVENUE | 17,596,758 |
| 26 | | |
| 27 | | |
| 28 | Administrative Salaries | 2,581,105 |
| 29 | Auditing Fees | - |
| 30 | Management Fee | - |
| 31 | Bookkeeping Fee | - |
| 32 | Advertising & Marketing | - |
| 33 | Employee Benefit Contrib-Admin | - |
| 34 | Office Expenses | - |
| 35 | Legal Expense | 51,085 |
| 36 | Travel | - |
| 37 | Other Admin Expenses | 982,150 |
| 38 | Total Operating-Administrative | 3,614,340 |
| 39 | | |
| 40 | Asset Management Fee | - |
| 41 | Tenant Relocation Costs | - |
| 42 | Tenant Services-Other | 51,098 |
| 43 | Total Tenant Services | 51,098 |
| 44 | | |
| 45 | Water | 126,612 |

Charlottesville Redevelopment Housing Authority
Annual Consolidated Budget
Fiscal Year Ending March 31, 2023

21

| Line | FDS Account Description | Consolidated Budget |
|------|--|---------------------|
| 46 | Electricity | 195,166 |
| 47 | Gas | 122,698 |
| 48 | Garbage/Trash Removal | 63,317 |
| 49 | Sewer | 154,618 |
| 50 | Stormwater Tax | 12,763 |
| 51 | Total Utilities | 675,174 |
| 52 | | |
| 53 | Maintenance Salaries | 1,085,065 |
| 54 | Maintenance Materials & Supplies | 425,857 |
| 55 | Maintenance Contracts | 73,200 |
| 56 | Employee Benefit Contrib-Maint | - |
| 57 | Total Maintenance | 1,584,122 |
| 58 | | |
| 59 | Protective Services - Other Contract Costs | |
| 60 | Total Protective Services | |
| 61 | | |
| 62 | Property Insurance | 38,036 |
| 63 | Liability Insurance | 19,636 |
| 64 | Worker's Compensation | - |
| 65 | Other Insurance | 10,415 |
| 66 | Total Insurance | 68,087 |
| 67 | | |
| 68 | Compensated Absences | - |
| 69 | Payments in Lieu of Taxes | 47,990 |
| 70 | Bad Debt-Tenant Rents | 26,884 |
| 71 | Total Other General Expenses | 74,874 |
| 72 | | |
| 73 | Total Operating Expenses | 6,067,695 |
| 74 | | |
| 75 | Excess Revenue Over Operating Expenses | 11,529,063 |
| 76 | | |
| 77 | Mainstream HAP | 6,633,402 |
| 78 | Tenant Protection HAP | - |
| 79 | Emergency Housing HAP | - |
| 80 | All Other HAP | 44,975 |
| 81 | Total Housing Assistance Payments | 6,678,377 |
| 82 | | |
| 83 | TOTAL EXPENSES | 12,746,072 |
| 84 | | |
| 85 | Operating Transfers IN | 359,366 |
| 86 | Operating Transfers OUT | (3,286,373) |
| 87 | Total Other Financing Sources (Uses) | (2,927,007) |
| 88 | | |
| 89 | Excess (Deficit) of Revenue Over(Under) Expenses | 1,923,679 |
| 90 | | |

Charlottesville Redevelopment Housing Authority
Annual Consolidated Budget
Fiscal Year Ending March 31, 2023

3 of

| Line | FDS Account Description | Consolidated Budget |
|------|-----------------------------------|---------------------|
| 91 | Required Annual Debt Payments | 360,650 |
| 92 | Expected Capital Payments | - |
| 93 | Total Non Operating Expenditures | 360,650 |
| 94 | | |
| 95 | Net Increase (Decrease) Cash Flow | 1,563,029 |
| 96 | | |
| 97 | Unit Months Available | 3,252 |
| 98 | Unit Months Leased | 3,238 |
| | | |

Charlottesville Redevelopment Housing Authority
Annual Consolidated Budget
Fiscal Year Ending March 31, 2023

10

| Line | FDS Account Description | COCC |
|------|----------------------------------|----------------|
| 1 | Net Tenant Rental Revenue | - |
| 2 | Tenant Revenue-Other | - |
| 3 | Total Tenant Revenue | - |
| 4 | | |
| 5 | HUD PHA Operating Grants | - |
| 6 | HUD PHA Shortfall Funds | |
| 7 | HAP Subsidy | - |
| 8 | Administrative Fees Earned | - |
| 9 | Other Government Grants | 22,500 |
| 10 | Capital Grants | - |
| 11 | Total Government Subsidy | 22,500 |
| 12 | | |
| 13 | Management Fee Income | 540,224 |
| 14 | Asset Management Fee Income | 39,360 |
| 15 | Bookkeeping Fee Income | 91,710 |
| 16 | Total Fee Revenue | 671,294 |
| 17 | | |
| 18 | Other Government Grants | - |
| 19 | Investment Income - Unrestricted | - |
| 20 | Fraud Recovery - HAP | - |
| 21 | Agent Fee Income | 76,777 |
| 22 | Other Revenue | 100,000 |
| 23 | Total Other Revenue | 176,777 |
| 24 | | |
| 25 | TOTAL REVENUE | 870,571 |
| 26 | | |
| 27 | | |
| 28 | Administrative Salaries | 883,114 |
| 29 | Auditing Fees | - |
| 30 | Management Fee | - |
| 31 | Bookkeeping Fee | - |
| 32 | Advertising & Marketing | |
| 33 | Employee Benefit Contrib-Admin | - |
| 34 | Office Expenses | - |
| 35 | Legal Expense | 10,075 |
| 36 | Travel | - |
| 37 | Other Admin Expenses | 71,000 |
| 38 | Total Operating-Administrative | 964,189 |
| 39 | | |
| 40 | Asset Management Fee | - |
| 41 | Tenant Relocation Costs | - |
| 42 | Tenant Services-Other | - |
| 43 | Total Tenant Services | - |
| 44 | | |
| 45 | Water | - |
| 46 | Electricity | - |
| 47 | Gas | - |
| 48 | Garbage/Trash Removal | |
| 49 | Sewer | - |
| 50 | Stormwater Tax | |
| 51 | Total Utilities | - |
| 52 | | |

Charlottesville Redevelopment Housing Authority
Annual Consolidated Budget
Fiscal Year Ending March 31, 2023

10

| Line | FDS Account Description | COCC |
|------|----------------------------------|----------------|
| 1 | Net Tenant Rental Revenue | - |
| 2 | Tenant Revenue-Other | - |
| 3 | Total Tenant Revenue | - |
| 4 | | |
| 5 | HUD PHA Operating Grants | - |
| 6 | HUD PHA Shortfall Funds | |
| 7 | HAP Subsidy | - |
| 8 | Administrative Fees Earned | - |
| 9 | Other Government Grants | 22,500 |
| 10 | Capital Grants | - |
| 11 | Total Government Subsidy | 22,500 |
| 12 | | |
| 13 | Management Fee Income | 540,224 |
| 14 | Asset Management Fee Income | 39,360 |
| 15 | Bookkeeping Fee Income | 91,710 |
| 16 | Total Fee Revenue | 671,294 |
| 17 | | |
| 18 | Other Government Grants | - |
| 19 | Investment Income - Unrestricted | - |
| 20 | Fraud Recovery - HAP | - |
| 21 | Agent Fee Income | 76,777 |
| 22 | Other Revenue | 100,000 |
| 23 | Total Other Revenue | 176,777 |
| 24 | | |
| 25 | TOTAL REVENUE | 870,571 |
| 26 | | |
| 27 | | |
| 28 | Administrative Salaries | 883,114 |
| 29 | Auditing Fees | - |
| 30 | Management Fee | - |
| 31 | Bookkeeping Fee | - |
| 32 | Advertising & Marketing | |
| 33 | Employee Benefit Contrib-Admin | - |
| 34 | Office Expenses | - |
| 35 | Legal Expense | 10,075 |
| 36 | Travel | - |
| 37 | Other Admin Expenses | 71,000 |
| 38 | Total Operating-Administrative | 964,189 |
| 39 | | |
| 40 | Asset Management Fee | - |
| 41 | Tenant Relocation Costs | - |
| 42 | Tenant Services-Other | - |
| 43 | Total Tenant Services | - |
| 44 | | |
| 45 | Water | - |
| 46 | Electricity | - |
| 47 | Gas | - |
| 48 | Garbage/Trash Removal | |
| 49 | Sewer | - |
| 50 | Stormwater Tax | |
| 51 | Total Utilities | - |
| 52 | | |

Charlottesville Redevelopment Housing Authority
Annual Consolidated Budget
Fiscal Year Ending March 31, 2023

2 of 2

| Line | FDS Account Description | COCC |
|------|--|-----------|
| 53 | Maintenance Salaries | - |
| 54 | Maintenance Materials & Supplies | 400 |
| 55 | Maintenance Contracts | 6,000 |
| 56 | Employee Benefit Contrib-Maint | - |
| 57 | Total Maintenance | 6,400 |
| 58 | | |
| 59 | Protective Services - Other Contract Costs | |
| 60 | Total Protective Services | |
| 61 | | |
| 62 | Property Insurance | - |
| 63 | Liability Insurance | 6,697 |
| 64 | Worker's Compensation | - |
| 65 | Other Insurance | - |
| 66 | Total Insurance | 6,697 |
| 67 | | |
| 68 | Compensated Absences | - |
| 69 | Payments in Lieu of Taxes | - |
| 70 | Bad Debt-Tenant Rents | - |
| 71 | Total Other General Expenses | - |
| 72 | | |
| 73 | Total Operating Expenses | 977,286 |
| 74 | | |
| 75 | Excess Revenue Over Operating Expenses | (106,715) |
| 76 | | |
| 77 | Mainstream HAP | - |
| 78 | Tenant Protection HAP | - |
| 79 | Emergency Housing HAP | - |
| 80 | All Other HAP | - |
| 81 | Total Housing Assistance Payments | - |
| 82 | | |
| 83 | TOTAL EXPENSES | 977,286 |
| 84 | | |
| 85 | Operating Transfers IN | 119,212 |
| 86 | Operating Transfers OUT | - |
| 87 | Total Other Financing Sources (Uses) | 119,212 |
| 88 | | |
| 89 | Excess (Deficit) of Revenue Over(Under) Expenses | 12,497 |
| 90 | | |
| 91 | Required Annual Debt Payments | |
| 92 | Expected Capital Payments | |
| 93 | Total Non Operating Expenditures | - |
| 94 | | |
| 95 | Net Increase (Decrease) Cash Flow | 12,497 |
| 96 | | |
| 97 | Unit Months Available | |
| 98 | Unit Months Leased | |

Charlottesville Redevelopment Housing Authority
Annual Consolidated Budget
Fiscal Year Ending March 31, 2023

1 c

| Line | FDS Account Description | REDEV |
|------|----------------------------------|----------------|
| 1 | Net Tenant Rental Revenue | - |
| 2 | Tenant Revenue-Other | - |
| 3 | Total Tenant Revenue | - |
| 4 | | |
| 5 | HUD PHA Operating Grants | - |
| 6 | HUD PHA Shortfall Funds | |
| 7 | HAP Subsidy | - |
| 8 | Administrative Fees Earned | - |
| 9 | Other Government Grants | 449,000 |
| 10 | Capital Grants | - |
| 11 | Total Government Subsidy | 449,000 |
| 12 | | |
| 13 | Management Fee Income | - |
| 14 | Asset Management Fee Income | - |
| 15 | Bookkeeping Fee Income | - |
| 16 | Total Fee Revenue | - |
| 17 | | |
| 18 | Other Government Grants | - |
| 19 | Investment Income - Unrestricted | - |
| 20 | Fraud Recovery - HAP | - |
| 21 | Agent Fee Income | |
| 22 | Other Revenue | 275,000 |
| 23 | Total Other Revenue | 275,000 |
| 24 | | |
| 25 | TOTAL REVENUE | 724,000 |
| 26 | | |
| 27 | | |
| 28 | Administrative Salaries | 587,693 |
| 29 | Auditing Fees | - |
| 30 | Management Fee | - |
| 31 | Bookkeeping Fee | - |
| 32 | Advertising & Marketing | |
| 33 | Employee Benefit Contrib-Admin | - |
| 34 | Office Expenses | - |
| 35 | Legal Expense | 25,000 |
| 36 | Travel | - |
| 37 | Other Admin Expenses | 24,050 |
| 38 | Total Operating-Administrative | 636,743 |
| 39 | | |
| 40 | Asset Management Fee | - |
| 41 | Tenant Relocation Costs | - |
| 42 | Tenant Services-Other | 15,000 |
| 43 | Total Tenant Services | 15,000 |
| 44 | | |
| 45 | Water | 950 |
| 46 | Electricity | 1,390 |
| 47 | Gas | 151 |
| 48 | Garbage/Trash Removal | - |
| 49 | Sewer | 1,145 |
| 50 | Stormwater Tax | 1,013 |
| 51 | Total Utilities | 4,649 |
| 52 | | |

Charlottesville Redevelopment Housing Authority
Annual Consolidated Budget
Fiscal Year Ending March 31, 2023

2

| Line | FDS Account Description | REDEV |
|------|--|----------------|
| 53 | Maintenance Salaries | - |
| 54 | Maintenance Materials & Supplies | - |
| 55 | Maintenance Contracts | - |
| 56 | Employee Benefit Contrib-Maint | - |
| 57 | Total Maintenance | - |
| 58 | | |
| 59 | Protective Services - Other Contract Costs | |
| 60 | Total Protective Services | |
| 61 | | |
| 62 | Property Insurance | 420 |
| 63 | Liability Insurance | 5,096 |
| 64 | Worker's Compensation | - |
| 65 | Other Insurance | 1,093 |
| 66 | Total Insurance | 6,609 |
| 67 | | |
| 68 | Compensated Absences | - |
| 69 | Payments in Lieu of Taxes | - |
| 70 | Bad Debt-Tenant Rents | - |
| 71 | Total Other General Expenses | - |
| 72 | | |
| 73 | Total Operating Expenses | 663,001 |
| 74 | | |
| 75 | Excess Revenue Over Operating Expenses | 60,999 |
| 76 | | |
| 77 | Mainstream HAP | - |
| 78 | Tenant Protection HAP | - |
| 79 | Emergency Housing HAP | - |
| 80 | All Other HAP | - |
| 81 | Total Housing Assistance Payments | - |
| 82 | | |
| 83 | TOTAL EXPENSES | 663,001 |
| 84 | | |
| 85 | Operating Transfers IN | - |
| 86 | Operating Transfers OUT | - |
| 87 | Total Other Financing Sources (Uses) | - |
| 88 | | |
| 89 | Excess (Deficit) of Revenue Over(Under) Expenses | 60,999 |
| 90 | | |
| 91 | Required Annual Debt Payments | |
| 92 | Expected Capital Payments | |
| 93 | Total Non Operating Expenditures | - |
| 94 | | |
| 95 | Net Increase (Decrease) Cash Flow | 60,999 |
| 96 | | |
| 97 | Unit Months Available | |
| 98 | Unit Months Leased | |

Charlottesville Redevelopment Housing Authority
Annual Consolidated Budget
Fiscal Year Ending March 31, 2023

1

| Line | FDS Account Description | HCV | CSRAP CITY |
|------|----------------------------------|------------------|----------------|
| 1 | Net Tenant Rental Revenue | - | - |
| 2 | Tenant Revenue-Other | - | - |
| 3 | Total Tenant Revenue | - | - |
| 4 | | | |
| 5 | HUD PHA Operating Grants | - | - |
| 6 | HUD PHA Shortfall Funds | | |
| 7 | HAP Subsidy | 5,842,277 | - |
| 8 | Administrative Fees Earned | 658,352 | - |
| 9 | Other Government Grants | - | 900,000 |
| 10 | Capital Grants | - | - |
| 11 | Total Government Subsidy | 6,500,629 | 900,000 |
| 12 | | | |
| 13 | Management Fee Income | - | - |
| 14 | Asset Management Fee Income | - | - |
| 15 | Bookkeeping Fee Income | - | - |
| 16 | Total Fee Revenue | - | - |
| 17 | | | |
| 18 | Other Government Grants | - | - |
| 19 | Investment Income - Unrestricted | - | - |
| 20 | Fraud Recovery - HAP | 1,411 | - |
| 21 | Agent Fee Income | | |
| 22 | Other Revenue | - | - |
| 23 | Total Other Revenue | 1,411 | - |
| 24 | | | |
| 25 | TOTAL REVENUE | 6,502,040 | 900,000 |
| 26 | | | |
| 27 | | | |
| 28 | Administrative Salaries | 371,291 | 100,193 |
| 29 | Auditing Fees | - | - |
| 30 | Management Fee | - | - |
| 31 | Bookkeeping Fee | - | - |
| 32 | Advertising & Marketing | | |
| 33 | Employee Benefit Contrib-Admin | - | - |
| 34 | Office Expenses | - | - |
| 35 | Legal Expense | 6,050 | - |
| 36 | Travel | - | - |
| 37 | Other Admin Expenses | 235,542 | 8,500 |
| 38 | Total Operating-Administrative | 612,883 | 108,693 |
| 39 | | | |
| 40 | Asset Management Fee | - | - |
| 41 | Tenant Relocation Costs | - | - |
| 42 | Tenant Services-Other | - | - |
| 43 | Total Tenant Services | - | - |
| 44 | | | |
| 45 | Water | - | - |
| 46 | Electricity | - | - |
| 47 | Gas | - | - |
| 48 | Garbage/Trash Removal | | |
| 49 | Sewer | - | - |
| 50 | Stormwater Tax | | |
| 51 | Total Utilities | - | - |
| 52 | | | |
| 53 | Maintenance Salaries | - | - |
| 54 | Maintenance Materials & Supplies | - | - |
| 55 | Maintenance Contracts | - | - |
| 56 | Employee Benefit Contrib-Maint | - | - |
| 57 | Total Maintenance | - | - |
| 58 | | | |

Charlottesville Redevelopment Housing Authority
Annual Consolidated Budget
Fiscal Year Ending March 31, 2023

2

| Line | FDS Account Description | HCV | CSRAP CITY |
|------|--|-----------|------------|
| 59 | Protective Services - Other Contract Costs | | |
| 60 | Total Protective Services | | |
| 61 | | | |
| 62 | Property Insurance | - | - |
| 63 | Liability Insurance | - | - |
| 64 | Worker's Compensation | - | - |
| 65 | Other Insurance | 790 | 182 |
| 66 | Total Insurance | 790 | 182 |
| 67 | | | |
| 68 | Compensated Absences | - | - |
| 69 | Payments in Lieu of Taxes | - | - |
| 70 | Bad Debt-Tenant Rents | - | - |
| 71 | Total Other General Expenses | - | - |
| 72 | | | |
| 73 | Total Operating Expenses | 613,673 | 108,875 |
| 74 | | | |
| 75 | Excess Revenue Over Operating Expenses | 5,888,367 | 791,125 |
| 76 | | | |
| 77 | Mainstream HAP | 5,842,277 | 791,125 |
| 78 | Tenant Protection HAP | - | - |
| 79 | Emergency Housing HAP | - | - |
| 80 | All Other HAP | 44,975 | - |
| 81 | Total Housing Assistance Payments | 5,887,252 | 791,125 |
| 82 | | | |
| 83 | TOTAL EXPENSES | 6,500,925 | 900,000 |
| 84 | | | |
| 85 | Operating Transfers IN | - | - |
| 86 | Operating Transfers OUT | - | - |
| 87 | Total Other Financing Sources (Uses) | - | - |
| 88 | | | |
| 89 | Excess (Deficit) of Revenue Over(Under) Expenses | 1,115 | - |
| 90 | | | |
| 91 | Required Annual Debt Payments | | |
| 92 | Expected Capital Payments | | |
| 93 | Total Non Operating Expenditures | - | - |
| 94 | | | |
| 95 | Net Increase (Decrease) Cash Flow | 1,115 | - |
| 96 | | | |
| 97 | Unit Months Available | | |
| 98 | Unit Months Leased | | |

Charlottesville Redevelopment Housing Authority
Annual Consolidated Budget
Fiscal Year Ending March 31, 2023

1 of 2

| | | | Westhaven |
|------|----------------------------------|--|------------------|
| Line | FDS Account Description | | AMP 1 |
| 1 | Net Tenant Rental Revenue | | 619,785 |
| 2 | Tenant Revenue-Other | | - |
| 3 | Total Tenant Reveue | | 619,785 |
| 4 | | | |
| 5 | HUD PHA Operating Grants | | 759,503 |
| 6 | HUD PHA Shortfall Funds | | 152,973 |
| 7 | HAP Subsidy | | - |
| 8 | Administrative Fees Earned | | - |
| 9 | Other Government Grants | | - |
| 10 | Capital Grants | | - |
| 11 | Total Government Subsidy | | 912,476 |
| 12 | | | |
| 13 | Management Fee Income | | - |
| 14 | Asset Management Fee Income | | - |
| 15 | Bookkeeping Fee Income | | - |
| 16 | Total Fee Revenue | | - |
| 17 | | | |
| 18 | Other Government Grants | | - |
| 19 | Investment Income - Unrestricted | | - |
| 20 | Fraud Recovery - HAP | | - |
| 21 | Agent Fee Income | | - |
| 22 | Other Revenue | | - |
| 23 | Total Other Revenue | | - |
| 24 | | | |
| 25 | TOTAL REVENUE | | 1,532,261 |
| 26 | | | |
| 27 | | | |
| 28 | Administrative Salaries | | 200,454 |
| 29 | Auditing Fees | | - |
| 30 | Management Fee | | - |
| 31 | Bookkeeping Fee | | - |
| 32 | Advertising & Marketing | | |
| 33 | Employee Benefit Contrib-Admin | | - |
| 34 | Office Expenses | | - |
| 35 | Legal Expense | | 3,162 |
| 36 | Travel | | - |
| 37 | Other Admin Expenses | | 209,901 |
| 38 | Total Operating-Administrative | | 413,517 |
| 39 | | | |
| 40 | Asset Management Fee | | - |
| 41 | Tenant Relocation Costs | | - |
| 42 | Tenant Services-Other | | 12,525 |
| 43 | Total Tenant Services | | 12,525 |
| 44 | | | |
| 45 | Water | | 64,734 |
| 46 | Electricity | | 104,863 |
| 47 | Gas | | 63,836 |
| 48 | Garbage/Trash Removal | | 35,833 |
| 49 | Sewer | | 79,862 |
| 50 | Stormwater Tax | | 6,954 |
| 51 | Total Utilities | | 356,082 |
| 52 | | | |

Charlottesville Redevelopment Housing Authority
Annual Consolidated Budget
Fiscal Year Ending March 31, 2023

2 of 2

| Line | FDS Account Description | Westhaven AMP 1 |
|------|--|--------------------|
| 53 | Maintenance Salaries | 458,891 |
| 54 | Maintenance Materials & Supplies | 189,699 |
| 55 | Maintenance Contracts | 24,157 |
| 56 | Employee Benefit Contrib-Maint | - |
| 57 | Total Maintenance | 672,747 |
| 58 | | |
| 59 | Protective Services - Other Contract Costs | |
| 60 | Total Protective Services | |
| 61 | | |
| 62 | Property Insurance | 22,245 |
| 63 | Liability Insurance | 4,639 |
| 64 | Worker's Compensation | - |
| 65 | Other Insurance | 4,952 |
| 66 | Total Insurance | 31,836 |
| 67 | | |
| 68 | Compensated Absences | - |
| 69 | Payments in Lieu of Taxes | 30,649 |
| 70 | Bad Debt-Tenant Rents | 15,495 |
| 71 | Total Other General Expenses | 46,144 |
| 72 | | |
| 73 | Total Operating Expenses | 1,532,851 |
| 74 | | |
| 75 | Excess Revenue Over Operating Expenses | (590) |
| 76 | | |
| 77 | Mainstream HAP | - |
| 78 | Tenant Protection HAP | - |
| 79 | Emergency Housing HAP | - |
| 80 | All Other HAP | - |
| 81 | Total Housing Assistance Payments | - |
| 82 | | |
| 83 | TOTAL EXPENSES | 1,532,851 |
| 84 | | |
| 85 | Operating Transfers IN | 240,154 |
| 86 | Operating Transfers OUT | - |
| 87 | Total Other Financing Sources (Uses) | 240,154 |
| 88 | | |
| 89 | Excess (Deficit) of Revenue Over(Under) Expenses | 239,564 |
| 90 | | |
| 91 | Required Annual Debt Payments | 650 |
| 92 | Expected Capital Payments | |
| 93 | Total Non Operating Expenditures | 650 |
| 94 | | |
| 95 | Net Increase (Decrease) Cash Flow | 238,914 |
| 96 | | |
| 97 | Unit Months Available | 1,512 |
| 98 | Unit Months Leased | 1,504 |

Charlottesville Redevelopment Housing Authority
Annual Consolidated Budget
Fiscal Year Ending March 31, 2023

1 of 2

| Line | FDS Account Description | South 1st St AMP 3 | 6th Street AMP 3 |
|------|--|-----------------------|---------------------|
| 1 | Net Tenant Rental Revenue | | 144,354 |
| 2 | Tenant Revenue-Other | - | - |
| 3 | Total Tenant Revenue | - | 144,354 |
| 4 | | | |
| 5 | HUD PHA Operating Grants | 377,824 | 162,851 |
| 6 | HUD PHA Shortfall Funds | | 30,362 |
| 7 | HAP Subsidy | - | - |
| 8 | Administrative Fees Earned | - | - |
| 9 | Other Government Grants | - | - |
| 10 | Capital Grants | | - |
| 11 | Total Government Subsidy | 377,824 | 193,213 |
| 12 | | | |
| 13 | Management Fee Income | - | - |
| 14 | Asset Management Fee Income | - | - |
| 15 | Bookkeeping Fee Income | - | - |
| 16 | Total Fee Revenue | - | - |
| 17 | | | |
| 18 | Other Government Grants | - | - |
| 19 | Investment Income - Unrestricted | - | - |
| 20 | Fraud Recovery - HAP | - | - |
| 21 | Agent Fee Income | | |
| 22 | Other Revenue | - | (3,300) |
| 23 | Total Other Revenue | - | (3,300) |
| 24 | | | |
| 25 | TOTAL REVENUE | 377,824 | 334,267 |
| 26 | | | |
| 27 | | | |
| 28 | Administrative Salaries | 52,970 | 47,628 |
| 29 | Auditing Fees | - | - |
| 30 | Management Fee | - | - |
| 31 | Bookkeeping Fee | - | - |
| 32 | Advertising & Marketing | | |
| 33 | Employee Benefit Contrib-Admin | - | - |
| 34 | Office Expenses | - | - |
| 35 | Legal Expense | 1,455 | 627 |
| 36 | Travel | - | - |
| 37 | Other Admin Expenses | 79,071 | 39,699 |
| 38 | Total Operating-Administrative | 133,496 | 87,954 |
| 39 | | | |
| 40 | Asset Management Fee | - | - |
| 41 | Tenant Relocation Costs | - | - |
| 42 | Tenant Services-Other | 9,770 | 3,861 |
| 43 | Total Tenant Services | 9,770 | 3,861 |
| 44 | | | |
| 45 | Water | - | 23,672 |
| 46 | Electricity | - | 32,455 |
| 47 | Gas | - | 18,987 |
| 48 | Garbage/Trash Removal | | 7,772 |
| 49 | Sewer | - | 29,114 |
| 50 | Stormwater Tax | | 1,511 |
| 51 | Total Utilities | - | 113,511 |
| 52 | | | |
| 53 | Maintenance Salaries | 157,317 | 64,346 |
| 54 | Maintenance Materials & Supplies | 73,712 | 32,624 |
| 55 | Maintenance Contracts | 9,257 | 5,481 |
| 56 | Employee Benefit Contrib-Maint | - | - |
| 57 | Total Maintenance | 240,286 | 102,451 |
| 58 | | | |
| 59 | Protective Services - Other Contract Costs | | |
| 60 | Total Protective Services | | |
| 61 | | | |

Charlottesville Redevelopment Housing Authority
Annual Consolidated Budget
Fiscal Year Ending March 31, 2023

2 of 2

| Line | FDS Account Description | South 1st St AMP 3 | 6th Street AMP 3 |
|------|--|-----------------------|---------------------|
| 62 | Property Insurance | - | 4,618 |
| 63 | Liability Insurance | - | 921 |
| 64 | Worker's Compensation | - | - |
| 65 | Other Insurance | - | 976 |
| 66 | Total Insurance | - | 6,515 |
| 67 | | | |
| 68 | Compensated Absences | - | - |
| 69 | Payments in Lieu of Taxes | - | 4,013 |
| 70 | Bad Debt-Tenant Rents | - | 3,609 |
| 71 | Total Other General Expenses | - | 7,622 |
| 72 | | | |
| 73 | Total Operating Expenses | 383,552 | 321,914 |
| 74 | | | |
| 75 | Excess Revenue Over Operating Expenses | (5,728) | 12,353 |
| 76 | | | |
| 77 | Mainstream HAP | - | - |
| 78 | Tenant Protection HAP | - | - |
| 79 | Emergency Housing HAP | - | - |
| 80 | All Other HAP | - | - |
| 81 | Total Housing Assistance Payments | - | - |
| 82 | | | |
| 83 | TOTAL EXPENSES | 383,552 | 321,914 |
| 84 | | | |
| 85 | Operating Transfers IN | - | - |
| 86 | Operating Transfers OUT | - | - |
| 87 | Total Other Financing Sources (Uses) | - | - |
| 88 | | | |
| 89 | Excess (Deficit) of Revenue Over(Under) Expenses | (5,728) | 12,353 |
| 90 | | | |
| 91 | Required Annual Debt Payments | | |
| 92 | Expected Capital Payments | | |
| 93 | Total Non Operating Expenditures | - | - |
| 94 | | | |
| 95 | Net Increase (Decrease) Cash Flow | (5,728) | 12,353 |
| 96 | | | |
| 97 | Unit Months Available | 696 | 300 |
| 98 | Unit Months Leased | 696 | 300 |

Charlottesville Redevelopment Housing Authority
Annual Consolidated Budget
Fiscal Year Ending March 31, 2023

1 of 2

| Line | FDS Account Description | Madison AMP 4 | Michie AMP 4 | Riverside AMP 4 | Elsom AMP 4 | Hinton AMP 4 | Monticello AMP 4 | Ridge AMP 4 |
|------|--|------------------|-----------------|--------------------|----------------|-----------------|---------------------|----------------|
| 1 | Net Tenant Rental Revenue | 75,432 | 106,906 | 104,133 | 11,724 | 588 | 8,652 | 3,768 |
| 2 | Tenant Revenue-Other | - | - | - | - | - | - | - |
| 3 | Total Tenant Revenue | 75,432 | 106,906 | 104,133 | 11,724 | 588 | 8,652 | 3,768 |
| 4 | | | | | | | | |
| 5 | HUD PHA Operating Grants | 103,745 | 132,584 | 92,237 | 5,754 | 5,754 | 5,754 | 11,543 |
| 6 | HUD PHA Shortfall Funds | 21,857 | 27,928 | 19,428 | 1,214 | 1,214 | 1,214 | 2,429 |
| 7 | HAP Subsidy | - | - | - | - | - | - | - |
| 8 | Administrative Fees Earned | - | - | - | - | - | - | - |
| 9 | Other Government Grants | - | - | - | - | - | - | - |
| 10 | Capital Grants | - | - | - | - | - | - | - |
| 11 | Total Government Subsidy | 125,602 | 160,512 | 111,665 | 6,968 | 6,968 | 6,968 | 13,972 |
| 12 | | | | | | | | |
| 13 | Management Fee Income | - | - | - | - | - | - | - |
| 14 | Asset Management Fee Income | - | - | - | - | - | - | - |
| 15 | Bookkeeping Fee Income | - | - | - | - | - | - | - |
| 16 | Total Fee Revenue | - | - | - | - | - | - | - |
| 17 | | | | | | | | |
| 18 | Other Government Grants | - | - | - | - | - | - | - |
| 19 | Investment Income - Unrestricted | - | - | - | - | - | - | - |
| 20 | Fraud Recovery - HAP | - | - | - | - | - | - | - |
| 21 | Agent Fee Income | - | - | - | - | - | - | - |
| 22 | Other Revenue | - | - | - | - | - | - | - |
| 23 | Total Other Revenue | - | - | - | - | - | - | - |
| 24 | | | | | | | | |
| 25 | TOTAL REVENUE | 201,034 | 267,418 | 215,798 | 18,692 | 7,556 | 15,620 | 17,740 |
| 26 | | | | | | | | |
| 27 | | | | | | | | |
| 28 | Administrative Salaries | 34,052 | 43,508 | 30,266 | 1,890 | 1,890 | 1,890 | 3,785 |
| 29 | Auditing Fees | - | - | - | - | - | - | - |
| 30 | Management Fee | - | - | - | - | - | - | - |
| 31 | Bookkeeping Fee | - | - | - | - | - | - | - |
| 32 | Advertising & Marketing | - | - | - | - | - | - | - |
| 33 | Employee Benefit Contrib-Admin | - | - | - | - | - | - | - |
| 34 | Office Expenses | - | - | - | - | - | - | - |
| 35 | Legal Expense | 452 | 577 | 401 | 25 | 25 | 25 | 50 |
| 36 | Travel | - | - | - | - | - | - | - |
| 37 | Other Admin Expenses | 28,603 | 36,156 | 25,230 | 1,678 | 1,678 | 1,678 | 3,206 |
| 38 | Total Operating-Administrative | 63,107 | 80,241 | 55,897 | 3,593 | 3,593 | 3,593 | 7,141 |
| 39 | | | | | | | | |
| 40 | Asset Management Fee | - | - | - | - | - | - | - |
| 41 | Tenant Relocation Costs | - | - | - | - | - | - | - |
| 42 | Tenant Services-Other | 3,032 | 3,124 | 2,695 | 218 | 218 | 218 | 437 |
| 43 | Total Tenant Services | 3,032 | 3,124 | 2,695 | 218 | 218 | 218 | 437 |
| 44 | | | | | | | | |
| 45 | Water | 5,926 | 14,635 | 12,284 | 683 | 1,193 | 925 | 1,610 |
| 46 | Electricity | 15,674 | 17,941 | 16,290 | 1,918 | 822 | 1,125 | 2,688 |
| 47 | Gas | 10,237 | 13,950 | 10,749 | 730 | 866 | 764 | 2,428 |
| 48 | Garbage/Trash Removal | 6,817 | 8,008 | 4,562 | 56 | 56 | 97 | 116 |
| 49 | Sewer | 7,292 | 18,222 | 13,575 | 813 | 1,490 | 1,139 | 1,966 |
| 50 | Stormwater Tax | 1,128 | 1,183 | 785 | 32 | 32 | 46 | 79 |
| 51 | Total Utilities | 47,074 | 73,939 | 58,245 | 4,232 | 4,459 | 4,096 | 8,887 |
| 52 | | | | | | | | |
| 53 | Maintenance Salaries | 46,327 | 59,192 | 41,184 | 2,569 | 2,569 | 2,569 | 5,156 |
| 54 | Maintenance Materials & Supplies | 21,934 | 28,054 | 21,785 | 1,275 | 1,275 | 1,225 | 2,797 |
| 55 | Maintenance Contracts | 3,937 | 4,683 | 3,388 | 149 | 149 | 149 | 299 |
| 56 | Employee Benefit Contrib-Maint | - | - | - | - | - | - | - |
| 57 | Total Maintenance | 72,198 | 91,929 | 66,357 | 3,993 | 3,993 | 3,943 | 8,252 |
| 58 | | | | | | | | |
| 59 | Protective Services - Other Contract Costs | - | - | - | - | - | - | - |
| 60 | Total Protective Services | - | - | - | - | - | - | - |
| 61 | | | | | | | | |
| 62 | Property Insurance | 2,894 | 4,062 | 3,018 | 156 | 156 | 156 | 311 |
| 63 | Liability Insurance | 663 | 847 | 589 | 37 | 37 | 37 | 73 |
| 64 | Worker's Compensation | - | - | - | - | - | - | - |
| 65 | Other Insurance | 704 | 898 | 625 | 39 | 39 | 39 | 78 |
| 66 | Total Insurance | 4,261 | 5,807 | 4,232 | 232 | 232 | 232 | 462 |
| 67 | | | | | | | | |
| 68 | Compensated Absences | - | - | - | - | - | - | - |
| 69 | Payments in Lieu of Taxes | 3,630 | 4,216 | 5,124 | 758 | (378) | 470 | (492) |
| 70 | Bad Debt-Tenant Rents | 1,886 | 2,673 | 2,603 | 293 | 15 | 216 | 94 |
| 71 | Total Other General Expenses | 5,516 | 6,889 | 7,727 | 1,051 | (363) | 686 | (398) |
| 72 | | | | | | | | |
| 73 | Total Operating Expenses | 195,188 | 261,929 | 195,153 | 13,319 | 12,132 | 12,768 | 24,781 |
| 74 | | | | | | | | |
| 75 | Excess Revenue Over Operating Expenses | 5,846 | 5,489 | 20,645 | 5,373 | (4,576) | 2,852 | (7,041) |
| 76 | | | | | | | | |
| 77 | Mainstream HAP | - | - | - | - | - | - | - |
| 78 | Tenant Protection HAP | - | - | - | - | - | - | - |
| 79 | Emergency Housing HAP | - | - | - | - | - | - | - |
| 80 | All Other HAP | - | - | - | - | - | - | - |
| 81 | Total Housing Assistance Payments | - | - | - | - | - | - | - |
| 82 | | | | | | | | |
| 83 | TOTAL EXPENSES | 195,188 | 261,929 | 195,153 | 13,319 | 12,132 | 12,768 | 24,781 |
| 84 | | | | | | | | |
| 85 | Operating Transfers IN | - | - | - | - | - | - | - |
| 86 | Operating Transfers OUT | - | - | - | - | - | - | - |
| 87 | Total Other Financing Sources (Uses) | - | - | - | - | - | - | - |
| 88 | | | | | | | | |

Charlottesville Redevelopment Housing Authority
Annual Consolidated Budget
Fiscal Year Ending March 31, 2023

2 of 2

| Line | FDS Account Description | Madison AMP 4 | Michie AMP 4 | Riverside AMP 4 | Elsom AMP 4 | Hinton AMP 4 | Monticello AMP 4 | Ridge AMP 4 |
|------|--|------------------|-----------------|--------------------|----------------|-----------------|---------------------|----------------|
| 89 | Excess (Deficit) of Revenue Over(Under) Expenses | 5,846 | 5,489 | 20,645 | 5,373 | (4,576) | 2,852 | (7,041) |
| 90 | | | | | | | | |
| 91 | Required Annual Debt Payments | | | | | | | |
| 92 | Expected Capital Payments | | | | | | | |
| 93 | Total Non Operating Expenditures | - | - | - | - | - | - | - |
| 94 | | | | | | | | |
| 95 | Net Increase (Decrease) Cash Flow | 5,846 | 5,489 | 20,645 | 5,373 | (4,576) | 2,852 | (7,041) |
| 96 | | | | | | | | |
| 97 | Unit Months Available | 216 | 276 | 192 | 12 | 12 | 12 | 24 |
| 98 | Unit Months Leased | 216 | 272 | 190 | 12 | 12 | 12 | 24 |

Charlottesville Redevelopment Housing Authority
Annual Consolidated Budget
Fiscal Year Ending March 31, 2023

1

| Line | FDS Account Description | CFP Totals | CFP 2019 | CFP 2020 | CFP 2021 | CFP 2022 | CFP 2023 |
|------|--|------------|----------|----------|----------|----------|-----------|
| 1 | Net Tenant Rental Revenue | - | - | - | - | - | - |
| 2 | Tenant Revenue-Other | - | - | - | - | - | - |
| 3 | Total Tenant Revenue | - | - | - | - | - | - |
| 4 | | | | | | | |
| 5 | HUD PHA Operating Grants | - | - | - | - | - | - |
| 6 | HUD PHA Shortfall Funds | - | - | - | - | - | - |
| 7 | HAP Subsidy | - | - | - | - | - | - |
| 8 | Administrative Fees Earned | - | - | - | - | - | - |
| 9 | Other Government Grants | - | - | - | - | - | - |
| 10 | Capital Grants | 3,471,243 | 290,589 | 581,724 | 554,788 | 812,888 | 1,231,254 |
| 11 | Total Government Subsidy | 3,471,243 | 290,589 | 581,724 | 554,788 | 812,888 | 1,231,254 |
| 12 | | | | | | | |
| 13 | Management Fee Income | - | - | - | - | - | - |
| 14 | Asset Management Fee Income | - | - | - | - | - | - |
| 15 | Bookkeeping Fee Income | - | - | - | - | - | - |
| 16 | Total Fee Revenue | - | - | - | - | - | - |
| 17 | | | | | | | |
| 18 | Other Government Grants | - | - | - | - | - | - |
| 19 | Investment Income - Unrestricted | - | - | - | - | - | - |
| 20 | Fraud Recovery - HAP | - | - | - | - | - | - |
| 21 | Agent Fee Income | - | - | - | - | - | - |
| 22 | Other Revenue | - | - | - | - | - | - |
| 23 | Total Other Revenue | - | - | - | - | - | - |
| 24 | | | | | | | |
| 25 | TOTAL REVENUE | 3,471,243 | 290,589 | 581,724 | 554,788 | 812,888 | 1,231,254 |
| 26 | | | | | | | |
| 27 | | | | | | | |
| 28 | Administrative Salaries | - | - | - | - | - | - |
| 29 | Auditing Fees | - | - | - | - | - | - |
| 30 | Management Fee | - | - | - | - | - | - |
| 31 | Bookkeeping Fee | - | - | - | - | - | - |
| 32 | Advertising & Marketing | - | - | - | - | - | - |
| 33 | Employee Benefit Contrib-Admin | - | - | - | - | - | - |
| 34 | Office Expenses | - | - | - | - | - | - |
| 35 | Legal Expense | - | - | - | - | - | - |
| 36 | Travel | - | - | - | - | - | - |
| 37 | Other Admin Expenses | - | - | - | - | - | - |
| 38 | Total Operating-Administrative | - | - | - | - | - | - |
| 39 | | | | | | | |
| 40 | Asset Management Fee | - | - | - | - | - | - |
| 41 | Tenant Relocation Costs | - | - | - | - | - | - |
| 42 | Tenant Services-Other | - | - | - | - | - | - |
| 43 | Total Tenant Services | - | - | - | - | - | - |
| 44 | | | | | | | |
| 45 | Water | - | - | - | - | - | - |
| 46 | Electricity | - | - | - | - | - | - |
| 47 | Gas | - | - | - | - | - | - |
| 48 | Garbage/Trash Removal | - | - | - | - | - | - |
| 49 | Sewer | - | - | - | - | - | - |
| 50 | Stormwater Tax | - | - | - | - | - | - |
| 51 | Total Utilities | - | - | - | - | - | - |
| 52 | | | | | | | |
| 53 | Maintenance Salaries | - | - | - | - | - | - |
| 54 | Maintenance Materials & Supplies | - | - | - | - | - | - |
| 55 | Maintenance Contracts | - | - | - | - | - | - |
| 56 | Employee Benefit Contrib-Maint | - | - | - | - | - | - |
| 57 | Total Maintenance | - | - | - | - | - | - |
| 58 | | | | | | | |
| 59 | Protective Services - Other Contract Costs | - | - | - | - | - | - |
| 60 | Total Protective Services | - | - | - | - | - | - |
| 61 | | | | | | | |
| 62 | Property Insurance | - | - | - | - | - | - |
| 63 | Liability Insurance | - | - | - | - | - | - |
| 64 | Worker's Compensation | - | - | - | - | - | - |
| 65 | Other Insurance | - | - | - | - | - | - |
| 66 | Total Insurance | - | - | - | - | - | - |
| 67 | | | | | | | |
| 68 | Compensated Absences | - | - | - | - | - | - |
| 69 | Payments in Lieu of Taxes | - | - | - | - | - | - |
| 70 | Bad Debt-Tenant Rents | - | - | - | - | - | - |
| 71 | Total Other General Expenses | - | - | - | - | - | - |
| 72 | | | | | | | |
| 73 | Total Operating Expenses | - | - | - | - | - | - |
| 74 | | | | | | | |
| 75 | Excess Revenue Over Operating Expenses | 3,471,243 | 290,589 | 581,724 | 554,788 | 812,888 | 1,231,254 |
| 76 | | | | | | | |
| 77 | Mainstream HAP | - | - | - | - | - | - |
| 78 | Tenant Protection HAP | - | - | - | - | - | - |
| 79 | Emergency Housing HAP | - | - | - | - | - | - |
| 80 | All Other HAP | - | - | - | - | - | - |
| 81 | Total Housing Assistance Payments | - | - | - | - | - | - |
| 82 | | | | | | | |
| 83 | TOTAL EXPENSES | - | - | - | - | - | - |
| 84 | | | | | | | |
| 85 | Operating Transfers IN | - | - | - | - | - | - |

Charlottesville Redevelopment Housing Authority
 Annual Consolidated Budget
 Fiscal Year Ending March 31, 2023

| Line | FDS Account Description | CFP Totals | CFP 2019 | CFP 2020 | CFP 2021 | CFP 2022 | CFP 2023 |
|------|--|---------------|-------------|-------------|-------------|-------------|-------------|
| 86 | Operating Transfers OUT | (2,341,255) | (290,589) | (581,724) | (554,788) | (554,788) | (359,366) |
| 87 | Total Other Financing Sources (Uses) | (2,341,255) | (290,589) | (581,724) | (554,788) | (554,788) | (359,366) |
| 88 | | | | | | | |
| 89 | Excess (Deficit) of Revenue Over(Under) Expenses | 1,129,988 | - | - | - | 258,100 | 871,888 |
| 90 | | | | | | | |
| 91 | Required Annual Debt Payments | | | | | | |
| 92 | Expected Capital Payments | | | | | | |
| 93 | Total Non Operating Expenditures | - | - | - | - | - | - |
| 94 | | | | | | | |
| 95 | Net Increase (Decrease) Cash Flow | 1,129,988 | - | - | - | 258,100 | 871,888 |
| 96 | | | | | | | |
| 97 | Unit Months Available | | | | | | |
| 98 | Unit Months Leased | | | | | | |

**Operating Fund Grant:
Calculation of Total Program Expense Level**
PHA-Owned Rental Housing

**U.S. Department of Housing and
Urban Development**
Office of Public and Indian Housing

As of 03/07/2024 10:24AM - Form ID: 23143 - Status: Accepted

OMB Approval No. 2577-0029 (exp. 1/31/2027)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(e) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs/projects. The Operating Fund determines the amount of Operating Fund grant to be paid to PHAs/projects. PHAs/projects provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income the major Operating Fund components. HUD reviews the information to determine each PHA(s)/project(s) Formula Amount and the funds to be obligated for the Funding Period to each PHA/project based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Total number of ACC units for this PHA: 337

Section 1

| | | | |
|--|---|---|--|
| 1. Name and Address of Public Housing Agency: | | 2. Funding Period: 1/1/2024 to 12/31/2024 | |
| Charlottesville Redev & Housing Authority 500 S. 1st Street Charlottesville VA 22902 | | 3. Type of Submission: Initial Submission | |
| 4. ACC Number: | 5. Fiscal Year End: 03-31-2024 | 6. Operating Fund Project Number: | |
| P-5513 | <input type="checkbox"/> 12/31 <input checked="" type="checkbox"/> 3/31 <input type="checkbox"/> 6/30 <input type="checkbox"/> 9/30 | V A 0 1 6 0 0 0 0 0 1 | |
| 7. UEI: | HUD Use Only | | |
| F2Q9UZ7XLJ6 | 8. ROFO Code: 0336 | 9. Financial Analyst: Gwendolyn Martin | |

Section 2

| Line No. | Category | Column A Unit Months | Column B Eligible Unit Months (EUMs) | Column C Resident Participation Unit Months |
|---|---|-------------------------|---|--|
| Categorization of Unit Months: <input checked="" type="checkbox"/> First of Month <input type="checkbox"/> Last of Month | | | | |
| Occupied Unit Months | | | | |
| 01 | Occupied dwelling units - by public housing eligible family under lease | 1,402 | 1,402 | 1,402 |
| 02 | Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing | 0 | | 0 |
| 03 | Occupied new units - eligible to receive Operating Funds during the funding period but not included on Lines 01, 02, or 05-13 of this section | | 0 | 0 |
| 04 | Occupied new units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Fund Grant | | 0 | 0 |
| Vacant Unit Months | | | | |
| 05 | Units undergoing modernization | 23 | 23 | |
| 06 | Special use units | 0 | 0 | |
| 06a | Units on Line 02 that are occupied by police officers and that also qualify as special use units | | | |
| 07 | Units vacant due to litigation | 0 | 0 | |
| 08 | Units vacant due to disasters | 0 | 0 | |
| 09 | Units vacant due to casualty losses | 0 | 0 | |
| 10 | Units vacant due to changing market conditions | 0 | 0 | |
| 11 | Units vacant and not categorized above | 87 | | |
| Other ACC Unit Months | | | | |
| 12 | Units eligible for asset repositioning fee and still on ACC (occupied or vacant) | 0 | | |
| 13 | All other ACC units not categorized above | 0 | | |

Form
HUD-
52723

Operating Fund Project Number:
VA016000001

Calculations Based on Unit Months:

| | | | | |
|----|---|-------|-------|-------|
| 14 | Limited vacancies | | 45 | |
| 15 | Total Unit Months | 1,512 | 1,470 | 1,402 |
| 16 | Units eligible for funding for resident participation activities (Line 15C divided by 12) | | | 117 |

Special Provision for Calculation of Utilities Expense Level:

| | | | | |
|----|---|--|--|--|
| 17 | Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for the asset repositioning fee | | | |
|----|---|--|--|--|

Section 3

| Line No. | Description | Requested by PHA | HUD Modifications |
|---|---|------------------|-------------------|
| Part A. Formula Expenses | | | |
| Project Expense Level (PEL) | | | |
| 01 | PUM project expense level (PEL) | \$500.87 | \$500.87 |
| 02 | Inflation factor | 1.0450 | 1.0450 |
| 03 | PUM inflated PEL (Part A, Line 01 times Line 02) | \$523.41 | \$523.41 |
| 04 | PEL (Part A, Line 03 times Section 2, Line 15, Column B) | \$769,413 | \$769,413 |
| Utilities Expense Level (UEL) | | | |
| 05 | PUM utilities expense level (UEL) (from Line 26 of form HUD-52722) | \$258.21 | \$258.21 |
| 06 | UEL (Part A, Line 05 times Section 2, Line 15, Column B) | \$379,569 | \$379,569 |
| Add-Ons | | | |
| 07 | Self-sufficiency | | |
| 08 | Add-on-subsidy (AOS) incentive energy performance contract (EPC) | | |
| 09 | Payment in lieu of taxes (PILOT) | \$6,344 | \$6,344 |
| 10 | Cost of independent audit | | \$5,000 |
| 11 | Funding for resident participation activities | \$2,925 | \$2,925 |
| 12 | Asset management fee | \$6,048 | \$6,048 |
| 13 | Information technology fee | \$3,024 | \$3,024 |
| 14 | Asset repositioning fee | | |
| 15 | Costs attributable to changes in federal law, regulation, or economy | | |
| 16 | Total Add-Ons (Sum of Part A, Lines 07 through 15) | \$18,341 | \$23,341 |
| 17 | Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16) | \$1,167,323 | \$1,172,323 |
| Part B. Formula Income | | | |
| 01 | PUM formula income | \$280.83 | \$280.83 |
| 02 | Resident paid utility (RPU) incentive energy performance contract (EPC) | | |
| 03 | PUM adjusted formula income (Sum of Part B, Lines 01 and 02) | \$280.83 | \$280.83 |
| 04 | Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B) | \$412,820 | \$412,820 |
| Part C. Other Formula Provisions | | | |
| 01 | Moving-to-Work (MTW) | | |
| 02 | Transition funding | \$0.00 | \$0.00 |
| 03 | Other | | |
| 04 | Total Other Formula Provisions (Sum of Part C, Lines 01 through 03) | \$0 | \$0 |
| Part D. Calculation of Formula Amount | | | |
| 01 | Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04) | \$754,503 | \$759,503 |
| 02 | Cost of independent audit (same as Part A, Line 10) | \$0.00 | \$5,000 |
| 03 | Formula amount (greater of Part D, Lines 01 or 02) | \$754,503 | \$759,503 |
| Part E. Calculation of Operating Fund Grant (HUD Use Only) | | | |
| 01 | Formula amount (same as Part D, Line 03) | | \$759,503 |
| 02 | Adjustment due to availability of funds | | |
| 03 | HUD discretionary adjustments | | |
| 04 | Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03) Appropriation symbol(s): | | \$759,503 |

Form
HUD-
52723

Operating Fund Project Number:
VA016000001

Section 4 - Comments

Section 5

Certifications:

☒ In accordance with 24 CFR 990.215, I hereby certify that Charlottesville Redevel & Housing Authority Housing Agency is in compliance with the annual income reexamination requirements and that rents and utility allowance calculations have been or will be adjusted in accordance with current HUD requirements and regulations.

☐ In accordance with § 213 of Title II of Division L of the Consolidated Appropriations Act, 2023, Pub. L. 117-328 (approved December 29, 2022) and subsequent acts containing the same provisions, I hereby certify that Charlottesville Redevel & Housing Authority Housing Agency has 400 or fewer units and is implementing asset management.

☒ In accordance with 24 CFR 990.255 through 990.290 – Compliance of Asset Management Requirements, I hereby certify that Charlottesville Redevel & Housing Authority Housing Agency has 250 units or more and is in compliance with asset management. I understand in accordance with 24 CFR 990.190(f), PHAs that are not in compliance with asset management will forfeit the asset management fee.

☒ I hereby certify the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement up to 5 years, fines, and civil and administrative penalties (18 U.S.C. §§ 287, 1001, 1010, 1012; 31 U.S.C. §§ 3729, 3802).

As of 03/07/2024

Form HUD-52723

**Operating Fund Grant:
Calculation of Total Program Expense Level**
PHA-Owned Rental Housing

**U.S. Department of Housing and
Urban Development**
Office of Public and Indian Housing

As of 03/07/2024 10:24AM - Form ID: 23144 - Status: Accepted

OMB Approval No. 2577-0029 (exp.1/31/2027)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(e) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs/projects. The Operating Fund determines the amount of Operating Fund grant to be paid to PHAs/projects. PHAs/projects provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income the major Operating Fund components. HUD reviews the information to determine each PHA(s)/project(s) Formula Amount and the funds to be obligated for the Funding Period to each PHA/project based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Total number of ACC units for this PHA: 337

Section 1

| | | | |
|--|---|---|--|
| 1. Name and Address of Public Housing Agency: | | 2. Funding Period: 1/1/2024 to 12/31/2024 | |
| Charlottesville Redev & Housing Authority 500 S. 1st Street Charlottesville VA 22902 | | 3. Type of Submission: Initial Submission | |
| 4. ACC Number: | 5. Fiscal Year End: 03-31-2024 | 6. Operating Fund Project Number: | |
| P-5513 | <input type="checkbox"/> 12/31 <input checked="" type="checkbox"/> 3/31 <input type="checkbox"/> 6/30 <input type="checkbox"/> 9/30 | V A 0 1 6 0 0 0 0 0 3 | |
| 7. UEI: | HUD Use Only | | |
| F2Q9UZ7XLJ6 | 8. ROFO Code: 0336 | 9. Financial Analyst: Gwendolyn Martin | |

Section 2

| Line No. | Category | Column A Unit Months | Column B Eligible Unit Months (EUMs) | Column C Resident Participation Unit Months |
|---|---|-------------------------|---|--|
| Categorization of Unit Months: <input checked="" type="checkbox"/> First of Month <input type="checkbox"/> Last of Month | | | | |
| Occupied Unit Months | | | | |
| 01 | Occupied dwelling units - by public housing eligible family under lease | 300 | 300 | 300 |
| 02 | Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing | 0 | | 0 |
| 03 | Occupied new units - eligible to receive Operating Funds during the funding period but not included on Lines 01, 02, or 05-13 of this section | | 0 | 0 |
| 04 | Occupied new units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Fund Grant | | 0 | 0 |
| Vacant Unit Months | | | | |
| 05 | Units undergoing modernization | 0 | 0 | |
| 06 | Special use units | 0 | 0 | |
| 06a | Units on Line 02 that are occupied by police officers and that also qualify as special use units | | | |
| 07 | Units vacant due to litigation | 0 | 0 | |
| 08 | Units vacant due to disasters | 0 | 0 | |
| 09 | Units vacant due to casualty losses | 0 | 0 | |
| 10 | Units vacant due to changing market conditions | 0 | 0 | |
| 11 | Units vacant and not categorized above | 0 | | |
| Other ACC Unit Months | | | | |
| 12 | Units eligible for asset repositioning fee and still on ACC (occupied or vacant) | 696 | | |
| 13 | All other ACC units not categorized above | 0 | | |

Form
HUD-
52723

| Operating Fund Project Number: VA016000003 | | | |
|--|---|------------------|-------------------|
| Calculations Based on Unit Months: | | | |
| 14 | Limited vacancies | | 0 |
| 15 | Total Unit Months | 996 | 300 |
| 16 | Units eligible for funding for resident participation activities (Line 15C divided by 12) | | 25 |
| Special Provision for Calculation of Utilities Expense Level: | | | |
| 17 | Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for the asset repositioning fee | | |
| Section 3 | | | |
| Line No. | Description | Requested by PHA | HUD Modifications |
| Part A. Formula Expenses | | | |
| Project Expense Level (PEL) | | | |
| 01 | PUM project expense level (PEL) | \$518.47 | \$518.47 |
| 02 | Inflation factor | 1.0450 | 1.0450 |
| 03 | PUM inflated PEL (Part A, Line 01 times Line 02) | \$541.80 | \$541.80 |
| 04 | PEL (Part A, Line 03 times Section 2, Line 15, Column B) | \$162,540 | \$162,540 |
| Utilities Expense Level (UEL) | | | |
| 05 | PUM utilities expense level (UEL) (from Line 26 of form HUD-52722) | \$734.03 | \$734.03 |
| 06 | UEL (Part A, Line 05 times Section 2, Line 15, Column B) | \$220,209 | \$220,209 |
| Add-Ons | | | |
| 07 | Self-sufficiency | | |
| 08 | Add-on-subsidy (AOS) incentive energy performance contract (EPC) | | |
| 09 | Payment in lieu of taxes (PILOT) | \$374 | \$374 |
| 10 | Cost of independent audit | \$3,300 | \$3,300 |
| 11 | Funding for resident participation activities | \$625 | \$625 |
| 12 | Asset management fee | \$3,984 | \$3,984 |
| 13 | Information technology fee | \$1,992 | \$1,992 |
| 14 | Asset repositioning fee | \$240,873 | \$240,873 |
| 15 | Costs attributable to changes in federal law, regulation, or economy | | |
| 16 | Total Add-Ons (Sum of Part A, Lines 07 through 15) | \$251,148 | \$251,148 |
| 17 | Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16) | \$633,897 | \$633,897 |
| Part B. Formula Income | | | |
| 01 | PUM formula income | \$310.74 | \$310.74 |
| 02 | Resident paid utility (RPU) incentive energy performance contract (EPC) | | |
| 03 | PUM adjusted formula income (Sum of Part B, Lines 01 and 02) | \$310.74 | \$310.74 |
| 04 | Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B) | \$93,222 | \$93,222 |
| Part C. Other Formula Provisions | | | |
| 01 | Moving-to-Work (MTW) | | |
| 02 | Transition funding | \$0.00 | \$0.00 |
| 03 | Other | | |
| 04 | Total Other Formula Provisions (Sum of Part C, Lines 01 through 03) | \$0 | \$0 |
| Part D. Calculation of Formula Amount | | | |
| 01 | Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04) | \$540,675 | \$540,675 |
| 02 | Cost of independent audit (same as Part A, Line 10) | \$3,300.00 | \$3,300 |
| 03 | Formula amount (greater of Part D, Lines 01 or 02) | \$540,675 | \$540,675 |
| Part E. Calculation of Operating Fund Grant (HUD Use Only) | | | |
| 01 | Formula amount (same as Part D, Line 03) | | \$540,675 |
| 02 | Adjustment due to availability of funds | | |
| 03 | HUD discretionary adjustments | | |
| 04 | Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03) Appropriation symbol(s): | | \$540,675 |

Form
HUD-
52723

Operating Fund Project Number:
VA016000003

Section 4 - Comments

Section 5

Certifications:

☒ In accordance with 24 CFR 990.215, I hereby certify that Charlottesville Redev & Housing Authority Housing Agency is in compliance with the annual income reexamination requirements and that rents and utility allowance calculations have been or will be adjusted in accordance with current HUD requirements and regulations.

☐ In accordance with § 213 of Title II of Division L of the Consolidated Appropriations Act, 2023, Pub. L. 117-328 (approved December 29, 2022) and subsequent acts containing the same provisions, I hereby certify that Charlottesville Redev & Housing Authority Housing Agency has 400 or fewer units and is implementing asset management.

☒ In accordance with 24 CFR 990.255 through 990.290 – Compliance of Asset Management Requirements, I hereby certify that Charlottesville Redev & Housing Authority Housing Agency has 250 units or more and is in compliance with asset management. I understand in accordance with 24 CFR 990.190(f), PHAs that are not in compliance with asset management will forfeit the asset management fee.

☒ I hereby certify the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement up to 5 years, fines, and civil and administrative penalties (18 U.S.C. §§ 287, 1001, 1010, 1012; 31 U.S.C. §§ 3729, 3802).

As of 03/07/2024

Form HUD-52723

**Operating Fund Grant:
Calculation of Total Program Expense Level
PHA-Owned Rental Housing**

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

As of 03/07/2024 10:24AM - Form ID: 23145 - Status: Accepted

OMB Approval No. 2577-0029 (exp.1/31/2027)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(e) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs/projects. The Operating Fund determines the amount of Operating Fund grant to be paid to PHAs/projects. PHAs/projects provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income the major Operating Fund components. HUD reviews the information to determine each PHA(s)/project(s) Formula Amount and the funds to be obligated for the Funding Period to each PHA/project based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Total number of ACC units for this PHA: 337

Section 1

| | | | |
|--|--|---|------------------------------|
| 1. Name and Address of Public Housing Agency: | | 2. Funding Period: 1/1/2024 to 12/31/2024 | |
| Charlottesville Redev & Housing Authority 500 S. 1st Street Charlottesville VA 22902 | | 3. Type of Submission: Initial Submission | |
| 4. ACC Number: | 5. Fiscal Year End: 03-31-2024 | 6. Operating Fund Project Number: | |
| P-5513 | <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input type="checkbox"/> 6/30 <input type="checkbox"/> 9/30 | V A 0 1 6 0 0 0 0 0 4 | |
| 7. UEI: | | HUD Use Only | |
| F2Q9UZ7XLJ6 | | 8. ROFO Code: | 9. Financial Analyst: |
| | | 0336 | Gwendolyn Martin |

Section 2

| Line No. | Category | Column A Unit Months | Column B Eligible Unit Months (EUMs) | Column C Resident Participation Unit Months |
|---|---|-------------------------|---|--|
| Categorization of Unit Months: <input checked="" type="checkbox"/> First of Month <input type="checkbox"/> Last of Month | | | | |
| Occupied Unit Months | | | | |
| 01 | Occupied dwelling units - by public housing eligible family under lease | 707 | 707 | 707 |
| 02 | Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing | 0 | | 0 |
| 03 | Occupied new units - eligible to receive Operating Funds during the funding period but not included on Lines 01, 02, or 05-13 of this section | | 0 | 0 |
| 04 | Occupied new units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Fund Grant | | 0 | 0 |
| Vacant Unit Months | | | | |
| 05 | Units undergoing modernization | 0 | 0 | |
| 06 | Special use units | 0 | 0 | |
| 06a | Units on Line 02 that are occupied by police officers and that also qualify as special use units | | | |
| 07 | Units vacant due to litigation | 0 | 0 | |
| 08 | Units vacant due to disasters | 0 | 0 | |
| 09 | Units vacant due to casualty losses | 0 | 0 | |
| 10 | Units vacant due to changing market conditions | 0 | 0 | |
| 11 | Units vacant and not categorized above | 37 | | |
| Other ACC Unit Months | | | | |
| 12 | Units eligible for asset repositioning fee and still on ACC (occupied or vacant) | 0 | | |
| 13 | All other ACC units not categorized above | 0 | | |

Form
HUD-
52723

Operating Fund Project Number:
VA016000004

Calculations Based on Unit Months:

| | | | | |
|----|---|------------|------------|------------|
| 14 | Limited vacancies | | 22 | |
| 15 | Total Unit Months | 744 | 729 | 707 |
| 16 | Units eligible for funding for resident participation activities (Line 15C divided by 12) | | | 59 |

Special Provision for Calculation of Utilities Expense Level:

| | | | | |
|----|---|--|--|--|
| 17 | Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for the asset repositioning fee | | | |
|----|---|--|--|--|

Section 3

| Line No. | Description | Requested by PHA | HUD Modifications |
|---|---|------------------|-------------------|
| Part A. Formula Expenses | | | |
| Project Expense Level (PEL) | | | |
| 01 | PUM project expense level (PEL) | \$471.87 | \$471.87 |
| 02 | Inflation factor | 1.0450 | 1.0450 |
| 03 | PUM inflated PEL (Part A, Line 01 times Line 02) | \$493.10 | \$493.10 |
| 04 | PEL (Part A, Line 03 times Section 2, Line 15, Column B) | \$359,470 | \$359,470 |
| Utilities Expense Level (UEL) | | | |
| 05 | PUM utilities expense level (UEL) (from Line 26 of form HUD-52722) | \$261.28 | \$261.28 |
| 06 | UEL (Part A, Line 05 times Section 2, Line 15, Column B) | \$190,473 | \$190,473 |
| Add-Ons | | | |
| 07 | Self-sufficiency | | |
| 08 | Add-on-subsidy (AOS) incentive energy performance contract (EPC) | | |
| 09 | Payment in lieu of taxes (PILOT) | \$3,259 | \$3,259 |
| 10 | Cost of independent audit | \$0 | \$2,480 |
| 11 | Funding for resident participation activities | \$1,475 | \$1,475 |
| 12 | Asset management fee | \$2,976 | \$2,976 |
| 13 | Information technology fee | \$1,488 | \$1,488 |
| 14 | Asset repositioning fee | | |
| 15 | Costs attributable to changes in federal law, regulation, or economy | | |
| 16 | Total Add-Ons (Sum of Part A, Lines 07 through 15) | \$9,198 | \$11,678 |
| 17 | Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16) | \$559,141 | \$561,621 |
| Part B. Formula Income | | | |
| 01 | PUM formula income | \$280.18 | \$280.18 |
| 02 | Resident paid utility (RPU) incentive energy performance contract (EPC) | | |
| 03 | PUM adjusted formula income (Sum of Part B, Lines 01 and 02) | \$280.18 | \$280.18 |
| 04 | Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B) | \$204,251 | \$204,251 |
| Part C. Other Formula Provisions | | | |
| 01 | Moving-to-Work (MTW) | | |
| 02 | Transition funding | \$0.00 | \$0.00 |
| 03 | Other | | |
| 04 | Total Other Formula Provisions (Sum of Part C, Lines 01 through 03) | \$0 | \$0 |
| Part D. Calculation of Formula Amount | | | |
| 01 | Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04) | \$354,890 | \$357,370 |
| 02 | Cost of independent audit (same as Part A, Line 10) | \$0.00 | \$2,480 |
| 03 | Formula amount (greater of Part D, Lines 01 or 02) | \$354,890 | \$357,370 |
| Part E. Calculation of Operating Fund Grant (HUD Use Only) | | | |
| 01 | Formula amount (same as Part D, Line 03) | | \$357,370 |
| 02 | Adjustment due to availability of funds | | |
| 03 | HUD discretionary adjustments | | |
| 04 | Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03) Appropriation symbol(s): | | \$357,370 |

Form
HUD-
52723.

Operating Fund Project Number:
VA016000004

Section 4 - Comments

Section 5

Certifications:

In accordance with 24 CFR 990.215, I hereby certify that Charlottesville Redev & Housing Authority Housing Agency is in compliance with the annual income reexamination requirements and that rents and utility allowance calculations have been or will be adjusted in accordance with current HUD requirements and regulations.

☐ In accordance with § 213 of Title II of Division L of the Consolidated Appropriations Act, 2023, Pub. L. 117-328 (approved December 29, 2022) and subsequent acts containing the same provisions, I hereby certify that Charlottesville Redev & Housing Authority Housing Agency has 400 or fewer units and is implementing asset management.

In accordance with 24 CFR 990.255 through 990.290 – Compliance of Asset Management Requirements, I hereby certify that Charlottesville Redev & Housing Authority Housing Agency has 250 units or more and is in compliance with asset management. I understand in accordance with 24 CFR 990.190(f), PHAs that are not in compliance with asset management will forfeit the asset management fee.

I hereby certify the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement up to 5 years, fines, and civil and administrative penalties (18 U.S.C. §§ 287, 1001, 1010, 1012; 31 U.S.C. §§ 3729, 3802).

As of 03/07/2024

Form HUD-52723

**Operating Fund Grant:
Calculation of Total Program Expense Level
PHA-Owned Rental Housing**

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

As of 03/07/2024 10:24AM - Form ID: 23147 - Status: Accepted

OMB Approval No. 2577-0029 (exp. 1/31/2027)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(e) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs/projects. The Operating Fund determines the amount of Operating Fund grant to be paid to PHAs/projects. PHAs/projects provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income the major Operating Fund components. HUD reviews the information to determine each PHA(s)/project(s) Formula Amount and the funds to be obligated for the Funding Period to each PHA/project based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Total number of ACC units for this PHA: 337

Section 1

| | | | |
|--|--|---|------------------------------|
| 1. Name and Address of Public Housing Agency: | | 2. Funding Period: 1/1/2024 to 12/31/2024 | |
| Charlottesville Redev & Housing Authority 500 S. 1st Street Charlottesville VA 22902 | | 3. Type of Submission: Initial Submission | |
| 4. ACC Number: | 5. Fiscal Year End: 03-31-2024 | 6. Operating Fund Project Number: | |
| P-5513 | <input type="checkbox"/> 12/31 <input type="checkbox"/> 3/31 <input type="checkbox"/> 6/30 <input type="checkbox"/> 9/30 | V A 0 1 6 0 0 0 0 0 9 | |
| 7. UEI: | | HUD Use Only | |
| F2Q9UZ7XLJ6 | | 8. ROFO Code: | 9. Financial Analyst: |
| | | 0336 | Gwendolyn Martin |

Section 2

| Line No. | Category | Column A Unit Months | Column B Eligible Unit Months (EUMs) | Column C Resident Participation Unit Months |
|--|---|-------------------------|---|--|
| Categorization of Unit Months: <input type="checkbox"/> First of Month <input type="checkbox"/> Last of Month | | | | |
| Occupied Unit Months | | | | |
| 01 | Occupied dwelling units - by public housing eligible family under lease | 0 | 0 | 0 |
| 02 | Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing | 0 | | 0 |
| 03 | Occupied new units - eligible to receive Operating Funds during the funding period but not included on Lines 01, 02, or 05-13 of this section | | 0 | 0 |
| 04 | Occupied new units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Fund Grant | | 0 | 0 |
| Vacant Unit Months | | | | |
| 05 | Units undergoing modernization | 468 | 468 | |
| 06 | Special use units | 0 | 0 | |
| 06a | Units on Line 02 that are occupied by police officers and that also qualify as special use units | | | |
| 07 | Units vacant due to litigation | 0 | 0 | |
| 08 | Units vacant due to disasters | 0 | 0 | |
| 09 | Units vacant due to casualty losses | 168 | 168 | |
| 10 | Units vacant due to changing market conditions | 0 | 0 | |
| 11 | Units vacant and not categorized above | 0 | | |
| Other ACC Unit Months | | | | |
| 12 | Units eligible for asset repositioning fee and still on ACC (occupied or vacant) | 0 | | |
| 13 | All other ACC units not categorized above | 0 | | |

Form
HUD-
52723

| Operating Fund Project Number: VA016000009 | | | |
|--|---|------------------|-------------------|
| Calculations Based on Unit Months: | | | |
| 14 | Limited vacancies | | 0 |
| 15 | Total Unit Months | 636 | 636 |
| 16 | Units eligible for funding for resident participation activities (Line 15C divided by 12) | | 0 |
| Special Provision for Calculation of Utilities Expense Level: | | | |
| 17 | Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for the asset repositioning fee | | |
| Section 3 | | | |
| Line No. | Description | Requested by PHA | HUD Modifications |
| Part A. Formula Expenses | | | |
| Project Expense Level (PEL) | | | |
| 01 | PUM project expense level (PEL) | \$365.63 | \$365.63 |
| 02 | Inflation factor | 1.0450 | 1.0450 |
| 03 | PUM inflated PEL (Part A, Line 01 times Line 02) | \$382.08 | \$382.08 |
| 04 | PEL (Part A, Line 03 times Section 2, Line 15, Column B) | \$243,003 | \$243,003 |
| Utilities Expense Level (UEL) | | | |
| 05 | PUM utilities expense level (UEL) (from Line 26 of form HUD-52722) | \$366.04 | \$366.04 |
| 06 | UEL (Part A, Line 05 times Section 2, Line 15, Column B) | \$232,801 | \$232,801 |
| Add-Ons | | | |
| 07 | Self-sufficiency | | |
| 08 | Add-on-subsidy (AOS) incentive energy performance contract (EPC) | \$0 | \$0 |
| 09 | Payment in lieu of taxes (PILOT) | \$0 | \$0 |
| 10 | Cost of independent audit | \$0 | \$0 |
| 11 | Funding for resident participation activities | \$0 | \$0 |
| 12 | Asset management fee | \$2,544 | \$2,544 |
| 13 | Information technology fee | \$1,272 | \$1,272 |
| 14 | Asset repositioning fee | \$0 | \$0 |
| 15 | Costs attributable to changes in federal law, regulation, or economy | | |
| 16 | Total Add-Ons (Sum of Part A, Lines 07 through 15) | \$3,816 | \$3,816 |
| 17 | Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16) | \$479,620 | \$479,620 |
| Part B. Formula Income | | | |
| 01 | PUM formula income | \$0.00 | \$0.00 |
| 02 | Resident paid utility (RPU) incentive energy performance contract (EPC) | \$0.00 | \$0.00 |
| 03 | PUM adjusted formula income (Sum of Part B, Lines 01 and 02) | \$0.00 | \$0.00 |
| 04 | Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B) | \$0 | \$0 |
| Part C. Other Formula Provisions | | | |
| 01 | Moving-to-Work (MTW) | | |
| 02 | Transition funding | \$0.00 | \$0.00 |
| 03 | Other | | |
| 04 | Total Other Formula Provisions (Sum of Part C, Lines 01 through 03) | \$0 | \$0 |
| Part D. Calculation of Formula Amount | | | |
| 01 | Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04) | \$479,620 | \$479,620 |
| 02 | Cost of independent audit (same as Part A, Line 10) | \$0.00 | \$0 |
| 03 | Formula amount (greater of Part D, Lines 01 or 02) | \$479,620 | \$479,620 |
| Part E. Calculation of Operating Fund Grant (HUD Use Only) | | | |
| 01 | Formula amount (same as Part D, Line 03) | | \$479,620 |
| 02 | Adjustment due to availability of funds | | |
| 03 | HUD discretionary adjustments | | |
| 04 | Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03) Appropriation symbol(s): | | \$479,620 |

Form
HUD-
52723

Operating Fund Project Number:
VA016000009

Section 4 - Comments

Section 5

Certifications:

In accordance with 24 CFR 990.215, I hereby certify that Charlottesville Redevel & Housing Authority Housing Agency is in compliance with the annual income reexamination requirements and that rents and utility allowance calculations have been or will be adjusted in accordance with current HUD requirements and regulations.

☐ In accordance with § 213 of Title II of Division L of the Consolidated Appropriations Act, 2023, Pub. L. 117-328 (approved December 29, 2022) and subsequent acts containing the same provisions, I hereby certify that Charlottesville Redevel & Housing Authority Housing Agency has 400 or fewer units and is implementing asset management.

In accordance with 24 CFR 990.255 through 990.290 – Compliance of Asset Management Requirements, I hereby certify that Charlottesville Redevel & Housing Authority Housing Agency has 250 units or more and is in compliance with asset management. I understand in accordance with 24 CFR 990.190(f), PHAs that are not in compliance with asset management will forfeit the asset management fee.

I hereby certify the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement up to 5 years, fines, and civil and administrative penalties (18 U.S.C. §§ 287, 1001, 1010, 1012; 31 U.S.C. §§ 3729, 3802).

As of 03/07/2024

Form HUD-52723

**Operating Fund Grant:
Calculation of Total Program Expense Level**
PHA-Owned Rental Housing

**U.S. Department of Housing and
Urban Development**
Office of Public and Indian Housing

As of 03/07/2024 10:24AM - Form ID: 23146 - Status: Accepted

OMB Approval No. 2577-0029 (exp.1/31/2027)

Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(e) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs/projects. The Operating Fund determines the amount of Operating Fund grant to be paid to PHAs/projects. PHAs/projects provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income the major Operating Fund components. HUD reviews the information to determine each PHA(s)/project(s) Formula Amount and the funds to be obligated for the Funding Period to each PHA/project based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Total number of ACC units for this PHA: 337

Section 1

| | | | |
|--|--|---|--|
| 1. Name and Address of Public Housing Agency: | | 2. Funding Period: 1/1/2024 to 12/31/2024 | |
| Charlottesville Redev & Housing Authority 500 S. 1st Street Charlottesville VA 22902 | | 3. Type of Submission: Initial Submission | |
| 4. ACC Number: | 5. Fiscal Year End: 03-31-2024 | 6. Operating Fund Project Number: | |
| P-5513 | <input type="checkbox"/> 12/31 3/31 <input type="checkbox"/> 6/30 <input type="checkbox"/> 9/30 | V A 0 1 6 0 0 0 0 1 0 | |
| 7. UEL: | HUD Use Only | | |
| F2Q9UZF7XLJ6 | 8. ROFO Code: 0336 | 9. Financial Analyst: Gwendolyn Martin | |

Section 2

| Line No. | Category | Column A Unit Months | Column B Eligible Unit Months (EUMs) | Column C Resident Participation Unit Months |
|---------------------------------------|---|---|---|--|
| Categorization of Unit Months: | | <input checked="" type="checkbox"/> First of Month <input type="checkbox"/> Last of Month | | |
| Occupied Unit Months | | | | |
| 01 | Occupied dwelling units - by public housing eligible family under lease | 66 | 66 | 66 |
| 02 | Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing | 0 | | 0 |
| 03 | Occupied new units - eligible to receive Operating Funds during the funding period but not included on Lines 01, 02, or 05-13 of this section | 65 | 65 | 65 |
| 04 | Occupied new units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Fund Grant | | 0 | 0 |
| Vacant Unit Months | | | | |
| 05 | Units undergoing modernization | 0 | 0 | |
| 06 | Special use units | 0 | 0 | |
| 06a | Units on Line 02 that are occupied by police officers and that also qualify as special use units | | | |
| 07 | Units vacant due to litigation | 0 | 0 | |
| 08 | Units vacant due to disasters | 0 | 0 | |
| 09 | Units vacant due to casualty losses | 0 | 0 | |
| 10 | Units vacant due to changing market conditions | 0 | 0 | |
| 11 | Units vacant and not categorized above | 15 | | |
| Other ACC Unit Months | | | | |
| 12 | Units eligible for asset repositioning fee and still on ACC (occupied or vacant) | 0 | | |
| 13 | All other ACC units not categorized above | 10 | | |

Form
HUD-
52723

| Operating Fund Project Number: VA016000010 | | | |
|--|---|------------------|-------------------|
| Calculations Based on Unit Months: | | | |
| 14 | Limited vacancies | | 5 |
| 15 | Total Unit Months | 156 | 136 |
| 16 | Units eligible for funding for resident participation activities (Line 15C divided by 12) | | 11 |
| Special Provision for Calculation of Utilities Expense Level: | | | |
| 17 | Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for the asset repositioning fee | | |
| Section 3 | | | |
| Line No. | Description | Requested by PHA | HUD Modifications |
| Part A. Formula Expenses | | | |
| Project Expense Level (PEL) | | | |
| 01 | PUM project expense level (PEL) | \$365.63 | \$365.63 |
| 02 | Inflation factor | 1.0450 | 1.0450 |
| 03 | PUM inflated PEL (Part A, Line 01 times Line 02) | \$382.08 | \$382.08 |
| 04 | PEL (Part A, Line 03 times Section 2, Line 15, Column B) | \$26,364 | \$51,963 |
| Utilities Expense Level (UEL) | | | |
| 05 | PUM utilities expense level (UEL) (from Line 26 of form HUD-52722) | \$216.20 | \$109.69 |
| 06 | UEL (Part A, Line 05 times Section 2, Line 15, Column B) | \$14,918 | \$14,918 |
| Add-Ons | | | |
| 07 | Self-sufficiency | | |
| 08 | Add-on-subsidy (AOS) incentive energy performance contract (EPC) | | |
| 09 | Payment in lieu of taxes (PILOT) | \$0 | \$0 |
| 10 | Cost of independent audit | \$0 | \$0 |
| 11 | Funding for resident participation activities | \$150 | \$275 |
| 12 | Asset management fee | \$364 | \$624 |
| 13 | Information technology fee | \$182 | \$312 |
| 14 | Asset repositioning fee | | |
| 15 | Costs attributable to changes in federal law, regulation, or economy | | |
| 16 | Total Add-Ons (Sum of Part A, Lines 07 through 15) | \$696 | \$1,211 |
| 17 | Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16) | \$41,978 | \$68,092 |
| Part B. Formula Income | | | |
| 01 | PUM formula income | \$0.00 | \$313.31 |
| 02 | Resident paid utility (RPU) incentive energy performance contract (EPC) | \$0.00 | \$0.00 |
| 03 | PUM adjusted formula income (Sum of Part B, Lines 01 and 02) | \$0.00 | \$313.31 |
| 04 | Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B) | \$0 | \$42,610 |
| Part C. Other Formula Provisions | | | |
| 01 | Moving-to-Work (MTW) | | |
| 02 | Transition funding | \$0.00 | \$0.00 |
| 03 | Other | | |
| 04 | Total Other Formula Provisions (Sum of Part C, Lines 01 through 03) | \$0 | \$0 |
| Part D. Calculation of Formula Amount | | | |
| 01 | Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04) | \$41,978 | \$25,482 |
| 02 | Cost of independent audit (same as Part A, Line 10) | \$0.00 | \$0 |
| 03 | Formula amount (greater of Part D, Lines 01 or 02) | \$41,978 | \$25,482 |
| Part E. Calculation of Operating Fund Grant (HUD Use Only) | | | |
| 01 | Formula amount (same as Part D, Line 03) | | \$25,482 |
| 02 | Adjustment due to availability of funds | | |
| 03 | HUD discretionary adjustments | | |
| 04 | Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03) Appropriation symbol(s): | | \$25,482 |

Form
HUD-
52723

Operating Fund Project Number:
VA016000010

Section 4 - Comments

Section 5

Certifications:

In accordance with 24 CFR 990.215, I hereby certify that Charlottesville Redevelopment & Housing Authority Housing Agency is in compliance with the annual income reexamination requirements and that rents and utility allowance calculations have been or will be adjusted in accordance with current HUD requirements and regulations.

In accordance with § 213 of Title II of Division L of the Consolidated Appropriations Act, 2023, Pub. L. 117-328 (approved December 29, 2022) and subsequent acts containing the same provisions, I hereby certify that Charlottesville Redevelopment & Housing Authority Housing Agency has 400 or fewer units and is implementing asset management.

In accordance with 24 CFR 990.255 through 990.290 – Compliance of Asset Management Requirements, I hereby certify that Charlottesville Redevelopment & Housing Authority Housing Agency has 250 units or more and is in compliance with asset management. I understand in accordance with 24 CFR 990.190(f), PHAs that are not in compliance with asset management will forfeit the asset management fee.

I hereby certify the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement up to 5 years, fines, and civil and administrative penalties (18 U.S.C. §§ 287, 1001, 1010, 1012; 31 U.S.C. §§ 3729, 3802).

As of 03/07/2024

Form HUD-52723