



"Residents First"

Charlottesville Redevelopment & Housing
Authority

DRAFT PHA Plan
Annual Agency Plan for Fiscal Year 2025- 2026 and
Five-Year Agency Plan for Fiscal Year 2024- 2029

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Annual PHA Plan <i>(Standard PHAs and Troubled PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 03/31/2024
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, including changes to these policies, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

Applicability. The Form HUD-50075-ST is to be completed annually by **STANDARD PHAs or TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined and is not PHAS or SEMAP troubled.

A.	PHA Information.																				
A.1	<p> PHA Name: <u>Charlottesville Redevelopment & Housing Authority</u> PHA Code: <u>VA016</u> PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>04/2025</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>293</u> Number of Housing Choice Vouchers (HCVs) <u>641</u> Total Combined Units/Vouchers <u>934</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission </p> <p> Availability of Information. PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans. </p> <p> Individuals who need access to a printed or translated copy of the plan may do so by emailing matthewsk@cvilleerha.com or calling 434-422-9298 and asking to set up a time to view or check-out a copy of the draft. The Resident Advisory Board (RAB) has been offered the opportunity for digital or hard copies of the plan. Hardcopies will be posted for public review at the CRHA Offices at 500 1st Street S, 715 6th ST SE, 110 5th Street NE, 1050 1st ST S and at the at 801 Hardy Drive. An electronic copy can be found at https://www.cvilleerha.com/key-documents/. </p> <p> <input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below) </p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th rowspan="2" style="width: 25%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 25%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 20%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 20%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 10%;">PH</th> <th style="width: 10%;">HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:											
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Lead PHA:																					

B. Plan Elements

B.1 Revision of Existing PHA Plan Elements.

(a) Have the following PHA Plan elements been revised by the PHA?

Y N

- Statement of Housing Needs and Strategy for Addressing Housing Needs
- Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
- Financial Resources.
- Rent Determination.
- Operation and Management.
- Grievance Procedures.
- Homeownership Programs.
- Community Service and Self-Sufficiency Programs.
- Safety and Crime Prevention.
- Pet Policy.
- Asset Management.
- Substantial Deviation.
- Significant Amendment/Modification

(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):

- Statement of Housing Needs and Strategy for Addressing Housing Needs The CRHA may be adjusting this if required by implementation of the final rule for implementation of Housing Opportunity Through Modernization Act’s (HOTMA) for Tenant Selection Plans and the waitlist policies.
- Financial Resources. CRHA is reviewing and updating their Financial Control Policies and will update after designing new Standards of Procedures (SOPs).
- Rent Determination. The CRHA may be adjusting this if required by implementation of the final rule for implementation of Housing Opportunity Through Modernization Act’s (HOTMA) public housing income limit requirements.
- Operation and Management. The CRHA may be adjusting this to match most recent Virginia Landlord Tenant Act regulations, federal regulation changes and if required by implementation of the final rule for implementation of Housing Opportunity Through Modernization Act’s (HOTMA) public housing and voucher program requirements. CRHA will update policies after designing new Standards of Procedures (SOPs).
- Grievance Procedures. CRHA will be reviewing the Grievance and Reasonable Accommodation policy and updating if required in accordance with the laws.
- Homeownership Programs. CRHA is working on establishing a homeownership program.
- Community Service and Self-Sufficiency Programs. The CRHA has recently received HUD funding and begun a ROSS and Jobs Plus Program.
- Pet Policy. Pet policy being updated to match most recent Virginia Landlord Tenant Act regulations.

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

The PHA’s admission policy is designed to provide for de-concentration of poverty and income mixing by bringing higher income tenants into lower income communities and lower income tenants into higher income communities. Gross annual income is used for income limits and admission and to review income-mix among various sites.

Skipping of a family on the waiting list specifically to reach another family with a lower or higher income is permitted to reach targeted thresholds.

The PHA will gather data and analyze, at least annually, the tenant characteristics of its public housing stock, including information regarding tenant incomes, to assist in the PHA's de-concentration efforts. The PHA will use the tenant income information in an assessment of its public housing developments to determine the appropriate designation to be assigned to the development for the purpose of assisting the PHA in its de-concentration goals.

If the PHA's annual review of tenant incomes indicates that there has been a significant change in the tenant income characteristics of a particular development, the PHA will evaluate the changes to determine whether, based on the PHA methodology of choice, the development needs to be re-designated as a higher or lower income project or whether the PHA has met the de-concentration goals and the development needs no particular designation. De-concentration and Income Mixing Goals. The CRHA strives through its various economic self-sufficiency and educational programs to achieve de-concentration of extremely poor families and any one site and income-mixing throughout its developments.

The PHA's income-mixing goal is a long-range goal which recognizes that the residents of its developments designated for the elderly maybe on fixed incomes which are not likely to be altered by HUD's income mixing goals. The PHA will use its annual analysis of its public housing stock and tenant incomes to provide benchmarks for the PHA. The PHA will target at least 40 percent of new admissions to public housing in each fiscal year to "extremely low-income families".

Apart from the elderly high-rise development, CRHA's incomes for all projects fall within similar ranges. Where there is significant disparity in the percentages of very low-income and other extremely low-income families at the various developments, the size of the units, the presence of larger, multiple-income families appear to account for the disparity.

The PHA will strive to achieve de-concentration of poverty and income-mixing through active pursuit of economic development opportunities for families which are designed to increase the total number of lower income families into higher income brackets.

B.2 New Activities.

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?

Y	N	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Hope VI or Choice Neighborhoods.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Mixed Finance Modernization or Development.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Demolition and/or Disposition.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Designated Housing for Elderly and/or Disabled Families.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Conversion of Public Housing to Tenant-Based Assistance.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Occupancy by Over-Income Families.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Occupancy by Police Officers.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Non-Smoking Policies.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Project-Based Vouchers.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Units with Approved Vacancies for Modernization.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.

Mixed Finance Modernization or Development. 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for Mixed Finance Modernization or Development; and **2)** A timetable for the submission of applications or proposals. The application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD's website at: https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6/mfph#4

- The CRHA anticipates submitting a Mixed Finance Development application for the Sixth Street (AMP 3) development. We anticipate developing between 40-45 units on the site with a mixture of 1-3- bedroom units. The CRHA, the resident planners that live on the site and the Public Housing Association of Residents

(PHAR) are currently planning the redevelopment. CRHA anticipates submitting the Mixed-Finance and Demolition/ Disposition application in mid-July, 2023.

- The CRHA plans to build upon partnerships with the RAB/RC and other stakeholders to continue the implementation of public housing redevelopment. In the current Fiscal Year, CRHA anticipates that these activities will include redevelopment planning, community engagement, environmental study/ survey, Demolition/ Disposition submittal and approval, site plan development and approval, permitting of construction activities, construction and related activities. To enhance its redevelopment prospects, CRHA will also consider pursuing acquisition of new properties for its portfolio if any such opportunities arise. The unit breakout in the application is below.

	Unit Type (Select One)	Rent Target (Select One)	Number of Units	# of Units 504 compliance	Net Rentable Square Feet	Monthly Rent Per Unit	Total Monthly Rent
Mix 1	1 BR - 1 Bath	50% AMI	3		645.00	\$500.00	\$1,500
Mix 2	1 BR - 1 Bath	50% AMI	1		588.00	\$500.00	\$500
Mix 3	1 BR - 1 Bath	50% AMI	3		640.00	\$500.00	\$1,500
Mix 4	1 BR - 1 Bath	60% AMI	1		635.00	\$775.00	\$775
Mix 5	1 BR - 1 Bath	60% AMI	1	1	637.00	\$775.00	\$775
Mix 6	2 BR - 2 Bath	40% AMI	3		964.00	\$575.00	\$1,725
Mix 7	2 BR - 2 Bath	40% AMI	2	2	1209.00	\$575.00	\$1,150
Mix 8	2 BR - 2 Bath	50% AMI	1	1	1209.00	\$575.00	\$575
Mix 9	2 BR - 2 Bath	50% AMI	6		995.00	\$750.00	\$4,500
Mix 10	2 BR - 2 Bath	50% AMI	5		1083.00	\$750.00	\$3,750
Mix 11	2 BR - 2 Bath	60% AMI	9		1083.00	\$800.00	\$7,200
Mix 12	3 BR - 2 Bath	60% AMI	10	1	1174.00	\$1,732.00	\$17,320
Mix 13	3 BR - 2 Bath	60% AMI	2		1174.00	\$650.00	\$1,300
Mix 14							\$0
Mix 15							\$0
Mix 16							\$0

TC-Application - Sixth Street.v10-47 units.xlsx

Unit Details, pr

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

http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm. (24 CFR §903.7(h))

- Consistent with the recommendation provided by CRHA, by the RAB/RC, in the current Fiscal Year, CRHA intends to explore the demolition and redevelopment of Westhaven (AMP1).
 - The CRHA is currently working with the Resident Planners and the Public Housing Association of Residents (PHAR) to redevelop the Sixth Street (AMP 3) Phase 1 and Phase 2 community located at 715 Sixth Street SE Charlottesville VA 22902. The property currently has twenty-five 3-bedroom style townhouse units. The property contains 4 dwelling unit buildings and 1 non-dwelling unit building that is used as a community center and management office. The CRHA HCV department is the current leaseholder of the Community Center on the Sixth Street property. CRHA received an allocation of Low-Income Housing Tax Credit (LIHTC) application in July 2022. We have submitted the Demolition and Disposition application for the Sixth Street Community (AMP 3) which consists of 1 apartment building and 6 units.
- The CRHA currently has an approved Demolition and Disposition application for the South First Street (AMP 3) Community located between 900- 1000 South First Street Charlottesville, VA 22902. The current plan is to demolish the 58 public units located on the site. The current site has one 1- bedroom unit, seventeen 2- bedroom units, fourteen 3-bedroom units, eighteen 4-bedroom units and eight 5-bedroom units. Of the 58 units 3 are UFAS Mobility Units (1-1bedroom unit, 1-2bedroom unit and 1-4bedroom unit).

Project-Based Vouchers. Describe any plans to use Housing Choice Vouchers (HCVs) for new project-based vouchers, which must comply with PBV goals, civil rights requirements, Housing Quality Standards (HQS) and deconcentration standards, as stated in 983.57(b)(1) and set forth in the PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. If using project-based vouchers,

	<p>provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan (24 CFR §903.7(b)).</p> <ul style="list-style-type: none"> ▪ The CRHA currently operates a PBV program of its Voucher program budget authority to provide housing for the homeless. We plan to expand the families we assist through the PBV program for families in the South First Street Phase 2 (Development VA16000003) and Sixth Street Phase 1 (Development VA16000003). The CRHA will reduce or discontinue the issuance of new tenant-based vouchers so that the necessary PBV assistance is made available through attrition. The use of PBV's is consistent with CRHA's goal to explore, and where appropriate, convert Housing Choice Vouchers to Project Based Vouchers to support CRHA's redevelopment plans and objectives. The CRHA will also project base TPV's from replacement public housing units. ▪ In the current Fiscal Year, CRHA will work with the RAB/RC and other community stakeholders to continue determining the need for and designating for use certain project-based vouchers to assist in the redevelopment of CRHA's extremely- low income and very low-income housing portfolio. <p><input checked="" type="checkbox"/> Conversion of Public Housing under the Voluntary or Mandatory Conversion programs. Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/conversion.cfm. (24 CFR §903.7(j))</p> <ul style="list-style-type: none"> ▪ Consistent with the recommendation provided by CRHA, by the RAB/RC, in the current Fiscal Year, CRHA intends to voluntarily convert 58 public housing units at South First Street Phase to PBV units not using the RAD Program. Through the Mixed Finance redevelopment of South First Street, we have determined it is most financially feasible for CRHA to redevelop the site with a mixture of project- based voucher, public housing units and non-subsidized tax credit units. <p><input checked="" type="checkbox"/> Units with Approved Vacancies for Modernization. CRHA has units that were in need of high levels of modernization and due to this are currently vacant.</p> <p><input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants). CRHA will explore opportunities to apply for Capital Grant Programs.</p>
B.3	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan. Please see section <u>II. A.</u></p>
B.4	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.</p> <p>Please see section <u>III.</u></p>
B.5	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<p>C. Other Document and/or Certification Requirements.</p>	
C.1	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p> <p>(c) Please see section <u>V. C.</u></p>
C.2	<p>Certification by State or Local Officials.</p> <p>Form HUD Certification 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>

	Please see attachment <u>C</u> .							
C.3	<p>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p>Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p> <p>Please see attachment <u>B</u>.</p>							
C.4	<p>Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>							
C.5	<p>Troubled PHA.</p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place? CRHA is waiting for verification from HUD that the Recovery Agreement has been satisfied as CRHA is now a Standard Performer.</p> <p>Y N N/A <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>							
D.	Affirmatively Furthering Fair Housing (AFFH).							
D.1	<p>Affirmatively Furthering Fair Housing (AFFH).</p> <p>Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</p> <table border="1" style="width: 100%;"> <tr> <td>Fair Housing Goal:</td> </tr> <tr> <td><i>Describe fair housing strategies and actions to achieve the goal</i></td> </tr> <tr> <td> <ol style="list-style-type: none"> 1. Increase access to information and resources on fair and affordable housing for CRHA program participants, staff and stakeholders. <ol style="list-style-type: none"> a. Convey HUD data in understandable ways to the public. b. Gather and share local information about fair housing education and training opportunities. c. Work with city and TJPDC on AFFH assessment. </td> </tr> </table> <table border="1" style="width: 100%;"> <tr> <td>Fair Housing Goal:</td> </tr> <tr> <td><i>Describe fair housing strategies and actions to achieve the goal</i></td> </tr> <tr> <td> <ol style="list-style-type: none"> 2. Prevent loss of existing affordable housing stock and increase supply of new affordable housing, especially in higher opportunity areas. <ol style="list-style-type: none"> a. Research and participate in programs available to assist CRHA and program participants in homeownership and rental. b. Target opportunities to assess and acquire properties in high opportunity areas. c. Improve conditions and increase opportunities in identified low opportunity area. </td> </tr> </table> <table border="1" style="width: 100%;"> <tr> <td>Fair Housing Goal:</td> </tr> </table>	Fair Housing Goal:	<i>Describe fair housing strategies and actions to achieve the goal</i>	<ol style="list-style-type: none"> 1. Increase access to information and resources on fair and affordable housing for CRHA program participants, staff and stakeholders. <ol style="list-style-type: none"> a. Convey HUD data in understandable ways to the public. b. Gather and share local information about fair housing education and training opportunities. c. Work with city and TJPDC on AFFH assessment. 	Fair Housing Goal:	<i>Describe fair housing strategies and actions to achieve the goal</i>	<ol style="list-style-type: none"> 2. Prevent loss of existing affordable housing stock and increase supply of new affordable housing, especially in higher opportunity areas. <ol style="list-style-type: none"> a. Research and participate in programs available to assist CRHA and program participants in homeownership and rental. b. Target opportunities to assess and acquire properties in high opportunity areas. c. Improve conditions and increase opportunities in identified low opportunity area. 	Fair Housing Goal:
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Fair Housing Goal:								

Describe fair housing strategies and actions to achieve the goal

3. Increase services for residents of publicly supported housing and maintain and improve the quality and management of publicly supported housing.
 - a. Increase support services available for low-income housing residents to increase wealth building opportunities.
 - b. Focus on improving access to transportation for low-income communities.

II. Goals

CRHA FY 2024- 2029 Five-Year Plan Progress Report

Goal	Outcomes	Progress Notes
<p>Mission Statement: The Charlottesville Redevelopment and Housing Authority has a mission to further develop and preserve quality, resident centered, affordable housing, while empowering people and communities.</p>		Ongoing
<p>Vision Statement: Our vision is to be more than an entity that manages traditional federal Public Housing and Housing Choice Voucher programs. As a resident first organization, we collaborate with local governments, and partners from the public and private sectors to carry out our mission.</p>		Ongoing
<p>Empower Individuals and Families Through the Delivery of Transformational Services.</p>		
<p>I. Maintain and create partnerships, programs and resources that foster economic growth and self- sufficiency to end the cycle of poverty</p>		CRHA is working with a VISTA this year to amplify local programs and resources in the area.
	<p>A. Continue to build the Family Self Sufficiency Program</p>	Second year of FSS program has started, currently 30 program participants. CRHA acquired \$239,250 for a 3-year ROSS-SC grant. This will be coupled with both FSS and EOP.
	<p>B. Pursue funding to expand CRHA’s Economic Opportunity Programs</p>	Acquired \$72,607.93 from the City for an EOP Coordinator. EOP Coordinator started in September 2024. Acquired \$1.6 million for Jobs Plus grant. Jobs Plus manager started in September, program will officially launch in 2025.
<p>II. Promote initiatives that encourage healthy living and lifestyle</p>		Developed database of 100s of resources for residents in multiple categories

II. Goals

CRHA FY 2024- 2029 Five-Year Plan Progress Report

Goal	Outcomes	Progress Notes
	A. Continue to provide space for Self-Determined Community Programs to provide or obtain partnerships to provide supportive services to increase the lifestyle and economic independence of residential families, youth, the elderly, and families with disabled family members	CRHA is working on a resident satisfaction survey to hear from our community the types of programs and resources they would like to see us pursue.
III. Develop programs and resources that encourage long term personal success of young adults and the youth	A. These programs include but are not limited to:	The CRHA will continue to pursue funding opportunities to support young adults and youth such as Youth Build.
	1. <i>Continuing to build community-wide internet access</i>	The CRHA has executed an agreement with Ting to provide individual high speed access to each tenant at Crescent Halls and SFS. The CRHA has also developed computer labs at SFS and Westhaven.
	2. <i>Supporting the Nursing Clinics</i>	Working with Sentara and UVA Nursing to restart services at Crescent Halls that match pre-redevelopment services. Collaborating with UVA Health on 6th St Clinic.
	3. <i>Assistance for signing up kids for after-school and summer programs</i>	CRHA's now has a Resident Services Coordinator (RSC) to cover all sites. The RSCs are meeting with community groups to work on increasing opportunities for youth.
Encourage and Create Homeownership Opportunities		
IV. Encourage Homeownership Opportunities		Ongoing
	A. Foster the participation of at least 2-5 families in CRHA and/or Partner Homeownership	Recruitment through FSS, ROSS, Jobs+ programs based on goals.

II. Goals

CRHA FY 2024- 2029 Five-Year Plan Progress Report

Goal	Outcomes	Progress Notes
	1. <i>Continue the process of building a CRHA Homeownership Program</i>	The CRHA has met with potential lenders and community partners in preparation of rolling out the HCV homeownership program.
	2. <i>Continue to build partnerships with local agencies to support our families</i>	Relationship with the Financial Opportunity Center at PHA to assist financial education with residents, including homeownership counseling.
V. Assist HUD- Assisted Renters Become Homeowners		Recruitment through FSS, ROSS, Jobs+ programs based on goals.
	A. Use redevelopment opportunities through public housing redevelopment; community partnerships; and the Housing Authorities Preservation of Naturally Occurring Affordable Housing (P-NOAH) program to create up to 5 homeownership opportunities per year	Encourage resident participation and feedback at redevelopment meetings. Resident survey pending.
	1. <i>Continue to pursue funding to support homeownership efforts</i>	Acquired \$37,430 in down-payment assistance from the City--currently working with active FSS participants on homeownership opportunities.
	2. <i>Continue to support opportunities for our staff who qualify for our Economic Opportunity Programs to advance in their career path and have opportunities for homeownership</i>	At least two staff people enrolled in FSS are interested and building capacity to pursue homeownership opportunities
	3. <i>Work to build an endowment to support homeownership efforts for our community</i>	Obtaining 501c3 status to increase funding opportunities.

II. Goals

CRHA FY 2024- 2029 Five-Year Plan Progress Report

Goal	Outcomes	Progress Notes
	B. Provide up to 5 opportunities to utilize the Housing Choice Voucher program to create homeownership vouchers per year	Improving intake documentation with case management software to better track program; staff training occurring fall 2024.
	1. <i>Continue to build relationships with local lending institutions</i>	Through our relationship with Atlantic Union Bank our residents and staff are able to take advantage of Financial literacy and budgeting sessions.
	2. <i>Continue to develop SOPs for the HVC homeownership program</i>	CRHA has contracted an organization to assist with the SOP process.
Preserve, Develop and Expand Opportunities for Affordable Housing		
VI. Pursue VHDA Tax Credit training and certification for property management and management staff		Americorps VISTA will work on this early 2025 with staff.
	A. 80% of PM/Redevelopment staff and 50% of Management attend Tax Credit Conference; 80% of PM staff attend Mid-Atlantic AHMA Conference	Contractor to work with staff as well, early 2025 to help with training.
	1. <i>Work with HR on post training and conference follow-up</i>	Work with Americorps VISTA and contractor for logistics.
VII. Improve housing opportunities for the elderly, persons with disability and individuals experiencing homelessness		
	A. Apply for additional mainstream vouchers	Ongoing
	B. Increase project-based vouchers	Ongoing
	C. Maintain 100% lease up on Mainstream, EHV, VASH, PBV, TBRA	Ongoing
VIII. Apply for additional vouchers when available		Ongoing

II. Goals

CRHA FY 2024- 2029 Five-Year Plan Progress Report

Goal	Outcomes	Progress Notes
	A. Work with CRHA Development team to set timelines for this process	The CRHA is constantly evaluating opportunities to apply for additional funding for housing choice voucher. The CRHA partnered with the City of Charlottesville to apply for the Family Unification Program (FUP) vouchers but was not awarded funding. We do anticipate applying for the FUP vouchers and additional mainstream vouchers this year.
IX. Preserve Section 9/public housing in the City of Charlottesville.		Ongoing
	A. Apply for additional funding to preserve public housing not in CRHA’s redevelopment plan	The CRHA applied for funding from the CAHF and was awarded approximately \$187,000 for HVAC replacement. The CRHA has also identified a funding source for solar installation on units in AMP 4.
	B. Acquire properties to convert to public housing to utilize Faircloth units	Obtaining 501c3 status to increase funding opportunities.
	C. Complete energy efficiency upgrades while completing the Parallel track	New appliances have been installed at Parallel Track homes and HVAC upgrades are underway. The CRHA is also partnering to install solar on some AMP 4 units.
Diversify the Authorities Business Model and Funding Streams		
X. Transform Communities		Ongoing
	A.Pursue LIHTC, Other HUD Programs and Public/Private Partnership Opportunities	Work with Americorps VISTA and contractor for logistics.
XI. Become Development Catalyst for the City		Ongoing
	A. Partner with the City of Charlottesville to pursue mutually beneficial opportunities in housing and economic development	The City has partnered with CRHA to acquire 75 units to preserve them as affordable units in perpetuity.

II. Goals

CRHA FY 2024- 2029 Five-Year Plan Progress Report

Goal	Outcomes	Progress Notes
	B. Foster relationships to increase service delivery to residents	Active pursuit of relationships via PCC and other meetings. Resident Services staff have continued to build relationships with area nonprofits and other agencies to improve and increase services. These relationships include PVCC, TJPDC, CCS, DSS, Women's Initiative, BRHD, and more. Staff is currently exploring additional relationships and gathering resident feedback to best meet service demand.
	C. Continue to acquire properties under the Preservation of Naturally Occurring Affordable Housing (P-NOAH)	The CRHA acquired a total of 80 units within the last year and is currently in the process of acquiring 15 additional NOAH units.
XII. Develop an Authority affiliated Non-Profit Entity to expand services opportunities to residents and participants		CRHA's board will be meeting with City council to ask for approval for this process. Following this the agency will work with a contractor on SOPs.
	A. Develop and implement a not-for-profit arm of the authority	Staff presented nonprofit overview to BOC in August. Board is expected to develop ethics code and other governing documents prior to presenting to City Council. A poll was placed on the CRHA website to garner resident feedback on a name for the nonprofit.
	B. Seek creative income stream opportunities through development, management, and compliance services	The CRHA is in conversation with developers around property management of non-CRHA developed properties.
XIII. Market the Authorities tax-exempt bond program to create additional revenue streams for the Authority		Executive, Development/Grants, and Finance Departments working together to expand revenue portfolio.
	A. CRHA will work to develop its Real Estate arm to ensure proper infrastructure to support these efforts	The CRHA has met with developers to discuss how CRHA could assist with tax exempt bonds.

II. Goals

CRHA FY 2024- 2029 Five-Year Plan Progress Report

Goal	Outcomes	Progress Notes
Support our Families' Success		
XIV.. Develop a partnership with City to set-aside spots in the Community Attention Youth Internship Program (CAYIP) for youth who reside in CRHA communities		CRHA had a CAYIP intern during the summer of 2024 and plan to have a permanent opening for a CAYIP intern ongoing with the Resident Services Program.
XV. Develop financial support for continuing education for young adults and youth graduating from High School		Currently developing funding structure for youth scholarship program.
XVI. Implement a comprehensive case management system in the resident services department to improve document management and data tracking		Acquired FamilyMetrics case management software. Staff have been undergoing internal training as well as external case management training with a goal of fully utilizing the software by the end of 2024.
XVII. Apply for additional self-sufficiency funding through FSS and ROSS to expand service delivery to more families and voucher participants		Successfully applied and received FSS and ROSS funds.
XVIII. Continue to apply for other local, state and federally funded grant programs that support housing stability and economic opportunity		CRHA has increased its overall grant application numbers, applying for 15 grants this fiscal year, and having been awarded 8 of those grants (with 5 still pending).

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

Goal	Outcomes	Progress Notes
<p>CRHA goals for 2024 and forward are focused on an increased awareness of the law regarding the Violence Against Women and Department of Justice Reauthorization Act of 2005 and 2013 for the residents and their families by:</p>		Ongoing
<p>Goal I: CRHA will revise existing ACOP and Admin Policies to reflect VAWA requirements as they are updated</p>		Staff education ongoing
	<p><u>Outcome A:</u> Changes to the ACOP and Admin plans in addition to being posted will include information page and links in CRHAs' Web site.</p>	Working with staff communications and IT specialist to update site, late 2024.
	<p><u>Outcome B:</u> Asset managers will attend trainings on handling domestic violence situations to instruct them on what to do in cases of suspected domestic violence (e.g. subtle ways to separate victim from abuser to see if they are safe and give them information or resources for a local agency to help them come up with a safety plan), and how to handle victims allowing offenders into their home (making sure language around consequences of violating these policies is clear for residents).</p>	Intake assessments will be updated to align with care management software, staff training occurring fall 2024.
	<p><u>Outcome C:</u> If abuser is moved out of a home, making sure that locks are changed immediately and victim has a means to advocate to be moved to a different housing location if they feel endangered by remaining in the same residence.</p>	Resident Services Coordinator and Property Manager will work together to ensure resident safety.
<p>Goal II: CRHA staff will distribute easy-to-read and understand printed materials about VAWA</p>		Working with communications staff to make accessible information available to residents.

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

Goal	Outcomes	Progress Notes
	<p>Outcome A: CRHA will implement procedures to assure applicants and residents are aware of their rights under the VAWA as described in:</p>	<p>Staff training for updated policies who work directly with residents during onboarding.</p>
	<p><i>1. The Admissions and Continued Occupancy Policy (ACOP): Part VII: Violence Against Women Act (VAWA): Notification, Documentation and Confidentiality</i></p>	<p>Ongoing</p>
	<p><i>2. The Housing Choice Voucher Administrative Plan (Admin Plan): Chapter 3, Part III, 3-III.G.: Prohibition Against Denial of Assistance to Victims of Domestic Violence, Dating Violence, Sexual Assault and Stalking: Notification and Documentation</i></p>	<p>Ongoing</p>
	<p>Outcome B: RHA staff will provide bi-lingual information on VAWA.</p>	<p>2 translators are now with CRHA; access to MOVE UVA for other language translations.</p>
<p>Goal III: Seek new partners to participate in CRHA’s VAWA program</p>		<p>Ongoing</p>
	<p>Outcome A: CRHA in collaboration with local government agencies and private non-profit institutions, will implement an assistance program for the residents and their families, with most participants being women and children, who are the most affected by domestic violence acts. This program will inform victims of domestic violence about the legal protection afforded under VAWA and provide counseling on victims’ rights, available resources, and the inherent harm of acts of violence.</p>	<p>Americorps VISTA working to expand local partnerships, including resources for domestic violence and sexual assault. Shares with CRHA staff at monthly meetings and added to databases for easy referrals.</p>

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

Goal	Outcomes	Progress Notes
	<p><u>Outcome B:</u> Working with partners, CRHA will assist victims in enrolling in counseling programs, support groups, and other services. CRHA will collaborate with partners that offer culturally and socially sensitive assistance that center individual experience to best equip residents toward breaking cycles of violence and self-sufficiency. Outcome: CRHA will explore MOU's with partner agencies.</p>	<p>CRHA is part of the local Trauma Informed Network which is working to set up programs both onsite, in their offices and virtually with program participants.</p>

CRHA FY 2024- 2025 Annual Plan Progress Report

Goal	Outcomes	Progress Notes
I. Empower Individuals and Families through the delivery of transformational services		1st Americorps VISTA started August 2024 to partner with CRHA and improve resource database.
	A. Maintain and create partnerships, programs and resources that foster economic growth and self-sufficiency to end the cycle of poverty	CRHA is working with our VISTA to map local resources and programs. During these meetings CRHA shares what we do as well as gathering information on what other community agencies can provide to our program participants. All of this data will be entered into resources in the new case management software Family Metrics.
	B. Promote initiatives that encourage healthy living and lifestyle	Ongoing
	C. Develop programs and resources that encourage long term personal success of young adults and the youth	CRHA Resident Services is partnering with the Men of Color, Honor, and Ambition, Women of Color, Honor, and Ambition, and People of Color, Honor, and Ambition (MOCHA/WOCHA/POCHA) programs at the University of Virginia. This program will provide opportunities for academic, personal, and professional growth, and leadership development.
II. Encourage and Create Homeownership Opportunities		Ongoing
	A. Encourage Homeownership Opportunities	Ongoing
	<i>1. Foster the participation of at least 2-5 families in CRHA and/or Partner Homeownership Training</i>	Recruitment through FSS, ROSS, Jobs+ programs based on goals.
	B. Assist HUD- Assisted Renters to Become Homeowners	Recruitment through FSS, ROSS, Jobs+ programs based on goals.
	<i>1. Use redevelopment opportunities through public housing redevelopment;</i>	Encourage resident participation and feedback at redevelopment meetings. Resident survey pending.

CRHA FY 2024- 2025 Annual Plan Progress Report

Goal	Outcomes	Progress Notes
	<i>2. Provide up to 5 opportunities to utilize the Housing Choice Voucher program to create homeownership vouchers per year</i>	Improving intake documentation with case management software to better track program; staff training occurring fall 2024.
III. Preserve, Develop and Expand Opportunities for affordable housing		Ongoing
	A. Pursue VHDA Tax Credit training and certification for property management and management staff	Americorps VISTA will work on this early 2025 with staff.
	<i>1. 80% of PM/Redevelopment staff and 50% of Management attend Tax Credit Conference; 80% of PM staff attend Mid-Atlantic AHMA Conference</i>	Contractor to work with staff as well, early 2025 to help with training.
	B. Improve housing opportunities for the elderly, persons with disability and individuals experiencing homelessness	Ongoing
	<i>1. Apply for additional mainstream vouchers</i>	Ongoing
	<i>2. Increase project-based vouchers</i>	Ongoing
	<i>3. Maintain 100% lease up on Mainstream, EHV, VASH, PBV, TBRA</i>	Ongoing
	C. Apply for additional vouchers when available	Ongoing
	D. Preserve Section 9/public housing in the City of Charlottesville	Ongoing

CRHA FY 2024- 2025 Annual Plan Progress Report

Goal	Outcomes	Progress Notes
	<i>1. Apply for additional funding to preserve public housing not in CRHA’s redevelopment plan</i>	The CRHA applied for funding from the CAHF and was awarded approximately \$187,000 for HVAC replacement. The CRHA has also identified a funding source for solar installation on units in AMP 4.
	<i>2. Acquire properties to convert to public housing to utilize Faircloth units</i>	Obtaining 501c3 status to increase funding opportunities.
	<i>3. Complete energy efficiency upgrades while completing the Parallel track</i>	New appliances have been installed at Parallel Track homes and HVAC upgrades are underway. The CRHA is also partnering to install solar on some AMP 4 units.
IV. Diversify the Authorities Business Model and Funding Streams		Ongoing
	A. Transform Communities	Ongoing
	<i>1. Pursue LIHTC, Other HUD Programs and Public/Private Partnership Opportunities</i>	Work with Americorps VISTA and contractor for logistics.
	B. Become Development Catalyst for the City	Ongoing
	<i>1. Partner with the City of Charlottesville to pursue mutually beneficial opportunities in housing and economic development</i>	The City has partnered with CRHA to acquire 75 units to preserve them as affordable units in perpetuity.

CRHA FY 2024- 2025 Annual Plan Progress Report

Goal	Outcomes	Progress Notes
	<p>2. <i>Foster relationships to increase service delivery to residents</i></p>	<p>Active pursuit of relationships via PCC and other meetings. Resident Services staff have continued to build relationships with area nonprofits and other agencies to improve and increase services. These relationships include PVCC, TJPDC, CCS, DSS, Women's Initiative, BRHD, and more. Staff is currently exploring additional relationships and gathering resident feedback to best meet service demand.</p>
	<p>3. <i>Continue to acquire properties under the Preservation of Naturally Occurring Affordable Housing (P- NOAH)</i></p>	<p>The CRHA acquired a total of 80 units within the last year and is currently in the process of acquiring 15 additional NOAH units.</p>
	<p>C. Develop an Authority affiliated Non-Profit Entity to expand services opportunities to residents and participants</p>	<p>CRHA's board will be meeting with City council to ask for approval for this process. Following this the agency will work with a contractor on SOPs.</p>
	<p>1. <i>Develop and implement a not-for-profit arm of the authority</i></p>	<p>Staff presented nonprofit overview to BOC in August. Board is expected to develop ethics code and other governing documents prior to presenting to City Council. A poll was placed on the CRHA website to garner resident feedback on a name for the nonprofit.</p>
	<p>2. <i>Seek creative income stream opportunities through development, management, and compliance services</i></p>	<p>The CRHA is in conversation with developers around property management of non-CRHA developed properties.</p>
	<p>D. Market the Authorities tax-exempt bond program to create additional revenue streams for the Authority</p>	<p>Executive, Development/Grants, and Finance Departments working together to expand revenue portfolio.</p>
<p>V.Support our families' success</p>		<p>Ongoing</p>

CRHA FY 2024- 2025 Annual Plan Progress Report

Goal	Outcomes	Progress Notes
	A. Develop a partnership with City to set-aside spots in the Community Attention Youth Internship Program (CAYIP) for youth who reside in CRHA communities	CRHA's Resident Services program hosted a CAYIP intern during the summer of 2024 and have applied to be a standing host site for this program.
	B. Develop financial support for continuing education for young adults and youth graduating from High School	Ongoing
	C. Implement a comprehensive case management system in the resident services department to improve document management and data tracking	Acquired FamilyMetrics case management software. Staff have been undergoing internal training as well as external case management training with a goal of fully utilizing the software by the end of 2024. This will be utilized for FSS, ROSS, EOP, Jobs Plus and all other Resident Services programs.
	D. Apply for additional self-sufficiency funding through FSS and ROSS to expand service delivery to more families and voucher participants	Ongoing. Second year of FSS program has started, currently 30 program participants. CRHA acquired \$239,250 for a 3-year ROSS-SC grant. This will be coupled with both FSS and EOP.
	E. Continue to apply for other local, state and federally funded grant programs that support housing stability and economic opportunity	Ongoing

FY 2025- 2026 Annual Goals

Goal	Outcomes
<p>Mission Statement: The Charlottesville Redevelopment and Housing Authority has a mission to further develop and preserve quality, resident centered, affordable housing, while empowering people and communities.</p>	
<p>Vision Statement: Our vision is to be more than an entity that manages traditional federal Public Housing and Housing Choice Voucher programs. As a resident first organization, we collaborate with local governments, and partners from the public and private sectors to carry out our mission.</p>	
Empower Individuals and Families Through the Delivery of Transformational Services.	
<p>I. Maintain and create partnerships, programs and resources that foster economic growth and self- sufficiency to end the cycle of poverty.</p>	
	<p>A. Continue to build the Family Self Sufficiency Program.</p>
	<p>B. Pursue funding to expand CRHA's Economic Opportunity Programs</p>
<p>II. Promote initiatives that encourage healthy living and lifestyle.</p>	
	<p>A. Continue to provide space for Self-Determined Community Programs to provide or obtain partnerships to provide supportive services to increase the lifestyle and economic independence of residential families, youth, the elderly, and families with disabled family members.</p>
	<p>B. CRHA will advocate for and incorporate where possible programs that support mental health and substance abuse treatment.</p> <ol style="list-style-type: none"> 1. CRHA will work with community partners to bring supports such as Clinical Social Workers, peer support workers and other community resources to our communities.
<p>III. Develop programs and resources that encourage long term personal success of young adults and the youth.</p>	<p>A. These programs include but are not limited to:</p>
	<p>1. Continuing to build community-wide internet access</p>
	<p>2. Supporting the Nursing Clinics</p>
	<p>3. Assistance for signing up kids for after-school and summer programs</p>
Encourage and Create Homeownership Opportunities	
<p>IV. Encourage Homeownership Opportunities</p>	

FY 2025- 2026 Annual Goals

	<p>A. Foster the participation of at least 2-5 families in CRHA and/or Partner Homeownership Training</p> <p>1. Continue the process of building a CRHA Homeownership Program.</p> <p>2. CRHA will regularly provide information and education to develop new homeownership programs with residents and stakeholders as the program is implemented.</p> <p>2. Continue to build partnerships with local agencies to support our families.</p>
<p>V. Assist HUD- Assisted Renters Become Homeowners</p>	
	<p>A. Use redevelopment opportunities through public housing redevelopment; community partnerships; and the Housing Authorities Preservation of Naturally Occurring Affordable Housing (P-NOAH) program to create up to 5 homeownership opportunities per year.</p> <p>1. Continue to pursue funding to support homeownership efforts.</p> <p>2. Continue to support opportunities for our staff who qualify for our Economic Opportunity Programs to advance in their career path and have opportunities for homeownership.</p> <p>3. Work to build an endowment to support homeownership efforts for our community.</p> <p>B. Provide up to 5 opportunities to utilize the Housing Choice Voucher program to create homeownership vouchers per year.</p> <p>1. Continue to build relationships with local lending institutions</p> <p>2. Continue to develop SOPs for the HVC homeownership program.</p>
<p align="center">Preserve, Develop and Expand Opportunities for Affordable Housing</p>	
<p>VI. Pursue VHDA Tax Credit training and certification for property management and management staff.</p>	
	<p>A. 80% of PM/Redevelopment staff and 50% of Management attend Tax Credit Conference; 80% of PM staff attend Mid-Atlantic AHMA Conference.</p> <p>1. Work with HR on post training and conference follow-up</p>
<p>VII. Improve housing opportunities for the elderly, persons with disability and individuals experiencing homelessness.</p>	
	<p>A. Apply for additional mainstream vouchers.</p> <p>B. Increase project-based vouchers.</p>

FY 2025- 2026 Annual Goals

	C. Maintain 100% lease up on Mainstream, EHV, VASH, PBV, TBRA
VIII. Apply for additional vouchers when available.	
	A. Work with CRHA Development team to set timelines for this process.
IX. Preserve Section 9/public housing in the City of Charlottesville.	
	A. Apply for additional funding to preserve public housing not in CRHA's redevelopment plan.
	B. Acquire properties to convert to public housing to utilize Faircloth units.
	C. Complete energy efficiency upgrades while completing the Parallel track.
	D. CRHA will work together with PHAR on future planning around HUD's changing funding priorities and how they can advocate together to preserve or improve programs and residents' rights with redevelopment.
Diversify the Authorities Business Model and Funding Streams	
X. Transform Communities	
	A. Pursue LIHTC, Other HUD Programs and Public/Private Partnership Opportunities.
	B. CRHA will begin a multi-year process to transform to a Trauma Informed Housing Agency. 1. Pursue CORES certification 2. Development of Eviction Diversion programs.
XI. Become Development Catalyst for the City	
	A. Partner with the City of Charlottesville to pursue mutually beneficial opportunities in housing and economic development.
	B. Foster relationships to increase service delivery to residents.
	C. Continue to acquire properties under the Preservation of Naturally Occurring Affordable Housing (P-NOAH).
XII. Develop an Authority affiliated Non-Profit Entity to expand services opportunities to residents and participants.	
	A. Develop and implement a not-for-profit arm of the authority.
	B. Seek creative income stream opportunities through development, management, and compliance services.

FY 2025- 2026 Annual Goals

	C. CRHA will work to develop mechanisms so that the new non-profit is not in competition with PHAR over funding.
XIII. Market the Authorities tax-exempt bond program to create additional revenue streams for the Authority.	
	A. CRHA will work to develop it's Real Estate arm to ensure proper infrastructure to support these efforts.
Support our Families' Success	
XIV. Develop a partnership with City to set-aside spots in the Community Attention Youth Internship Program (CAYIP) for youth who reside in CRHA communities.	
XV. Develop financial support for continuing education for young adults and youth graduating from High School.	
XVI. Implement a comprehensive case management system in the resident services department to improve document management and data tracking.	
XVII. Develop educational opportunities for all of CRHA's subsidy programs or other programs being researched such as Public Housing, Voucher Programs/ PBV, RAD, LIHTC and Fair Housing. These opportunities will be made available for all program participants that can also be used for cross training staff and sharing with stakeholders.	A. CRHA staff will develop learning programs around CRHA policies such as the Admin and ACOP and federal regulations that impact them such as HOTMA.
XVIII. Apply for additional self-sufficiency funding through FSS and ROSS to expand service delivery to more families and voucher participants.	
XIV. Continue to apply for other local, state and federally funded grant programs that support housing stability and economic opportunity.	A. CRHA will work with residents, the city and stakeholders to develop emergency and disaster planning.

III.

Capital Fund Program - Five-Year Action Plan

Status: Approved

Approval Date: 05/13/2024

Approved By: DAVENPORT, ROBERT

Part I: Summary						
PHA Name : Charlottesville Redev & Housing Authority			Locality (City/County & State)			
PHA Number: VA016			<input checked="" type="checkbox"/> Original 5-Year Plan		<input type="checkbox"/> Revised 5-Year Plan (Revision No:)	
A.	Development Number and Name	Work Statement for Year 1 2024	Work Statement for Year 2 2025	Work Statement for Year 3 2026	Work Statement for Year 4 2027	Work Statement for Year 5 2028
	WESTHAVEN (VA016000001)	\$240,154.00	\$256,441.00	\$256,441.00	\$256,441.00	\$256,441.00
	AUTHORITY-WIDE	\$215,273.00	\$125,727.00	\$196,788.00	\$196,788.00	\$180,727.00
	SCATTERED SITES (VA016000004)	\$906,423.00	\$891,500.00	\$820,439.00	\$820,439.00	\$836,500.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	WESTHAVEN (VA016000001)			\$240,154.00
ID0079	Operations(Operations (1406))	AMP Operations		\$240,154.00
	AUTHORITY-WIDE (NAWASD)			\$215,273.00
ID0080	Administration(Administration (1410)-Other)	CFP Management Fee - 10%		\$119,212.00
ID0081	Staff Training(Management Improvement (1408)-Staff Training)	Train of areas noted in audit		\$25,000.00
ID0103	Career Training Opportunities (Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)-Other)	The funding will be used to train public housing residents in order to gain a pool of residents that are prepared to take advantage of career opportunities as CRHA redevelops its public housing communities.The programs will improve the empowerment and economic self-sufficiency of public housing residents through job readiness programs and business creation/ development programs.		\$71,061.00
	SCATTERED SITES (VA016000004)			\$906,423.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	WESTHAVEN (VA016000001)			\$256,441.00
ID0086	Operations(Operations (1406))	Operations transfer		\$256,441.00
	AUTHORITY-WIDE (NAWASD)			\$125,727.00
ID0088	Administration(Administration (1410)-Other,Administration (1410)-Salaries)	CFP Management Fee		\$125,727.00
	SCATTERED SITES (VA016000004)			\$891,500.00
ID0105	Bathroom Modernization(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace bathroom vanities, commodes, flooring, lighting, exhaust, install shower surround, replace bathroom fixtures and prep n paint.		\$560,000.00
ID0106	Relocation for Modernization(Contract Administration (1480)-Relocation)	Temporary relocation for modernization of bathrooms.		\$25,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
2		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0107	Modernization Relocation(Contract Administration (1480)-Relocation,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System)	Temporary relocation of residents to complete kitchen modernization in all units. We are currently estimating relocating each household for 7 days.		\$82,500.00
ID0122	Kitchen Modernization(Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Appliances)	Replacement of kitchen appliances, cabinets, countertop, kitchen sink, kitchen faucet, kitchen lighting, flooring, prep and paint		\$224,000.00
	Subtotal of Estimated Cost			\$1,273,668.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3		2026		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SCATTERED SITES (VA016000004)			\$820,439.00
ID0083	Kitchen Modernization(Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Appliances)	Replacement of kitchen appliances, cabinets, countertop, kitchen sink, kitchen faucet, kitchen lighting, flooring, prep and paint		\$820,439.00
	WESTHAVEN (VA016000001)			\$256,441.00
ID0097	Operations(Operations (1406))	Public housing operational funds		\$256,441.00
	AUTHORITY-WIDE (NAWASD)			\$196,788.00
ID0098	Administration(Administration (1410)-Other,Administration (1410)-Salaries)	CFP Management Fee		\$125,727.00
ID0110	Career Training Opportunities (Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)-Other)	The funding will be used to train public housing residents in order to gain a pool of residents that are prepared to take advantage of career opportunities as CRHA redevelops its public housing communities.The programs will improve the empowerment and economic self-sufficiency of public housing residents through job readiness programs and business creation/ development programs.		\$71,061.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4	2027			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$196,788.00
ID0115	Administration(Administration (1410)-Other,Administration (1410)-Salaries)	CFP Management Fee		\$125,727.00
ID0117	Career Training Opportunities (Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)-Other)	The funding will be used to train public housing residents in order to gain a pool of residents that are prepared to take advantage of career opportunities as CRHA redevelops its public housing communities.The programs will improve the empowerment and economic self-sufficiency of public housing residents through job readiness programs and business creation/ development programs.		\$71,061.00
	WESTHAVEN (VA016000001)			\$256,441.00
ID0116	Operations(Operations (1406))	Public housing operational funds		\$256,441.00
	SCATTERED SITES (VA016000004)			\$820,439.00
ID0118	Site Improvements(Dwelling Unit-Site Work (1480)-Landscape)	Complete tree removal or trimming of dangerous/ hazardous trees		\$125,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
5	2028			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SCATTERED SITES (VA016000004)			\$836,500.00
ID0096	Replace Interior Doors(Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Other)	Replace all interior doors to include closet doors and hardware.		\$126,342.00
ID0108	Interior Painting(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Prepare and paint the interior of all public housing units to include all trim and doors.		\$132,500.00
ID0109	Flooring Replacement(Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace all VCT tiles with LVP floor.		\$577,658.00
	AUTHORITY-WIDE (NAWASD)			\$180,727.00
ID0123	Administration(Administration (1410)-Other,Administration (1410)-Salaries)	CFP Management Fee		\$125,727.00
ID0125	Staff Training(Management Improvement (1408)-Staff Training)	Train of areas noted in audit		\$55,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 1	2024
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Administration(Administration (1410)-Other)	\$119,212.00
Staff Training(Management Improvement (1408)-Staff Training)	\$25,000.00
Career Training Opportunities (Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)-Other)	\$71,061.00
Subtotal of Estimated Cost	\$215,273.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 2	2025
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Administration(Administration (1410)-Other,Administration (1410)-Salaries)	\$125,727.00
Subtotal of Estimated Cost	\$125,727.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 3	2026
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Administration(Administration (1410)-Other,Administration (1410)-Salaries)	\$125,727.00
Career Training Opportunities (Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)-Other)	\$71,061.00
Subtotal of Estimated Cost	\$196,788.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 4	2027
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Administration(Administration (1410)-Other,Administration (1410)-Salaries)	\$125,727.00
Career Training Opportunities (Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)-Other)	\$71,061.00
Subtotal of Estimated Cost	\$196,788.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 5	2028
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Administration(Administration (1410)-Other,Administration (1410)-Salaries)	\$125,727.00
Staff Training(Management Improvement (1408)-Staff Training)	\$55,000.00
Subtotal of Estimated Cost	\$180,727.00

A. Waitlist: ch_wl

B. Housing Needs of Families on the Public Housing Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. Complete one table for each type of PHA-wide waiting list administered by the PHA. PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List

Waiting List Type: (select one)

Section 8 tenant-based assistance

Public Housing

Combined Section 8 and Public Housing

Public Housing Site-Based or sub-jurisdictional waiting list (optional)Housing

If used, identify which development/sub-jurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	946		
Extremely low income <=30% AMI	466	49.3%	
Very low income (>30% but <=50% AMI)	92	9.7%	
Low income (>50% but <80% AMI)	19	2.0%	
Families with children	562	59.4%	
Elderly families	77	8.1%	
Families with Disabilities	261	27.6%	
Race/ethnicity (White)	267	28.2%	
Race/ethnicity (Black)	672	71.0%	
Race/ethnicity (Asian/Other)	60	6.3%	
Race/ethnicity (Hispanic)	73	7.7%	
Characteristics by Bedroom Size (PH Only)			
1 BR	301	31.8%	
2 BR	645	68.2%	
3 BR	0	0.0%	
4 BR	0	0.0%	
5 BR	0	0.0%	
5+ BR	0	0.0%	

Is the waiting list closed (select one)?

No

Yes

If yes:

How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year?

No

Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed?

No

Yes

B. Housing Needs of Families on the Public Housing Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. Complete one table for each type of PHA-wide waiting list administered by the PHA. PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List

Waiting List Type: (select one)

Section 8 tenant-based assistance

Public Housing

Combined Section 8 and Public Housing

Public Housing Site-Based or sub-jurisdictional waiting list (optional)Housing

If used, identify which development/sub-jurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	1723		
Extremely low income <=30% AMI	0	0.0%	
Very low income (>30% but <=50% AMI)	0	0.0%	
Low income (>50% but <80% AMI)	1456	84.5%	
Families with children	810	47.0%	
Elderly families	122	7.1%	
Families with Disabilities	451	26.2%	
Race/ethnicity (White)	442	25.7%	
Race/ethnicity (Black)	1243	72.1%	
Race/ethnicity (Asian/Other)	132	7.7%	
Race/ethnicity (Hispanic)	101	5.9%	
Characteristics by Bedroom Size (PH Only)			
1 BR	0	0.0%	
2 BR	0	0.0%	
3 BR	0	0.0%	
4 BR	0	0.0%	
5 BR	0	0.0%	
5+ BR	0	0.0%	

Is the waiting list closed (select one)?

No

Yes

If yes:

04/02/2021

How long has it been closed (# of months)?

41

Does the PHA expect to reopen the list in the PHA Plan year?

No

Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed?

No

Yes

B. Housing Needs of Families on the Public Housing Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. Complete one table for each type of PHA-wide waiting list administered by the PHA. PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List

Waiting List Type: (select one)

Section 8 tenant-based assistance

Public Housing

Combined Section 8 and Public Housing

Public Housing Site-Based or sub-jurisdictional waiting list (optional)Housing

If used, identify which development/sub-jurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	4		
Extremely low income <=30% AMI	0	0.0%	
Very low income (>30% but <=50% AMI)	0	0.0%	
Low income (>50% but <80% AMI)	4	100.0%	
Families with children	1	25.0%	
Elderly families	0	0.0%	
Families with Disabilities	2	50.0%	
Race/ethnicity (White)	1	25.0%	
Race/ethnicity (Black)	1	25.0%	
Race/ethnicity (Asian/Other)	0	0.0%	
Race/ethnicity (Hispanic)	0	0.0%	
Characteristics by Bedroom Size (PH Only)			
1 BR	0	0.0%	
2 BR	0	0.0%	
3 BR	0	0.0%	
4 BR	0	0.0%	
5 BR	0	0.0%	
5+ BR	0	0.0%	

Is the waiting list closed (select one)?

No

Yes

If yes:

02/26/2021

How long has it been closed (# of months)?

43

Does the PHA expect to reopen the list in the PHA Plan year?

No

Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed?

No

Yes

Waitlist: ph_wl

B. Housing Needs of Families on the Public Housing Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. Complete one table for each type of PHA-wide waiting list administered by the PHA. PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List

Waiting List Type: (select one)

Section 8 tenant-based assistance

Public Housing

Combined Section 8 and Public Housing

Public Housing Site-Based or sub-jurisdictional waiting list (optional)Housing

If used, identify which development/sub-jurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	2905		
Extremely low income <=30% AMI	1462	50.3%	
Very low income (>30% but <=50% AMI)	277	9.5%	
Low income (>50% but <80% AMI)	59	2.0%	
Families with children	1074	37.0%	
Elderly families	183	6.3%	
Families with Disabilities	599	20.6%	
Race/ethnicity (White)	746	25.7%	
Race/ethnicity (Black)	1624	55.9%	
Race/ethnicity (Asian/Other)	186	6.4%	
Race/ethnicity (Hispanic)	131	4.5%	
Characteristics by Bedroom Size (PH Only)			
1 BR	1574	54.2%	
2 BR	453	15.6%	
3 BR	512	17.6%	
4 BR	202	7.0%	
5 BR	164	5.7%	
5+ BR	0	0.0%	

Is the waiting list closed (select one)? No Yes If yes:

How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

B. Housing Needs of Families on the Public Housing Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. Complete one table for each type of PHA-wide waiting list administered by the PHA. PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List

Waiting List Type: (select one)

- Section 8 tenant-based assistance
 - Public Housing**
 - Combined Section 8 and Public Housing
 - Public Housing Site-Based or sub-jurisdictional waiting list (optional)Housing
- If used, identify which development/sub-jurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	1237		
Extremely low income <=30% AMI	634	51.3%	
Very low income (>30% but <=50% AMI)	127	10.3%	
Low income (>50% but <80% AMI)	25	2.0%	
Families with children	552	44.6%	
Elderly families	92	7.4%	
Families with Disabilities	361	29.2%	
Race/ethnicity (White)	383	31.0%	
Race/ethnicity (Black)	848	68.6%	
Race/ethnicity (Asian/Other)	79	6.4%	
Race/ethnicity (Hispanic)	84	6.8%	
Characteristics by Bedroom Size (PH Only)			
1 BR	1237	100.0%	
2 BR	0	0.0%	
3 BR	0	0.0%	
4 BR	0	0.0%	
5 BR	0	0.0%	
5+ BR	0	0.0%	

Is the waiting list closed (select one)? No Yes If yes:

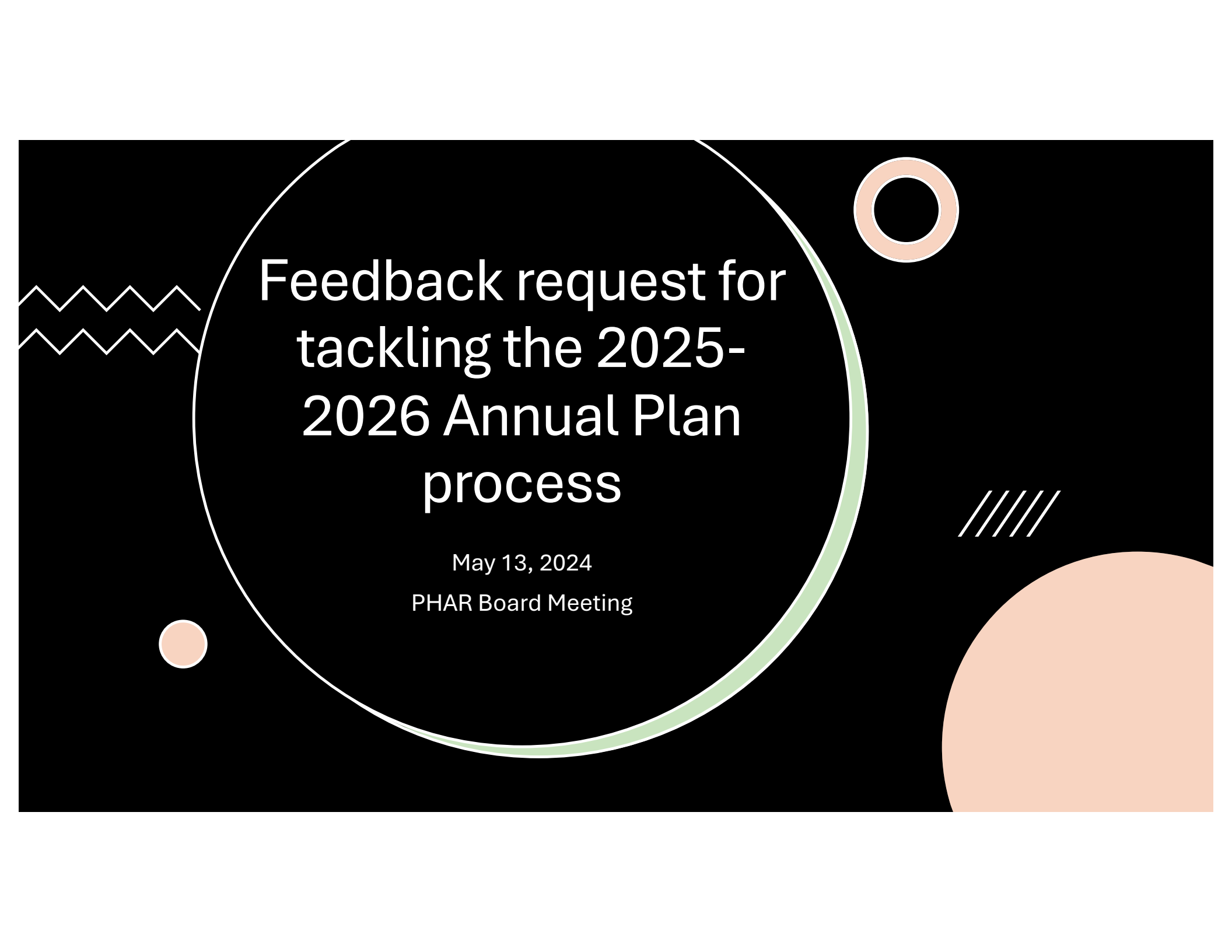
How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

V. Resident Advisory Board “RAB” Engagement

A. Meetings with RAB



Feedback request for tackling the 2025- 2026 Annual Plan process

May 13, 2024

PHAR Board Meeting

What we need to sort out:

Meetings

- How often will we meet? ----[Look at June](#)
- When will we start meeting? I wanted to throw out there the first Tuesday of the month at 11am hybrid. ----[Make sure Victoria \(LAJC\) is on the meeting invites. Add PHAR Advisory Board can be at meetings on invite.](#)

Any training requests?

- Do you anticipate having some new members? If so, do we want to start with an overview of the plan or do you want me to meet with them one on one? ---[HOTMA and effects on rent calc and time limits, SMARTIE Goals, Faircloth conversations \(deeds\), resident protection policies for all subsidy types, research on other subsidy options \(catching up on what is coming down nationally\), Victoria check with NHLC to get HOTMA updates look for areas HA can have discernment](#)

Some feedback I have received:

- CRHA usually works really hard to get the RAB the final rough draft a month before posting at the end of October. It was suggested that we find a way to have something sooner. I have been working on some ideas ways I can do this. ---- [Outline the content so we know the areas we may want to embellish, try to have it it sooner to the RAB- here is what we are going to keep here is what we are going to change in spreadsheet so you can have side by side.](#)





**Charlottesville Redevelopment & Housing
Authority FY 2025- 2026
Annual Plan Preparation Kick-Off Meeting
with the Resident Advisory Board (RAB)**

July 2, 2024, Hybrid at the
Westhaven Community Center and
Via Zoom

Welcome!

Agenda

- I. **Introductions:** In attendance: Joy Johnson (CRHA/PHAR Resident/RAB), Brandon Collins (CRHA), Betty Jones (resident), Alec Sherwood (UVA Intern), Shennel Cowhers (CRHA and program participant), Latricia Gibson (PHAR), Dr. Bill Harris (PHAR), Alice Washington (PHAR/RAB, resident) and Victoria Horrock (LAJC)
- II. **Overview of Annual Plan Process**
- III. **Next Steps-** Will be setting up another RAB meeting with PHAR as we did not have many RAB members in attendance.



The Public Housing Authority or "PHA" Plan

Comprehensive guide to public housing agency (PHA) policies, programs, operations, and strategies for meeting local housing needs and goals.

Two parts to the PHA Plan:

- Five-Year Plan, which each PHA submits to HUD once every fifth PHA fiscal year and
- Annual Plan, which is submitted to HUD every year. It is through the Annual Plan that a PHA receives capital funding. (THAT'S WHAT WE ARE WORKING ON)

CRHA's current Five-year plan is 2024- 2029.

Our fiscal year runs April 1- March 31st.

- The PHA Plan Process is a step-by-step process of writing out the Plan. The housing authority has to follow each step, every year. A big part of the process is staff and resident participation.
- The annual PHA Plan process is your chance to get involved, ask questions, talk about important issues, and make your voice heard.
- You can say what you like and don't like about your neighborhood.
- It is your chance to try to change and improve the rules.
- This is an opportunity to set goals for the future.



Deconcentration of Poverty and Income Mixing

The PHA's admission policy includes the PHA's policy designed to promote deconcentration of poverty and income mixing in accordance with section 16(a)(3)(B) of the 1937 Act ([42 U.S.C. 1437n](#)), which is submitted to HUD as part of the PHA Annual Plan process. Deconcentration of poverty and income mixing is promoted by a policy that provides for bringing higher income tenants into lower income developments and lower income tenants into higher income developments.

(1) The provisions of this section apply to [applicants](#) to and residents seeking voluntary transfers within covered public housing developments (“covered developments” as specified in [paragraph \(b\)](#) of this section).

2) The statutory requirement to design a policy to provide for deconcentration and income mixing is not to be construed to impose or require any specific income or racial quotas for any development or developments.

To implement the statutory requirement to deconcentrate poverty and provide for income mixing in covered public housing developments, a PHA must comply with the following steps:

-Dr. Harris asked for a definition of Deconcentration of Poverty and that we insert a glossary of terms in the annual plan, perhaps after the table of contents. Conversation around if this language will change and if policy has been effective. In Charlottesville due to high rent this has been very difficult and redevelopment is hoping to help.

(i) Step 1. A PHA shall determine the average income of all families residing in all the PHA's covered developments. A PHA may use median income, instead of average income, provided that the PHA includes a written explanation in its PHA Annual Plan justifying use of median income in the PHA's Annual Plan.

(ii) Step 2. A PHA shall determine the average income of all families residing in each covered development. In determining average income for each development, a PHA has the option of adjusting its income analysis for unit size in accordance with procedures prescribed by HUD.

(iii) Step 3. A PHA shall determine whether each of its covered developments falls above, within or below the Established Income Range. The Established Income Range is from 85 to 115 percent (inclusive) of the average family income (the PHA-wide average income for covered developments as defined in Step 1), except that the upper limit shall never be less than the income at which a family would be defined as an extremely low income family under [24 CFR 5.603\(b\)](#).

(iv) Step 4. A PHA with covered developments having average incomes outside the Established Income Range may explain or justify the income profile for these developments as being consistent with and furthering two sets of goals: the goals of deconcentration of poverty and income mixing as specified by the statute (bringing higher income tenants into lower income developments and vice versa); and the local goals and strategies contained in the PHA Annual Plan.

Plans developed by your housing authority contain a lot of information about your housing authority's rules. If changes are made before posting the draft, they get attached to the PHA Plan so that everything is in one place. These documents give more detail about specific issues. These can include:

- Admin Plan for the Voucher Program
- Section 3 Plan
- FSS Action Plan
- Admission and Occupancy Plan (ACOP)

Last year's plan included changes to the Admin and ACOP policies due to HOTMA and any additional proposed changes due to HOTMA or other needs will be attached to our annual plan.



Quick side bar: What is HOTMA?



- July 29, 2016, the Housing Opportunity through Modernization Act of 2016 (HOTMA) was signed into law. HOTMA made numerous amendments to the United States Housing Act of 1937.
- September 17, 2019, HUD issued a proposed rule and have just recently finalized rulemaking to put the new rule of HOTMA into effect through revisions to HUD's regulations found in 24 CFR Part 5 and 24 CFR Part 891.
 - **Section 102** addresses income reviews, including the frequency of income reviews and revises the definitions of income and assets.
 - **Section 104** sets asset limits for the Section 8 and Public Housing programs.
- Stakeholders can find the HOTMA information at:
https://www.hud.gov/program_offices/housing/mfh/hotma
- The current effective date of the HOTMA provisions will be January 1, 2025

-LAJC is planning an internal training for the PHAR Board and are still looking at other trainings. CRHA Housing staff just completed a training. Make sure Section 8 residents get to learn about HOTMA and how it may affect them. 104 makes it hard to incentivize people with employment and self sufficiency programs.



HUD has forms that the housing authority follows when developing these Plans.

Each Plan has two parts:

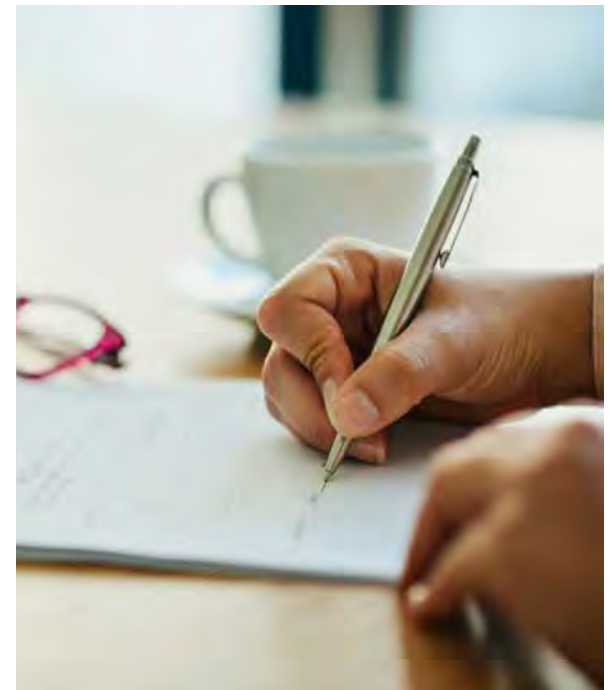
- The Annual Plan- talks about the next 12 months-Templates** ([HUD-50075-ST](#), [HUD-50075-HP](#), [HUD-50075-SM](#), [HUD-50075-HCV](#)) The Annual Plan Template should be submitted by Standard, Troubled, Small, High Performing, and Section 8-only PHAs each year.
- The 5-Year Plan- talks about long-term goals for your housing authority. Templates** ([HUD-50075-5Y](#)) The 5-Year Plan Template should be submitted by all PHAs (Standard, Troubled, Small, High Performing, Section 8-only, and qualified) once every 5 fiscal years.

The bulk of the document is the attachments.

This year HUD has set up a new portal that the CRHA will be working in to compile and submit all of the required AP components.

Certifications

- **PHA Certifications of Compliance with PHA Plans and Related Regulations** ([HUD-50077-CRT-SM](#), [HUD-50077-ST-HCV-HP](#)) (MS Word). These certifications are the standard certification PHAs submit indicating their compliance with PHA Plan, Civil Rights Certification, and related regulations.
- **Civil Rights Certifications** ([HUD-50077-CR](#)) (MS Word) Annually, qualified PHAs are required to make a civil rights certification of the public housing program in accordance with 5A of the Act, as amended by HERA.
- **Certification by State or Local Office of PHA Consistency with the Consolidated Plan** ([HUD-50077-SL](#)) (MS Word) The appropriate state or local officials must certify that the PHA Plan is consistent with its Consolidate Plan(s). If the PHA is located in more than one jurisdiction, it must include a certification from each appropriate official.
- All on portal this year.



WHY ARE PHA PLANS IMPORTANT?

Your housing authority uses the PHA Plan to ask the government for money.

This money is called “capital fund” money. Capital funds pay for your development’s major repairs and upgrades. Each year, your housing authority has to decide how it wants to spend this money. Resident input is very important because residents know what needs to be fixed and what needs fixing now!

-Asking group to help increase resident participation in Annual Planning process.

What we are going over today is the step-by-step process of writing out the Plan.

CRHA has to follow each step, every year. A big part of the process is resident participation. The annual PHA Plan process is your chance to get involved, ask questions, talk about important issues, and make your voice heard. You can say what you like and don’t like about your development. It is your chance to try to change and improve the rules.





The major steps of the process are:

1. The housing authority meets with the RAB to talk about and work on the the PHA Plan.
2. The housing authority asks the RAB for comments on the Plan and responds.
3. The housing authority holds public meetings followed by a public hearing on the PHA Plan. The housing authority's Board of Commissioners talks about the Plan and answers questions.
4. The housing authority sends the PHA Plan into HUD. HUD will approve it or send it back for more work.

The PHA Plan and Plan process help to make your housing authority accountable for the decisions it makes. These decisions affect public housing programs, the conditions of apartments, and the residents.

Residents can get involved by being a member of the RAB, talking to RAB members about the Plan and the comments, and going to the public hearing. Residents can always get a copy of the Plan—it is their right to read and review the document anytime they want.

You have the power to influence your housing authority's policies. You have the power to hold your housing authority accountable.



HOW LONG DOES THE PROCESS TAKE?

The CRHA's Fiscal Year (FY) is April 1st- March 31st

- **Annual Plan:** Housing authority has to do every year. Generally, work for the annual plan starts around the end of the summer and wrap up with the submission to HUD around the end of the calendar year. beginning to end, the whole process takes about five months. Ask your housing authority, your Resident Council, or your Resident Advisory Board about when the process begins, how you can participate, and when the Plan is supposed to be finished.
- **5-Year Plan:** We will not be doing this again for a few years as we just finished the 2024- 2029.



Where to find all of this every year:

- Posted ___ October, 2024- for 45-day public review period prior to the board hearing and submission to HUD. Taking into consideration December board meeting is usually a week early. Hard copies can be checked out of CRHA offices by appointment by calling 434-326-4672.
- The majority of RAB Members have hard copies or access to them
- Available to view on the CRHA website www.cvillerha.com at <http://www.cvillerha.com/key-documents/>

On our website we also have last year's plan and our five-year plan.

-Dr Harris- now a good time for PHAR to review the plans and see how the plans may affect them.





Importance of resident involvement:

- Being a leader by being a member of the RAB, talking to RAB members about the Plan and the comments, and going to the public hearing.
- Residents can always get a copy of the Plan—it is their right to read and review the document anytime they want. The PHA Plan and Plan process help to make your housing authority accountable for the decisions it makes. These decisions affect public housing programs, the conditions of homes, and the residents.
- You have the power to influence your housing authority's policies. You have the power to hold your housing authority accountable.

Please participate in the PHA Plan process!

We will plan to start learning about and reviewing goals at our next meeting. An important new area we will focus on is Affirmatively Furthering Fair Housing (AFFH)

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

Describe fair housing strategies and actions to achieve the goal

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

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

Describe fair housing strategies and actions to achieve the goal

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

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

Describe fair housing strategies and actions to achieve the goal

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

CRHA FY 2025- 2026 Annual Plan Timeline

Month	Meetings 1	Events	Notes
July 2024	RAB and CRHA Kick-Off Meeting		<ul style="list-style-type: none"> • Review current goals • Review new HUD portal • Disaster Planning Tie-In • Get big item list from CRHA and PHAR • See if there are any training needs for the team maybe VAWA? • Figure out what will be in place for non-HUD component of plan • Start list of priorities: CORES, NP, MOCHA, Surveys, Homeownership, policies, • Resident trainings • Self-determined services • Town hall
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December 2024	Public Meetings Public Hearing	Get BOC approval by Resolution	
January 2025		Submit to HUD	

Next steps

Set agendas for meetings with key items such as:

- Review last years plan goals
- Discuss if any group trainings are needed
- Meeting around goal planning
- Planning for public meetings
- Conversations around focus items and how to reflect them in goals.



Let's start the discussion to get us all thinking and have our homework hats on of items CRHA and RAB want to make sure are included in this year's plan.



Examples of some items CRHA is focused on are:

- ❖ Disaster preparedness planning,
- ❖ Policies or plans that will be updated in the near future (HOTMA),
- ❖ Goals for increasing services, (homeownership),
- ❖ Transitioning to a Trauma Informed Housing Agency
- ❖ Policies around preservation or rights with redevelopment, etc.



Thank you for
being here!

If you have any questions please
contact Kathleen at
matthewsk@cvilleerha.com or 434-
422-1998

Notes from CRHA FY 2025- 2026 Annual Plan Meeting with RAB

August 6, 2024

11am Hybrid at Westhaven Community Center and via zoom

Welcome!

Agenda

I. Welcome and Introductions

In attendance: In person- Earl Hicks (RAB), Joy Johnson (RAB), Latricia Giles (RAB/PHAR), Shennel Cowherd (CRHA/program participant), Kathleen Glenn-Matthews (CRHA); via zoom- John Sales (CRHA), Victoria Horrock (LAJC) and Dr. Harris sent ReadAI.

I. Calendar

II. Follow up on questions from last month's meeting. -John Sales

III. Next Steps



CRHA FY 2025- 2026 Annual Plan Timeline

Month	Meetings 1	Events	Notes
July 2024	RAB and CRHA Kick-Off Meeting		<ul style="list-style-type: none"> • Review current goals • Review new HUD portal • Disaster Planning Tie-In • Get big item list from CRHA and PHAR • See if there are any training needs for the team maybe VAWA? • Figure out what will be in place for non-HUD component of plan • Start list of priorities: CORES, NP, MOCHA, Surveys, Homeownership, policies, • Resident trainings • Self-determined services • Town hall
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January 2025		Submit to HUD	

Follow-up on questions from last month's meeting

1. Who will structure and who will be participants in a CRHA town hall? Who will evaluate?

The town hall meeting was from feedback from city staff. CRHA sees it being ran like our typical community meetings, where we give an update to what we're doing in our actions we've already accomplished and what we're looking to accomplish and we'll also incorporate our strategic plan and those updates as well. When we ask who's evaluating it depends on what we're looking to evaluate like participation from residents or participation from the community to evaluate the success of that meeting. I think it will be up to us as we build this plan to evaluate our touch points in the communication and engagement with not only our residents, but our stakeholders in the community in general as we're all building this plan together. That's what we have been doing the last few years we've worked together to build this plan, so when we get to the very end, there's no questions or there's very little questions because we worked so much together to build it in the first place, so we're, we're looking to continue doing that.

2. How do we get to homeownership and role of CRHA, PHAR, City, Richmond, etc.?

We've already started building out what that homeownership program looks like in the voucher program. We're currently working on what it looks like in a public housing program through acquisition of additional properties with partnerships. AHG has committed to being a partner in homeownership for public housing and we'll be utilizing them. We've already received some financial assistance from the city for homeownership for down payment assistance grants that can be given to residents. John Johnson working on building that program. He's already been in communication with other housing authorities that are running homeownership programs. He met recently with Chesapeake Housing Authority, which is where I came from and he's been communicating with them about their program. He's also made touch points with other housing authorities about their programs. I don't know what everyone's role will be in homeownership, but everyone will have a role. We just have not figured out and fleshed out the full program yet, but we're working on that. It's the same partner we have for redevelopment. Affordable Housing Group.

3. HOTMA and redevelopment activity having a clear approach to bringing policies for PH and S8 to have clear understanding of any changes.

We have been working on this for the last year. We actually identified the changes that we were going to make in HOTMA last year and put them in our annual plan. And so we have been working on that for about a year now. There's going to be training that rolls out for our staff around HOTMA, and I've also extended that opportunity to PHAR at a board meeting. There is a chance to do some joint training around HOTMA and the changes and how it impacts residents. We are working on this and we have signed a contract to work on our SOP, which is obtaining operating procedures, and that will incorporate the changes as well as the regulatory requirements in each of the programs. We can also make sure that document is available once it's completed.

4. How to make sure everyone has same rights now that funding structures are different with redevelopment.

We've been working on this with PHAR and legal aid in on a resolution that the board will pass to give the same rights to project based voucher holders as well as public housing residents. We're working on a memorandum of understanding or agreement for PHAR to be able to legally represent those folks as well. All these things are in the works and once they're completed and we've done our internal work, they'll go to the board for final approval. But the board is in favor of both documents.

5. How many of PH people understand RAD, HOTMA, PBV and what it could mean in the future as well as changes to programs due to different funding?

I would probably say hardly any so we're going to be doing some work around what are those different subsidy options, what are the differences between them, how they impact residents, etc. We're working on some literature that we'll make available for folks. I think we also talked at a previous board meeting with PHAR about doing some workshops around it as well so there is going to be some work around it. I know the board has requested some additional information just so people and the general public understands what's going on in different programs and we're working on that. We have some new staff that will be able to make the documents available in all of our languages that are on our sites which is definitely a big plus as well.

6. Homeownership and how PH residents can participate when it is starting as a program using a voucher?

When the home ownership program is released to the general public, public housing residents will know about it and there will be a special program just for public housing residents. There's already a program for voucher participants.

7. Look at how HUD is prioritizing funding for programs (PH, HCV and PBV) and how PBV is getting more funding and others decreasing and what that may mean for the future. Asked to have CRHA ED talk on plans for this program. Need to educate residents on these upcoming changes and ask for more resident and board training from HUD on this and how it will affect their lives.

We've been talking a lot about defunding public housing and increasing funding in the voucher program. It goes along with what's actually happening around the country, where public housing units are being converted. Some of us sat in a group, where they talked about how HUD could potentially get rid of public housing in 10 years or so, or how would public housing go away and get converted to other programs and so they are putting their money in that direction as well. I do agree we need to educate residents on the changes and we need to advocate for that not to continue to happen.

8. Who is helping Section 8 residents organize to have training and understand changes to policy?

I don't think there is any any group besides PHAR that is doing that, but I don't think we're doing it in a meaningful enough way to where folks actually understand the changes and impacts. I definitely think more work needs to happen and we can work with the coalition. They have a lot of national people on there that are supposed to be the representative for section eight people. So we could reach out to them and see what they have. We should definitely start doing it now. Because a lot of those changes going to begin in January.

Follow-up Comments

Joy Johnson- We had talked a little bit about RAD a few times outside of these meetings. There's been a lot of research happening around RAD. HUD is now allowing certain grants to incorporate RAD in a different way than they do PBVs. I think at some point, the group, CLAFa and the other industry group that are working around doing research, that's one of the reasons they came here, because their research was only being done by RAD conversion. But what I learned in the meeting with Mr. Sales and Sina is that we were doing something that was on the books a long time ago, which is called voluntary conversion. We learned it has been on the books and nobody has done it, but we are doing it. I haven't talked with everybody yet, but just me being in that meeting, what it basically was saying is that y'all are doing something totally different from what RAD is. Even though they have put a lot of perks in RAD, my counterparts that's sitting at the table is still saying, but you haven't committed protection yet. We were focused on not losing the land years down the road. So, I just wanted to share that. I just think that the things that I didn't even understand or know about that has been on the books. And so, yeah, more to come from what comes out of that meeting. I don't know what they're going to do with the information, but at least they were able to see what we were doing in Charlottesville. I would just add that I hope in these conversations they talk about language with federal grants or they're giving certain leeway for RAD but nothing's mentioned about PBV. I just think all of us just need to remember that for me Jack Kemp said their bottom line, their fundamental issue was to run one program in HUD. And right now, HUD is running three programs, which is public housing, Section 8, and project-based. So the one program is RAD and so, I don't know, I'm not saying I want to let it sit, you know, but I'm just thinking. Need to understand that Section 8 vouchers is going to be next, right? So they only want one round for it, but they have to figure out how to get rid of the rest. There was some housing authority that was pushing back. It was very surprising to me. But there's a lot of public housing. There was a few public housing that was in the room. I'm not going to say a lot. Who was pushing back to say, no, it is still needed. But we'll see what happens going forward.

Let's start the discussion to get us all thinking and have our homework hats on of items CRHA and RAB want to make sure are included in this year's plan.



Examples of some items CRHA is focused on are:

- ❖ Disaster preparedness planning,- *CRHA communications staff, Lynn, as well as our HR coordinator, Dottie, have been working on an outline for that plan. We're hoping sometime later in the year to also talk about it, what it looks like for residents, how we can really all plan together with PHAR, if something does happen, what we do. So at the end of it all, everyone has the binder or the link online to what's happening.*
- ❖ Policies or plans that will be updated in the near future (HOTMA),- *We already spoke on this earlier and plans to work with PHAR and LAJC*
- ❖ Goals for increasing services, (homeownership), *John spoke on this earlier.*
- ❖ Transitioning to a Trauma Informed Housing Agency- *We've just started this two- three year process of transitioning to a trauma-informed housing agency. We have a VISTA who's starting the end of this month. They are going to assist us on our CORES application and research around that so that we could become a certified resident service program. We'll be looking at the training that everyone needs to become a trauma-informed housing agency. It'll be, top to bottom, all staff, and it's going to involve a lot of changes in how we do business, paper that comes out, letters that go out. It will also be reflected in goals.*
- ❖ Policies around preservation or rights with redevelopment, etc.- *John, Kathleen and Victoria have met around this and are working on it.*

Next steps

Set agendas for meetings with key items such as:

- Review last years plan goals Discuss if any group trainings are needed
- Meeting around goal planning
- Planning for public meetings
- Conversations around focus items and how to reflect them in goals.

- Kathleen offered to come to additional PHAR/RAB meetings if requested or help share any educational material that is needed.

9. Q-Ms. Giles (PHAR)- About the choice neighborhoods in the last annual plan. We're still trying to make sure that we have understanding. It was saying that that is something that was already discussed. It's not enough information. To me, for us, I've been able to go read information that's a part of that plan, I think that that definitely needs to be more at the forefront so people have a better understanding of what that process will look like as you're going through the application. What would PHAR's role of representation be in trying to organize and galvanize community around it, even though we're not totally understanding of what the implications are now? So, I think that that would just be something I would like to add to that.

A- John Sales

When we had met with the choice neighborhood group PHAR was included on that but there's been a lot of staff changes at PHAR since. As we continue going through this process this is just a due diligence phase not us committing to it. This is going through the process of, hey, what would it look like, Can we get enough support? Because at the end of the day, if folks aren't willing to provide the financial commitments that it would take to get to a choice neighborhood, then there's nothing to even talk about. Like this, it takes a huge financial commitment from the city to even get to the process of getting to an application. Without that commitment, we have no application. Without the city saying, hey, we want this, we want to be involved in this process, we have no application. We're going through due diligence phase right now. But as if the decision is made and it will be made with the group to move forward with this, we will continue that choice neighborhood committee that meets and goes to the entire planning process. And it would include residents because at the end of the day, the entire plan is about residents and it's for residents. It's what services they want. It's what job opportunities they want to see created. It's about what type of housing they would like, It's about the neighbors in the community, what type of services they would like to see happen in their community for their homes. Do they want a down payment assistance program to be created to create home ownership opportunities? Do they want a rental rehab program? Do they want a homeowner rehab program? Do they want a loan program where they can take out money at their home? It's creating these programs that the residents and the community members would like to see in their neighborhood so it fully involves residents and I can see it will continue just like we do with our regular redevelopment so it fully engages PHAR as well in the process, like a partner. And so that won't change, but we have not committed to going to Choice Neighborhood. We're going through the due diligence phase and we're including all of the stakeholders and partners that have been with us since the very beginning through the entire process.



Thank you for being here!

If you have any questions
please contact Kathleen at
matthewsk@cwillerha.com or
434-422-9298

CRHA FY 2025- 2026 Annual Plan Meeting with RAB

September 3, 2024

**11am Hybrid at Westhaven
Community Center and via
zoom**



CRHA FY 2025- 2026 Annual Plan Timeline

Month	Meetings 1	Events	Notes
July 2024	RAB and CRHA Kick-Off Meeting		<ul style="list-style-type: none"> • Review current goals • Review new HUD portal • Disaster Planning Tie-In • Get big item list from CRHA and PHAR • See if there are any training needs for the team maybe VAWA? • Figure out what will be in place for non-HUD component of plan • Start list of priorities: CORES, NP, MOCHA, Surveys, Homeownership, policies, • Resident trainings • Self-determined services • Town hall
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January 2025		Submit to HUD	

Summary of priorities brought up in meetings for goals

TOPIC	NOTES
1. Education around subsidy programs and policies	PH, HCV, PBV, RAD, LIHTC
2. Education around HOTMA and policy changes	
3. Homeownership programs	Program descriptions, policies, administration, PHAR partnership, etc.
4. Future planning in partnership with PHAR around HUD's changing funding priorities	Advocating together
5. Increased outreach and education for voucher participants	
6. Disaster preparedness planning	
7. Increasing self-determined services	Need for mental health and substance abuse support
8. Transition to TIC housing agency	
9. Policies around preservation of rights with redevelopment	
10. CORES certification	
11. Increased education on lease and other trainings that can lead to increased housing stability	
12. Nonprofit Launch	Once City Council approves working with CNE on no contest clause with PHAR
13.	
14.	
15.	
16.	
17.	
18.	
19.	

Next steps

Set agendas for meetings with key items such as:

- Decide if we want to have a town hall
- Get on BOC agenda- Looking at 10/10/24 6pm work session
- Get rough draft to PHAR- working on getting this to PHAR before posting at the end of October
- Planning for public meetings- PHAR will bring back some feedback on locations and times but definitely hybrid for all.
- Conversations around focus items and how to reflect them in goals. - PHAR is reviewing the current goals I the annual plan.
- Invited PHAR to attend virtual HUD trainings 9/11/24- /12 /24 for new Jobs Plus Grant

- Kathleen offered to come to additional PHAR/RAB meetings if requested or help share any educational material that is needed.





Thank you for being here!

Our next meeting is October 1st at
11am.

If you have any questions please contact
Kathleen at matthewsk@cwillerha.com
or 434-422-9298



CRHA FY 2025- 2026 Annual Plan Meeting with RAB

October 1, 2024

**11am Hybrid at Westhaven
Community Center and via
zoom**

Agenda

I. Welcome and introductions

In attendance: Joy Johnson, Brittany Gordon, Latricia Giles, Earl Hicks, Bridget Moss and Kathleen Glenn-Matthews.

I. Calendar

II. Priorities brought up in meetings and goals

III. Next steps



CRHA FY 2025- 2026 Annual Plan Timeline

Month	Meetings 1	Events	Notes
July 2024	RAB and CRHA Kick-Off Meeting		<ul style="list-style-type: none"> • Review current goals • Review new HUD portal • Disaster Planning Tie-In • Get big item list from CRHA and PHAR • See if there are any training needs for the team maybe VAWA? • Figure out what will be in place for non-HUD component of plan • Start list of priorities: CORES, NP, MOCHA, Surveys, Homeownership, policies, • Resident trainings • Self-determined services • Town hall
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Dates for AP Public Meetings

10/25 Post Draft (Absolute latest 10/28)

11/5 11am and 4pm AP Public Mtg

11/11 PHAR Board Mtg?

11/18 11am and 5:30pm AP Public Mtg

12/12 5pm Hearing and 6pm BOC Resolution

Next steps

Set agendas for meetings with key items such as:

- Get updated RAB list following elections
- Decide if one of the AP meetings will be a town Hall or if we are going to push that for another topic such as Safety
- Get on BOC agenda- Looking at 10/10/24 6pm work session
- Get rough draft to PHAR- Have the outlines of this today-working on getting this to PHAR before posting at the end of October
- Planning for public meetings- PHAR will bring back some feedback on locations and times but definitely hybrid for all.
- Conversations around focus items and how to reflect them in goals. - PHAR is reviewing the current goals I the annual plan.
- Invited PHAR to attend virtual HUD trainings 9/11/24- /12 /24 for new Jobs Plus Grant

- Kathleen offered to come to additional PHAR/RAB meetings if requested or help share any educational material that is needed.





Public Housing Association of Residents (PHAR)

1000 Preston Avenue, Suite B, Charlottesville, VA 22903

www.pharcville.com

Members of the Board of Directors—updated October 2024

JOY JOHNSON
CHAIR

AUDREY OLIVER
TREASURER

TINA WASHINGTON
SECRETARY

DONNA DEAN

WADE LEWIS

EARL HICKS

ANGELA CARR

ALICE WASHINGTON (appointed)

HARRIETT CARTER (appointed)

PHAR Staff Members

Latricia Giles
Executive Director

Wendy Gao
Residents for Respectful Research Coordinator

Asia Green
Youth Program Coordinator

Syleethia Carr
Community Organizer

Jo Blount
Development & Digital Engagement Coordinator

Zaneyah Bryant
Community Organizer

Davonte Long
Internship Coordinator

Steven Kreitzman
Bookkeeper

Maia Adolphs
Administrative Operations Coordinator

This section saved for:

C. RAB Comments

D. CRHA Analysis of the RAB recommendation and the decisions made on these

This section saved for:

VI. Resident Engagement and Public Meetings

- A. Posting
- B. Public Meetings on Annual Plan
- C. Annual Plan Hearing
 - 1. Edits to the CRHA 2025-2026 Annual Plan Draft to Finalize and in Response to Community and Board Feedback
 - 2. Notes from Public Hearing

CHARLOTTESVILLE REDEVELOPMENT & HOUSING AUTHORITY “CRHA”



P.O. BOX 1405, CHARLOTTESVILLE, VIRGINIA 22902
TELEPHONE/TTY/711: (434) 326-4672 FAX: (434) 971-4797

To: CRHA Program Participants, Staff, Board of Commissioner and Stakeholders
From: CRHA Administration
Date: October 28, 2024
Subject: Posting Draft FY 2025- 2026 Annual Plan

The Charlottesville Redevelopment & Housing Authority (CRHA) will hold a Public Hearing regarding the FY 2025- 2026 Annual Plan, as required by HUD under Section 511 of the Quality Housing and Work Responsibility Act of 1998. The public hearing will be held as a hybrid event via an electronic meeting platform, Zoom and in person at the Westhaven Center at 801 Hardy Drive, Charlottesville, VA, on Thursday December 12, 2024, at 5pm to be followed by a Special CRHA Board of Commissioners Meeting to approve the Annual Plan. Members of the public may participate in person, by computer, tablet, or phone. Details for accessing this meeting will be included on CRHA’s website. Individuals who need access to a printed or translated copy of the plan may do so by emailing matthewsk@cvilleerha.com or calling 434-422-9298 and asking to set up a time to view or check-out a copy of the draft. Hardcopies will be posted for public review at the CRHA Offices at 500 1st Street S, 715 6th ST SE, 110 5th Street NE, 1050 1st ST S and at the at 801 Hardy Drive. An electronic copy can be found at <https://www.cvilleerha.com/key-documents/>.

Written comments will be accepted through **December 9, 2024**, and should be submitted to Kathleen Glenn-Matthews, Deputy Executive Director via email or PO Box 1405, Charlottesville VA 22902 or to matthewsk@cvilleerha.com.

Public Meetings on Annual Plan

1. 11/5/24 11am and 4pm hybrid at Westhaven Community Center 801 Hardy Drive, Charlottesville, VA
2. 11/18/2024 11am and 5:30pm hybrid at S 1st Street Community Center at 1050 1st ST S, Charlottesville, VA
3. 12/12/24 5pm Public Hearing hybrid at Crescent Halls Community Center 500 1st ST S, Charlottesville, VA
4. 12/12/24 6pm Resolution to Board of Commissioners, meeting City Hall Chambers, 605 E Main ST, Charlottesville

The virtual link for all of the meetings is:

<https://us06web.zoom.us/j/87810439761?pwd=2591DgV44fQ5dYaVKWZyT7BGE8vp7i.1>

One tap mobile: +13126266799,,87810439761#

Dial-in: +1 312 626 6799

Meeting ID: 878 1043 9761and Passcode: 980138



Residents **FIRST!**

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



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



This section is saved for attachments

VII. Attachments

- A. Civil Rights Certification (HUDForm50077-CR) and New Policies
- B. PHA Certification of Compliance with the PHA Plans and Related Regulations (HUD Form HUD-50077-ST-HCV-HP)
- C. Certification by Local Officials of Plans Consistency with Consolidated Plan (HUD Form 50077-SL)
- D. Certification of Payments to Influence Federal Transaction (HUD Form 50071)
- E. Board Resolution

Civil Rights Certification
(Qualified PHAs)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB Approval No. 2577-0226
Expires 3/31/2024

Civil Rights Certification

Annual Certification and Board Resolution

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the fiscal year beginning April 1, 2025 in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g in connection with the mission, goals, and objectives of the public housing agency and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d—4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 *et seq.*), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.

Charlottesville Redevelopment & Housing Authority
PHA Name

VA016
PHA Number/HA Code

I hereby certify that all the statement above, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Executive Director: John Sales	Name of Board Chairperson: Dr. Wesley Bellamy
Signature _____ Date _____	Signature _____ Date _____

The United States Department of Housing and Urban Development is authorized to collect the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 *et seq.*, and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. The information is collected to ensure that PHAs carry out applicable civil rights requirements.

Public reporting burden for this information collection is estimated to average 0.16 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Certifications of Compliance with
PHA Plan and Related Regulations
(Standard, Troubled, HCV-Only, and
High Performer PHAs)**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 3/31/2024

**PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations
including PHA Plan Elements that Have Changed**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ___ 5-Year and/or X Annual PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning April 1, 2025, in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located (24 CFR § 91.2).
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments (AI) to Fair Housing Choice, or Assessment of Fair Housing (AFH) when applicable, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program.
7. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.
8. For PHA Plans that include a policy for site-based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2011-65);

- The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing; and
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR 903.7(o)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
 10. In accordance with 24 CFR § 5.105(a)(2), HUD's Equal Access Rule, the PHA will not make a determination of eligibility for housing based on sexual orientation, gender identify, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
 11. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
 12. The PHA will comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
 13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
 14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
 15. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
 16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
 17. The PHA will keep records in accordance with 2 CFR 200.333 and facilitate an effective audit to determine compliance with program requirements.
 18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
 19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.
 20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
 21. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
 22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Charlottesville Redevelopment & Housing Authority
PHA Name

VA016
PHA Number/HA Code

X Annual PHA Plan for Fiscal Year 2025- 2026
 5-Year PHA Plan for Fiscal Years 20 - 20

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

Name of Executive Director John Sales		Name Board Chairman Dr. Wesley Bellamy	
Signature	Date	Signature	Date

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan or
State Consolidated Plan
(All PHAs)**

U. S Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 3/31/2024

**Certification by State or Local Official of PHA Plans
Consistency with the Consolidated Plan or State Consolidated Plan**

I, Samuel Sanders, Jr., the City Manager of Charlottesville
Official's Name *Official's Title*

certify that the 5-Year PHA Plan for fiscal years _____ and/or Annual PHA Plan for fiscal
year FY 2025- 2026 of the Charlottesville Redevelopment & Housing Authority is consistent with the
PHA Name

Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair
Housing Choice or Assessment of Fair Housing (AFH) as applicable to the

City of Charlottesville
Local Jurisdiction Name

pursuant to 24 CFR Part 91 and 24 CFR § 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or
State Consolidated Plan.

The Charlottesville Redevelopment & Housing Authority staff have stayed involved in the
Consolidated Plan process to insure consistency with the Area Consolidated Plan.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will
prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official: Samuel Sanders, Jr.	Title: City Manager of Charlottesville
Signature:	Date:

The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S.
Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information
are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. This information is collected to
ensure consistency with the consolidated plan or state consolidated plan.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing
instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD
may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Certification of Payments to Influence Federal Transactions

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

Public reporting burden for this information collection is estimated to average 30 minutes, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. The information requested is required to obtain a benefit. This form is used to ensure federal funds are not used to influence members of Congress. There are no assurances of confidentiality. HUD may not conduct or sponsor, and an applicant is not required to respond to a collection of information unless it displays a currently valid OMB control number. Comments regarding the accuracy of this burden estimate and any suggestions for reducing this burden can be sent to the Reports Management Officer, Office of Policy Development and Research, REE, Department of Housing and Urban Development, 451 7th St SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0157.

Applicant Name

Program/Activity Receiving Federal Grant Funding

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all sub recipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Title

Signature

Date (mm/dd/yyyy)

CHARLOTTESVILLE REDEVELOPMENT & HOUSING AUTHORITY “CRHA”

P.O. BOX 1405, CHARLOTTESVILLE, VIRGINIA 22902

TELEPHONE/TTY/711: (434) 326-4672 FAX: (434) 971-4797, www.cvillerha.com, <https://www.facebook.com/cvillerha>



CRHA RESOLUTION # _____

RESOLUTION APPROVING THE SUBMISSION OF CHARLOTTESVILLE REDEVELOPMENT AND HOUSING AUTHORITY’S PROPOSED ANNUAL PLAN FY 2025- 2026.

WHEREAS, the Charlottesville Redevelopment and Housing Authority (CRHA or the Authority), after receiving public comments, has drafted a proposed Annual Plan for FY 2024- 2025 and a Five Year Plan for FY 2025- 2026; and

WHEREAS, the CRHA is required to submit the proposed Annual Plan to the Richmond Field Office for the United States Department of Housing and Urban Development for review and approval.

NOW THEREFORE, BE IT RESOLVED, by the Board of Commissioner of the Charlottesville redevelopment and Housing Authority hereby approve the submission of the proposed CRHA Annual and Five Year Plan, as amended and authorizes the CRHA Executive Director to forward the proposed Annual and Five Year Plan to the Richmond Field Office for the United States Department of Housing and Urban Development for review and approval.

RESOLVED THIS 12TH DAY OF DECEMBER 2024 BY THE CRHA BOARD OF COMMISSIONERS.

Dr. Wesley Bellamy, CRHA Board Chair

John M. Sales, Secretary

Residents *FIRST!*

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



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

