



"Residents First"

Charlottesville Redevelopment & Housing
Authority

PHA Plan
Annual Agency Plan for Fiscal Year 2025- 2026

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TABLE OF CONTENTS

- I. PHA Information and Annual Plan Elements (HUD Form 50075-ST)
 - A. PHA Information
 - B. Plan Elements
 - 1. Revision of Existing PHA Plan Elements
 - 2. New Activities
- II. Goals
 - A. Annual Plan & Five-Year Plan Progress Report
 - B. New Annual Plan Goals FY 2025-2026
- III. Capital Improvements – HUD Form 50075.2
- IV. Housing Needs
 - A. Current Families in CRHA Waitlist
 - B. Resident Characteristics Reports
- V. Resident Advisory Board “RAB” Engagement
 - A. Meetings with RAB
 - B. Resident Advisory Board (RAB) Rooster
 - C. RAB Comments
 - D. CRHA Analysis of the RAB recommendations and the decisions made on these
- 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
- 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

I.

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

Hope VI or Choice Neighborhoods.

Mixed Finance Modernization or Development.

Demolition and/or Disposition.

Designated Housing for Elderly and/or Disabled Families.

Conversion of Public Housing to Tenant-Based Assistance.

Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.

Occupancy by Over-Income Families.

Occupancy by Police Officers.

Non-Smoking Policies.

Project-Based Vouchers.

Units with Approved Vacancies for Modernization.

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> <p>Fair Housing Goal:</p> <p><i>Describe fair housing strategies and actions to achieve the goal</i></p> <p>1. Increase access to information and resources on fair and affordable housing for CRHA program participants, staff and stakeholders.</p> <p>a. Convey HUD data in understandable ways to the public.</p> <p>b. Gather and share local information about fair housing education and training opportunities.</p> <p>c. Work with city and TJPDC on AFFH assessment.</p> </td> </tr> <tr> <td> <p>Fair Housing Goal:</p> <p><i>Describe fair housing strategies and actions to achieve the goal</i></p> <p>2. Prevent loss of existing affordable housing stock and increase supply of new affordable housing, especially in higher opportunity areas.</p> <p>a. Research and participate in programs available to assist CRHA and program participants in homeownership and rental.</p> <p>b. Target opportunities to assess and acquire properties in high opportunity areas.</p> <p>c. Improve conditions and increase opportunities in identified low opportunity area.</p> </td> </tr> <tr> <td> <p>Fair Housing Goal:</p> </td> </tr> </table>	<p>Fair Housing Goal:</p> <p><i>Describe fair housing strategies and actions to achieve the goal</i></p> <p>1. Increase access to information and resources on fair and affordable housing for CRHA program participants, staff and stakeholders.</p> <p>a. Convey HUD data in understandable ways to the public.</p> <p>b. Gather and share local information about fair housing education and training opportunities.</p> <p>c. Work with city and TJPDC on AFFH assessment.</p>	<p>Fair Housing Goal:</p> <p><i>Describe fair housing strategies and actions to achieve the goal</i></p> <p>2. Prevent loss of existing affordable housing stock and increase supply of new affordable housing, especially in higher opportunity areas.</p> <p>a. Research and participate in programs available to assist CRHA and program participants in homeownership and rental.</p> <p>b. Target opportunities to assess and acquire properties in high opportunity areas.</p> <p>c. Improve conditions and increase opportunities in identified low opportunity area.</p>	<p>Fair Housing Goal:</p>
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<p>Fair Housing Goal:</p>				

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

A.

CRHA FY 2024- 2029 Five-Year Plan Progress Report

Goal	Outcomes	Progress Notes
<p><u>Mission Statement:</u> 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><u>Vision Statement:</u> 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>	<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>
	<p>B. Pursue funding to expand CRHA’s Economic Opportunity Programs</p>	<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>
<p>II. Promote initiatives that encourage healthy living and lifestyle</p>		<p>Developed database of 100s of resources for residents in multiple categories</p>

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.
	<i>1. 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.
	<i>2. 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.
	<i>3. 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.

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.

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

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.

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.

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

B.

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>	
<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>	
	<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> <p>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>
<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>
<p>Encourage and Create Homeownership Opportunities</p>	
<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. <ol style="list-style-type: none"> 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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 2577-0274
 02/28/2022

Status: Approved **Approval Date:** 05/13/2024 **Approved By:** DAVENPORT, ROBERT

Part I: Summary		Locality (City/County & State) <input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revised 5-Year Plan (Revision No:)				
PHA Name : Charlottesville Redev & Housing Authority		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
PHA Number: VA016						
A.	Development Number and Name					
	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

Capital Fund Program - Five-Year Action Plan

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

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)				
Work Statement for Year		1	2024	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0113	Replace Entry Doors and Storm Doors(Dwelling Unit-Exterior (1480)-Exterior Doors)	Replace all entry and storm doors		\$296,611.42
ID0121	HVAC Replacement(Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Dwelling Unit-Interior (1480)-Mechanical,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System)	HVAC Replacement in Scattered Site		\$609,811.58
	Subtotal of Estimated Cost			\$1,361,850.00

Capital Fund Program - Five-Year Action Plan

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
ID0086	WESTHAVEN (VA016000001) 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

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)				
Work Statement for Year		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

Capital Fund Program - Five-Year Action Plan

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

Capital Fund Program - Five-Year Action Plan

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
	Subtotal of Estimated Cost			\$1,273,668.00

Capital Fund Program - Five-Year Action Plan

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

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2027		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0119	Fence Replacement (Non-Dwelling Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Fencing)	Replace fences around backyards, basketball court, playground areas and community spaces.		\$425,000.00
ID0120	Install Awning over front Porch(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Columns and Porches)	Installation of awning/ canopy over the front exterior entrance.		\$270,439.00
	Subtotal of Estimated Cost			\$1,273,668.00

Capital Fund Program - Five-Year Action Plan

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

Capital Fund Program - Five-Year Action Plan

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
	WESTHAVEN (VA016000001)				\$256,441.00
ID0124	Operations(Operations (1406))	Public housing operational funds			\$256,441.00
	Subtotal of Estimated Cost				\$1,273,668.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year	2024
Development Number/Name	Estimated Cost
General Description of Major Work Categories	
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

Capital Fund Program - Five-Year Action Plan

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

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year	2026
Development Number/Name	
General Description of Major Work Categories	
Housing Authority Wide	
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

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year	2027
Development Number/Name	Estimated Cost
General Description of Major Work Categories	
Housing Authority Wide	
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

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	5	2028
Development Number/Name	General Description of Major Work Categories	
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

B

Resident Characteristics Report

As of August 31, 2024

Program type : **Public Housing**

Level of Information : **Housing Agency within State VA**

Effective Dates Included : **May 1, 2023** through **August 31, 2024**



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Back to Report

NOTE: Percentages in each area may not total 100 percent due to rounding.

Units Information

HA	ACC Units	50058 Required	50058 Received
VA	13,242	11,549	8,875
VA016 - Charlottesville RHA	337	224	201

Income Information

Distribution of Average Annual Income as a % of 50058 Received

HA	Extremely Low Income, Below 30% of Median		Very Low Income, 50% of Median		Low Income, 80% of Median		Above Low Income, 81%+ of the Median		Geo-Coded Income Data Not Available in PIC Data Systems	
	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent
VA	6,431	58	2,238	20	1,116	10	415	4	827	7
VA016 - Charlottesville RHA	140	66	33	16	19	9	5	2	15	7

Average Annual Income (\$)

HA	Average Annual Income
VA	15,374
VA016 - Charlottesville RHA	16,296

Distribution of Annual Income as a % of 50058 Received

HA	\$ 0	\$1 - \$5,000	\$5,000 - \$10,000	\$10,001 - \$15,000	\$15,001 - \$20,000	\$20,001 - \$25,000	Above \$25,000
VA	4	19	9	32	11	7	18
VA016 - Charlottesville RHA	14	10	11	24	12	5	24

Distribution of Source of Income as a % of 50058 Received ** Some families have multiple sources of income **

HA	With any wages	With any Welfare	With any SSI/SS/Pension	With any other Income	With No Income
VA	32	28	49	25	3
VA016 - Charlottesville RHA	37	13	40	16	13

TTP/Family Type Information

Distribution of Total Tenant Payment as a % of 50058 Received

HA	\$0	\$1 - \$25	\$26 - \$50	\$51 - \$100	\$101 - \$200	\$201 - \$350	\$351 - \$500	\$501 and Above
VA	0	1	15	6	9	33	13	23
VA016 - Charlottesville RHA	0	0	21	3	11	25	12	28

Average Monthly TTP (\$)

HA	Average Monthly TTP
VA	367
VA016 - Charlottesville RHA	393

Distribution of Family Type as a % of 50058 Received

HA	Elderly, No Children, Non-Disabled		Elderly, with Children, Non-Disabled		Non-elderly, No Children, Non-Disabled		Non-elderly, with Children, Non-Disabled		Elderly, No Children, Disabled		Elderly, with Children, Disabled		Non-elderly, No Children, Disabled		Non-elderly, with Children, Disabled		Female Headed Household with Children	
	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent
VA	957	9	48	0	1,606	15	4,529	41	1,724	16	55	0	1,507	14	601	5	4,888	44
VA016 - Charlottesville RHA	19	9	2	1	25	12	105	50	28	13	2	1	20	9	11	5	93	44

Average TTP by Family Type (\$)

HA	Elderly, No Children, Non-Disabled	Elderly, with Children, Non-Disabled	Non-elderly, No Children, Non-Disabled	Non-elderly, with Children, Non-Disabled	Elderly, No Children, Disabled	Elderly, with Children, Disabled	Non-elderly, No Children, Disabled	Non-elderly, with Children, Disabled	Female Headed Household with Children
VA	419	568	409	350	362	471	335	375	349
VA016 - Charlottesville RHA	399	941	456	398	309	464	384	319	350

Family Race/Ethnicity Information
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Distribution by Head of Household's Race as a % of 50058 Received									
--	--	--	--	--	--	--	--	--	--

HA	White Only	Black/African American Only	American Indian Or Alaska Native Only	Asian Only	Native Hawaiiin/Other Pacific Islander Only	White, American Indian/Alaska Native Only	White, Black/African American Only	White, Asian Only	Any Other Combination
VA	22	76	0	0	0	0	1	0	1
VA016 - Charlottesville RHA	18	75	0	6	0	0	1	0	0

Distribution by Head of Household's Ethnicity as a % of 50058 Received		
---	--	--

HA	Hispanic or Latino	Non - Hispanic or Latino
VA	2	98
VA016 - Charlottesville RHA	1	99

Household Information

Distribution by Household Members Age as a % of Total Number of Household Members

HA	0 - 5		6 - 17		18 - 50		51 - 61		62 - 82		83+	
	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent
VA	3,335	14	7,723	31	8,574	35	2,061	8	2,756	11	178	1
VA016 - Charlottesville RHA	79	13	218	37	202	34	37	6	51	9	3	1

Distribution by Household Size as a % of 50058 Received

HA	1 person	2 persons	3 persons	4 persons	5 persons	6 persons	7 persons	8 persons	9 persons	10+ persons
VA	43	23	16	10	5	2	1	0	0	0
VA016 - Charlottesville RHA	32	22	21	8	6	3	4	2	0	1

Total Household Members and Average Household Size

HA	Total Number of Household Members	Average Household Size	Total Number of Households
VA	24,627	2.2	11,027
VA016 - Charlottesville RHA	590	2.8	212

Distribution by Number of Bedrooms as a % of 50058 Received

HA	0 Bedrooms	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms
VA	2	31	36	24	6	1
VA016 - Charlottesville RHA	0	21	28	42	7	3

Length of Stay Information

Distribution by Length of Stay as a % of 50058 Received (currently assisted families)

HA	Less than 1 year		1 to 2 years		2 to 5 years		5 to 10 years		10 to 20 years		Over 20 years	
	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent
VA	2,267	21	906	8	2,313	21	2,624	24	1,850	17	1,067	10
VA016 - Charlottesville RHA	58	27	13	6	46	22	26	12	35	17	34	16

Resident Characteristics Report

As of August 31, 2024

Program type : **All Voucher Funded Assistance**

Level of Information : **Housing Agency within State VA**

Effective Dates Included : **May 1, 2023** through **August 31, 2024**



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Back to Report

NOTE: Percentages in each area may not total 100 percent due to rounding.

Units Information

HA	ACC Units	50058 Required	50058 Received
VA	60,559	50,318	46,075
VA016 - Charlottesville RHA	710	625	635

Income Information

Distribution of Average Annual Income as a % of 50058 Received

HA	Extremely Low Income, Below 30% of Median		Very Low Income, 50% of Median		Low Income, 80% of Median		Above Low Income, 81%+ of the Median		Geo-Coded Income Data Not Available In PIC Data Systems	
	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent
VA	0	0	0	0	0	0	0	0	46,075	100
VA016 - Charlottesville RHA	0	0	0	0	0	0	0	0	635	100

Average Annual Income (\$)

HA	Average Annual Income
VA	18,666
VA016 - Charlottesville RHA	18,361

Distribution of Annual Income as a % of 50058 Received

HA	\$ 0	\$1 - \$5,000	\$5,000 - \$10,000	\$10,001 - \$15,000	\$15,001 - \$20,000	\$20,001 - \$25,000	Above \$25,000
VA	4	8	7	32	13	9	25
VA016 - Charlottesville RHA	8	6	11	28	13	10	25

Distribution of Source of Income as a % of 50058 Received ** Some families have multiple sources of income **

HA	With any wages	With any Welfare	With any SSI/SS/Pension	With any other Income	With No Income
VA	37	20	56	19	3
VA016 - Charlottesville RHA	44	51	47	17	4

TTP/Family Type Information

Distribution of Total Tenant Payment as a % of 50058 Received

HA	\$0	\$1 - \$25	\$26 - \$50	\$51 - \$100	\$101 - \$200	\$201 - \$350	\$351 - \$500	\$501 and Above
VA	1	0	8	3	6	34	16	32
VA016 - Charlottesville RHA	0	0	12	2	9	29	15	33

Average Monthly TTP (\$)

HA	Average Monthly TTP
VA	446
VA016 - Charlottesville RHA	441

Distribution of Family Type as a % of 50058 Received

HA	Elderly, No Children, Non-Disabled		Elderly, with Children, Non-Disabled		Non-elderly, No Children, Non-Disabled		Non-elderly, with Children, Non-Disabled		Elderly, No Children, Disabled		Elderly, with Children, Disabled		Non-elderly, No Children, Disabled		Non-elderly, with Children, Disabled		Female Headed Household with Children	
	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent
VA	3,645	8	233	1	6,455	14	15,748	34	8,303	18	456	1	8,011	17	3,224	7	18,567	40
VA016 - Charlottesville RHA	38	6	3	0	100	16	272	43	105	17	4	1	93	15	20	3	276	43

Average TTP by Family Type (\$)

HA	Elderly, No Children, Non-Disabled	Elderly, with Children, Non-Disabled	Non-elderly, No Children, Non-Disabled	Non-elderly, with Children, Non-Disabled	Elderly, No Children, Disabled	Elderly, with Children, Disabled	Non-elderly, No Children, Disabled	Non-elderly, with Children, Disabled	Female Headed Household with Children
VA	422	605	474	506	379	543	363	480	501
VA016 - Charlottesville RHA	423	301	367	526	343	500	359	607	507

Family Race/Ethnicity Information

Distribution by Head of Household's Race as a % of 50058 Received

HA	White Only	Black/African American Only	American Indian Or Alaska Native Only	Asian Only	Native Hawaiiin/Other Pacific Islander Only	White, American Indian/Alaska Native Only	White, Black/African American Only	White, Asian Only	Any Other Combination
VA	22	76	0	1	0	0	0	0	0
VA016 - Charlottesville RHA	20	76	0	2	0	0	2	0	1

Distribution by Head of Household's Ethnicity as a % of 50058 Received

HA	Hispanic or Latino	Non - Hispanic or Latino
VA	3	97
VA016 - Charlottesville RHA	3	97

Household Information

Distribution by Household Members Age as a % of Total Number of Household Members

HA	0 - 5		6 - 17		18 - 50		51 - 61		62 - 82		83+	
	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent
VA	9,810	9	32,479	31	36,705	36	10,750	10	12,688	12	922	1
VA016 - Charlottesville RHA	187	13	437	31	495	35	140	10	152	11	4	0

Distribution by Household Size as a % of 50058 Received

HA	1 person	2 persons	3 persons	4 persons	5 persons	6 persons	7 persons	8 persons	9 persons	10+ persons
VA	45	20	15	10	5	2	1	0	0	0
VA016 - Charlottesville RHA	44	21	16	10	6	2	1	0	0	0

Total Household Members and Average Household Size

HA	Total Number of Household Members	Average Household Size	Total Number of Households
VA	103,354	2.2	46,075
VA016 - Charlottesville RHA	1,415	2.2	635

Distribution by Number of Bedrooms as a % of 50058 Received

HA	0 Bedrooms	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms
VA	3	20	41	30	6	1
VA016 - Charlottesville RHA	9	19	38	32	2	0




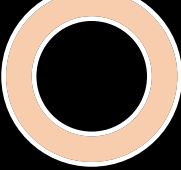
Length of Stay Information

Distribution by Length of Stay as a % of 50058 Received (currently assisted families)

HA	Less than 1 year		1 to 2 years		2 to 5 years		5 to 10 years		10 to 20 years		Over 20 years	
	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent
VA	7,196	16	3,929	9	9,072	20	9,723	21	9,879	21	6,020	13
VA016 - Charlottesville RHA	201	32	109	17	125	20	50	8	80	13	64	10

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 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.





**Charlotteville 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 student), Shannel Cowhens (CRHA and program participant), Latricia Clark (PHAR), Dr. Bill Harris (PHAR), Alice Washington (PHAR/RAB, resident) and Victoria Horrocks (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
- Five-Year Plan, which submits to HUD once fiscal year
- Annual Plan, which is submitted every year. It is through this that a PHA receives funding (THAT'S WHAT WE ARE

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

Our fiscal year runs Apr

- 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.



Planning

- this year HUD is having everything done on a new portal. Since there was not a lot of RAB members in attendance a follow-up will be planed.

- The PHA Plan is due to HUD 75 days prior to the PHA's Fiscal Year Beginning (4/1/2025). CRHA needs to submit to HUD by 1/13/2025.
- Meet with RAB (starting today) – Discussion on housing needs, resources, PHA policies and other items we want to make sure are included.
- Attach new and revised policies during FY Attached demographic information with 2024 Resident Characteristics Reports
- Conversations around outreach and meetings



Deconcentration of Poverty and Income Mixing

The PHA's admission policy includes the PHA's policy designed to promote deconcentration and income mixing in accordance with section 16(a)(3)(B) of the 1937 [Act \(42 U.S.C. 1437a\)](#) 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 developments and lower income tenants into higher income developments.

- (1) The provisions of this section apply to applicants to and residents seeking voluntary admission to covered public housing developments (“covered developments” as specifically defined in (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 covered public housing developments.

To implement the statutory requirements 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 introduction. In Charlottesville due to high rent this has been very difficult and redrafted.

(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 the 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. A PHA may use median income for each development, provided that the PHA includes a written explanation in the PHA Annual Plan justifying use of median income in the PHA's Annual Plan. A PHA has the option of adjusting its income 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 PHA-wide average income for covered developments as defined in Step 1), except that the income for a family shall never be less than the income at which a family would be defined as an extremely low income family under [CFR 5.603\(b\)](#).

(iv) Step 4. A PHA with covered developments having average incomes outside the Established Income Range shall explain or justify the income profile for these developments as being consistent with and furthering the goals of deconcentration of poverty and income mixing as specified by the statute (including the goals of deconcentration of poverty and income mixing as specified by the statute) 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) made numerous amendments to the United States Housing Act into law. HOTMA made numerous amendments to the United States Housing Act into law.
- September 17, 2019, HUD issued a proposed rule and have just recently finalized to put the new rule of HOTMA into effect through revisions to HUD's regulations for Part 5 and 24 CFR Part 891.
- **Section 102** addresses income reviews, including the frequency of income reviews 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 for 8 residents get to learn about HOTMA and how it may affect them. 104 makes it hard to incentivize people with employment and self-



HUD has forms that the housing follows when developing these

Each Plan has two parts:

□ The Annual Plan- talks about months-Templates (HUD-50075-ST, HUD-50075-ISM, HUD-50075-HCV) The Annual Template should be submitted Troubled, Small, High Perform 8-only PHAs each year.

□ The 5-Year Plan- talks about for your housing authority. Template (HUD-50075-5Y) The 5-Year Plan Template should be submitted by all PHAs (Standard, Troubled Performing, Section 8-only, an once every 5 fiscal years.

The bulk of the document is the

This year HUD has set up a new CRHA will be working in to complete 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 are:

1. The housing authority r to talk about and work Plan.
2. The housing authority e comments on the Plan
3. The housing authority r meetings followed by a the PHA Plan. The hous Board of Commissione Plan and answers ques
4. The housing authority s into HUD. HUD will app 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 PHA Board of Directors, PHA members about the Plan and the community, and participating in public hearing.
- Residents can always get a copy of the Final Plan and Plan process help to make decisions affect public housing programs: homes, and the residents.
- You have the power to influence your housing policies. You have the power to hold your PHA 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 at 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 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 and rental.
- b. Target opportunities to assess and acquire properties in high opportunity areas.
- c. Improve conditions and increase opportunities in identified low opportunity areas.

Fair Housing Goal: 3. Increase services for residents of publicly supported housing 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
- 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 • Figure out what will be in place for non-HUD cc • Start list of priorities: CORES, NP, MOCHA, Sui • Resident trainings • Self-determined services • Town hall
August 2024	Monthly Planning Team Meeting	Town Hall?	<ul style="list-style-type: none"> • Will there be tie-in with resident surveys?
September 2024	Monthly Planning Team Meeting	BOC work session?	<ul style="list-style-type: none"> • BOC asked to have chance before final draft to
October 2024	Monthly Planning Team Meeting	Post Draft by end of month	
November 2024	Public Meetings	Hybrid Public Mtgs	
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 plannings
- 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 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
are:

- ❖ Disaster preparedness planning
- ❖ Policies or plans that will be up near future (HOTMA),
- ❖ Goals for increasing services, (homeownership),
- ❖ Transitioning to a Trauma Inform Agency
- ❖ Policies around preservation or redevelopment, etc.



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If you have any
comments contact Kathle
matthewsk@cs.cmu.edu
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Notes from CRHA FY 2025 2026 Annual Plan Meeting w RAB

August 6, 2024

11am Hybrid at Westhaven Community Center and via zc

Welcome!

Agenda

I. Welcome and Introductions

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

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 • Figure out what will be in place for non-HUD cc • Start list of priorities: CORES, NP, MOCHA, Sui • 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	

Follow-up on questions from last month's r

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 update to what we're doing in our actions we've already accomplished and what we're looking to accomplish and we strategic plan and those updates as well. When we ask who's evaluating it depends on what we're looking to evaluate residents or participation from the community to evaluate the success of that meeting. I think it will be up to us as we touch points in the communication and engagement with not only our residents, but our stakeholders in the community building this plan together. That's what we have been doing the last few years we've worked together to build this plan, so end, there's no questions or there's very little questions because we worked so much together to build it in the first place 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. What it looks like in a public housing program through acquisition of additional properties with partnerships. AHG has a partner in homeownership for public housing and we'll be utilizing them. We've already received some financial assistance homeownership for down payment assistance grants that can be given to residents. John Johnson working on building Authority, which is where I came from and he's been communicating with them about their program. He's also made some housing authorities about their programs. I don't know what everyone's role will be in homeownership, but everyone will 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 Group.

3. HOTMA and redevelopment activity having a clear approach to bringing policies for PH and S8 to have clear understand

We have been working on this for the last year. We actually identified the changes that we were going to make around HOTMA, and I've also extended that opportunity to PHAR at a board meeting. There is a chance to do some joint and the changes and how it impacts residents. We are working on this and we have signed a contract to work on our S8 operating procedures, and that will incorporate the changes as well as the regulatory requirements in each of the programs 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 voucher holders as well as public housing residents. We're working on a memorandum of understanding or agreement legally represent those folks as well. All these things are in the works and once they're completed and we've done our final 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 char to different funding?
I would probably say hardly any so we're going to be doing some work around what are those differences are the differences between them, how they impact residents, etc. We're working on some literature that we'll make think we also talked at a previous board meeting with PHAR about doing some workshops around it as well so the work around it. I know the board has requested some additional information just so people and the general public going on in different programs and we're working on that. We have some new staff that will be able to make the do 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 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 what that may mean for the future. Asked to have CRHA ED talk on plans for this program. Need to educate r 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 what's actually happening around the country, where public housing units are being converted. Some of us sat in talked about how HUD could potentially get rid of public housing in 10 years or so, or how would public housing go converted to other programs and so they are putting their money in that direction as well. I do agree we need to ec 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 group besides PHAR that is doing that, but I don't think we're doing it in a way to where folks actually understand the changes and impacts. I definitely think more work needs to happen at the coalition. They have a lot of national people on there that are supposed to be the representative for section eight could reach out to them and see what they have. We should definitely start doing it now. Because a lot of those call 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 around RAD. HUD is now allowing certain grants to incorporate RAD in a different way than they do PBVs. I think a group, CLAFA and the other industry group that are working around doing research, that's one of the reasons they're doing their research was only being done by RAD conversion. But what I learned in the meeting with Mr. Sales and Sina is something that was on the books a long time ago, which is called voluntary conversion. We learned it has been on the books a long time ago, but we're doing it. I haven't talked with everybody yet, but just me being in that meeting, what I learned is that y'all are doing something totally different from what RAD is. Even though they have put a lot of perks on the books, that's sitting at the table is still saying, but you haven't committed protection yet. We were focused on the books. So, I just wanted to share that. I just think that the things that I didn't even understand or know 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 that information, but at least they were able to see what we were doing in Charlottesville. I would just add that I hope if they talk about language with federal grants or they're giving certain leeway for RAD but nothing's mentioned about us just need to remember that for me Jack Kemp said their bottom line, their fundamental issue was to run one program right now, HUD is running three programs, which is public housing, Section 8, and project-based. So the one program that we 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 you don't know, 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 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 that was pushing back. It was very surprising to me. But there's a lot of public housing. There was a few public housing programs in that 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 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 comm. well as our HR coordinator, Dottie, have been working on that plan. We're hoping sometime later in the year what it looks like for residents, how we can really & PHAR, if something does happen, what we do. So everyone has the binder or the link online to what:
- ❖ Policies or plans that will be updated in the near future already spoke on this earlier and plans to work with
- ❖ Goals for increasing services, (homeownership), - earlier.
- ❖ Transitioning to a Trauma Informed Housing Agency this two- three year process of transitioning to a trauma-informed housing agency. We have a VISTA who's starting the program. They are going to assist us on our CORES application around that so that we could become a certified trauma-informed housing agency. It'll be, top to bottom, it's going to involve a lot of changes in how we do things comes out, letters that go out. It will also be reflected
- ❖ Policies around preservation or rights with redevelopment Kathleen and Victoria have met around this and are

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.*

What are some areas you would like us to focus on?

1. Who will structure and who will be participants in town hall? Who will evaluate?
2. How do we get to homeownership and role of CRHA, PHAR, City, Richmond, etc?
3. HOTMA and redevelopment activity having a clear approach to bringing policies for PH and S8 to have clear understanding of any changes.
4. How to make sure everyone has same rights now that funding structures are different with redevelopment.
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?
6. Homeownership and how PH residents can participate when it is starting as a program using a voucher?
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.
8. Who is helping Section 8 residents organize to have training and understand changes to policy?



9. Q-Ms. Giles (PHAR)- About the choice neighborhoods in the last annual plan. We're still trying to make sure that we was saying that that is something that was already discussed. It's not enough information. To me, for us, I've been able 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 will look like as you're going through the application. What would PHAR's role of representation be in trying to organize around it, even though we're not totally understanding of what the implications are now? So, I think that that would you 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 character continue going through this process this is just a due diligence phase not us committing to it. This is going through the 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 would take to get to a choice neighborhood, then there's nothing to even talk about. Like this, it takes a huge financial to even get to the process of getting to an application. Without that commitment, we have no application. Without this, we want to be involved in this process, we have no application. We're going through due diligence phase right now made and it will be made with the group to move forward with this, we will continue that choice neighborhood committee to the entire planning process. And it would include residents because at the end of the day, the entire plan is about residents. It's what services they want. It's what job opportunities they want to see created. It's about what type of help about the neighbors in the community, what type of services they would like to see happen in their community for the down payment assistance program to be created to create home ownership opportunities? Do they want a rental rehab a homeowner rehab program? Do they want a loan program where they can take out money at their home? It's creating residents and the community members would like to see in their neighborhood so it fully involves residents and I can we do with our regular redevelopment so it fully engages PHAR as well in the process, like a partner. And so that won't committed to going to Choice Neighborhood. We're going through the due diligence phase and we're including all of our 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
matthewsk@cville.com
434-422-9298

CRHA FY 2025- 2026 Annual Plan Meeting with RAB

September 3, 2024
11am Hybrid at Westhaven
Community Center and via
zoom



Agenda

I. Welcome and introductions

In attendance: Bridget Moss (VISTA), Dr. Bill Harris (PHAR Advisory Board), Latricia Giles (PHAR), Joy Johnson (RAB) and Kathleen Glenn-Matthews (CRHA)

I. Calendar

II. Summary of priorities brought up in meetings for 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 • Figure out what will be in place for non-HUD cc • Start list of priorities: CORES, NP, MOCHA, Sui • Resident trainings • Self-determined services • Town hall
August 2024	Monthly Planning Team Meeting	Town Hall?	<ul style="list-style-type: none"> • Will there be tie-in with resident surveys?
September 2024	Monthly Planning Team Meeting	BOC work session?	<ul style="list-style-type: none"> • BOC asked to have chance before final draft to
October 2024	Monthly Planning Team Meeting	Post Draft by end of month	
November 2024	Public Meetings	Hybrid Public Mtgs	
December 2024	Public Meetings Public Hearing	Get BOC approval by Resolution	
January 2025		Submit to HUD	

Summary of priorities brought up in meetings for goals

TOPIC	NI
1. Education around subsidy programs and policies	PH, HCV, PBV, RAD,
2. Education around HOTMA and policy changes	
3. Homeownership programs	Program description administration, PHA
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 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 CNE on no contest
13.	
14.	
15.	
16.	
17.	
18.	
19.	

Next steps

Set agendas for meetings with key items such as:

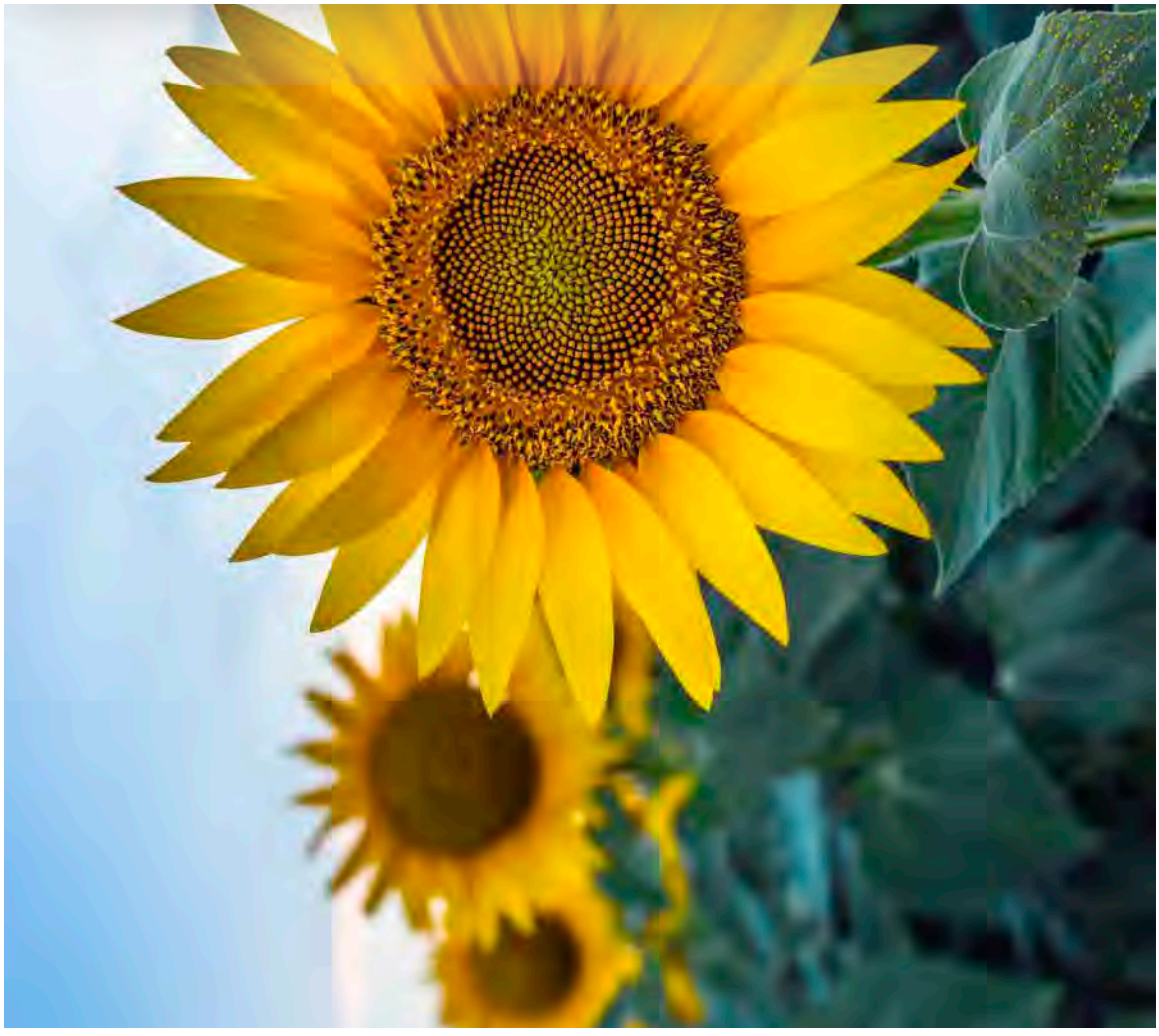
- Decide if we want to have a town hall
- Get on BOC agenda- Looking at 10/10/24 6pm work session
- Get rough draft to PHAR- working on getting this to PHAR before posting at the end of October
- Planning for public meetings- PHAR will bring back some feedback on locations and times but definitely hybrid for all.
- Conversations around focus items and how to reflect them in goals. - PHAR is reviewing the current goals | 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 b

Our next meeting is Oc
11am.

If you have any question
Kathleen at matthewsk@
or 434-422-9298



CRHA FY 20 Annual Plan with R

Octo
11am Hybr
Communi



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 • Figure out what will be in place for non-HUD cc • Start list of priorities: CORES, NP, MOCHA, Sui • Resident trainings • Self-determined services • Town hall
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October 2024	Monthly Planning Team Meeting	Post Draft by end of month	
November 2024	Public Meetings	Hybrid Public Mtgs	
December 2024	Public Meetings Public Hearing	Get BOC approval by Resolution	
January 2025		Submit to HUD	

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 | 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



C. RAB Comments

Public Housing Association of Residents (PHAR)

1000 Preston Avenue, Suite B, Charlottesville, VA 22903

phone 434-984-3255

www.pharville.org

To: CRHA Board of Directors

From: PHAR Board of Directors

Re: Combined Annual Plan for 2025-2026

Date:

The Charlottesville Public Housing Association of Residents (PHAR) is the duly recognized Resident Advisory Board and jurisdiction wide Resident Council for the residents of Charlottesville’s public housing. We are offering the following points of consideration on the proposed Combined Annual Plan for 2025-2026. PHAR is generally supportive and enthusiastic about CRHA’s goals and activities particularly CRHA’s willingness to work with PHAR to protect tenants’ rights during redevelopment. General areas of consideration are outlined below.

1. Section A.1 Reduction in Overall Number of Families Served

The number of public housing units, number of voucher, and combined number of vouchers/units all reduced since the number reported in CRHA’s 2024-2025 Annual Plan. Last year CRHA reported that it administered 681 Housing Choice Vouchers and 337 public housing units for a total of 1018 families served. This year, these numbers have been reduced to 641 Housing Choice Vouchers, 293 Public Housing Units, and 934 total units. PHAR would like to discuss why there is a reduction in the size of the housing authority and whether the reduction can be attributed to tenant based vouchers becoming project based as part of redevelopment. I

2. Section B.2: New Activities

This Section of CRHA’s plan outlines the Authority’s intention to engage in a variety of redevelopment activities. This including the following:

- Submitted Mixed Finance and Demolition/Disposition applications for Sixth Street.
- Submitting a Demolition/Disposition application for Westhaven.
- Demolishing 58 public housing units at South First street and replacing them with 58 units subsidized through Project Based Vouchers. CRHA will also use 55 of its tenant based housing vouchers to subsidize apartments in South First Street Phase 2.

These activities involve redeveloping public housing primarily using federally subsidized vouchers rather than replacing traditional public housing. PHAR acknowledges that the replacement of traditional public housing is very difficult but it is also critically important.

CRHA’s Annual Goals include the preservation of Section 9 Public Housing and existing affordable housing generally in the City of Charlottesville. CRHA’s goal states that it will apply for additional funding to preserve public housing that is not part of the redevelopment plan and that it is trying to acquire property to utilize Faircloth Units.



Public Housing Association of Residents (PHAR)

1000 Preston Avenue, Suite B, Charlottesville, VA 22903

phone 434-984-3255

www.pharville.org

PHAR is encouraged to see that CRHA is taking replacement of Faircloth unit seriously and that it is included in the housing authority's plans. PHAR hopes to work collaboratively with CRHA to achieve this goal. PHAR would like to meet regularly with CRHA to discuss the preservation of traditional public housing and would also like to see a detailed plan for how CRHA plans to retain these units.

Residents Bill of Rights

In 2008, PHAR worked together with CRHA to create a Residents' Bill of Rights for Redevelopment. The goal of the Residents' Bill of Rights was to improve the quality of life of all public housing residents while at the same time avoiding displacement. The history of public housing and the history of public housing redevelopment are sadly intertwined with the displacement of low income residents, particularly in communities of color.¹ In order to prevent the trauma of displacement, CRHA and PHAR created guiding principles for the redevelopment of Charlottesville's public housing communities. The Residents' Bill of Rights is attached as Exhibit A. Unfortunately, many of requirements stated in the Residents' Bill of Rights are not being followed. Particularly the guarantee of 1:1 replacement of public housing units. In particular, PHAR would like to work with CRHA to make sure that residents are continuing to be meaningfully involved in the redevelopment process.

The Residents' Bill of Rights also guaranteed public housing residents the right to return to their homes after redevelopment without additional rescreening or application processes. The right to return and limits on rescreening are a critical anti-displacement protections for public housing residents. Any barrier to returning to a community, increases the chances that current public housing residents will be displaced from their neighborhoods.

Importance of Preserving Public Housing

PHAR is pleased that CRHA is working together with residents to protect the rights of residents transitioning between public housing and projected based units. PHAR hopes to continue this collaboration as redevelopment continues. In addition to protecting the rights of residents moving to project based units, PHAR would like to see CRHA work to retain brick and mortar public housing units. Although federally subsidized housing vouchers provide similar deep affordability to residents similar to public housing, they present long term affordability risks because Congress can cut their funding with the stroke of a pen.

Reduced Number of Units at Sixth Street

¹ Many residents of historic communities of color were displaced from their homes and moved into public housing during periods of "urban renewal." Charlottesville still bears the scars from the razing of the Vinegar Hill neighborhood. Other cities across Virginia and the rest of the country followed the same pattern. (See <https://encyclopediavirginia.org/entries/urban-renewal-in-virginia/#:~:text=The%20Housing%20Law%20of%201937,Black%20communities%20across%20the%20country.>). The systemic underinvestment in public housing at the federal level has created the need for public housing redevelopment projects. Unfortunately, these projects have also led to mass displacement of communities of color. For example, over 300 residents in Richmond's Blackwell neighborhood were displaced after redevelopment under the HOPE VI program. (See <https://www.nhlp.org/wp-content/uploads/Center-for-Community-Change-A-HOPE-Unseek-Voices-from-teh-Other-Side-of-HOPE-VI-2003.pdf>). Similarly, the St. Paul and Marshall-Ridley neighborhoods in Norfolk and Newport News are being converted to private developments and are widely criticized for displacing residents. (See <https://encyclopediavirginia.org/entries/urban-renewal-in-virginia/#:~:text=The%20Housing%20Law%20of%201937,Black%20communities%20across%20the%20country.>).



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In Section B.2 of the plan, CRHA explains the plan for Sixth Street redevelopment. The number of units to be developed there are lower than last year 40-45 units rather than 50-80. PHAR is interested to know why there is a reduction in the planned number of units.

Section B.1: Updated Policies

This section of the plan notes changes to its policies required by HOTMA as well as changes to its policies but does not explain what such changes are. PHAR would like to see redlined versions of any policies CRHA plans to change so that it can fully understand the impact of such changes on residents and so that it can meaningfully comment. PHAR would further like CRHA to provide information for residents on the impact HOTMA changes will have on their tenancies.

Eviction Policy

Although paused a number of years because of the COVID-19 pandemic, CRHA has begun eviction proceedings against large numbers of tenants. Recently, there were 42 of CRHA residents brought to court in Charlottesville for eviction cases. PHAR urges CRHA to reinstate portions of its former eviction policy which lowered the rate of non-payment of rent evictions and displacement of residents. The protections in the prior policy included:

- A. Guarantee that CRHA would not file eviction cases against tenants paying the minimum rent;
- B. Guarantee that CRHA would not file eviction cases against tenants who owed less than \$50;
- C. Right of tenants to enter into a repayment plan for any outstanding rental balance;
- D. Guarantee that CRHA will review the rent calculation and payment ledger for all tenants before filing an eviction case in court; and
- E. Right of tenants to request a meeting with the Executive Director before being evicted.

Conclusion

PHAR is grateful for CRHA's commitment to ensuring safe and habitable communities and its commitment to resident led redevelopment. PHAR realizes the challenges that Public Housing Authorities face in a time of national disinvestment. Even so, it is critical to protect as much brick and mortar public housing and as many tenant protections as possible. For that reason, PHAR wants to work with CRHA to preserve Faircloth units. CRHA and PHAR should continue to work together to keep our communities strong.

Respectfully on Behalf of the PHAR Board of Directors,

Joy Johnson

Chair/President

Public Housing Association of Residents

D. CRHA Analysis of RAB recommendations and decisions made on these

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>



TO: PHAR Resident Advisory Board
Cc: CRHA Board of Commissioners
FROM: John Sales, Executive Director
RE: Annual Plan 2025-2026 RAB Comments
DATE: December 11, 2024

The Charlottesville Redevelopment and Housing Authority "CRHA" Appreciates the Resident Advisory Board "RAB" at PHAR taking the time to work with us and comment on the CRHA's FY 2025- 2026 Annual Plan. We have appreciated the partnership in the annual planning process. Please note our responses to comments in the table below:

RAB Comment	CRHA Response
<p>1. Section A.1 Reduction in Overall Number of Families Served</p> <p>The number of public housing units, number of voucher, and combined number of vouchers/units all reduced since the number reported in CRHA's 2024-2025 Annual Plan. Last year CRHA reported that it administered 681 Housing Choice Vouchers and 337 public housing units for a total of 1018 families served. This year, these numbers have been reduced to 641 Housing Choice Vouchers, 293 Public Housing Units, and 934 total units. PHAR would like to discuss why there is a reduction in the size of the housing authority and whether the reduction can be attributed to tenant based vouchers becoming project based as part of redevelopment.</p>	<p>The Charlottesville Redevelopment and Housing Authority has seen a significant increase in Housing Assistance Payment's which has caused CRHA to enter into a shortfall. Due to this shortfall CRHA has been unable to lease up additional vouchers to serve families on the HCV waitlist.</p>
<p>2. Section B.2: New Activities</p> <p>This Section of CRHA's plan outlines the Authority's intention to engage in a variety of redevelopment activities. This including the following:</p> <ul style="list-style-type: none"> - Submitted Mixed Finance and Demolition/Disposition applications for Sixth Street. - Submitting a Demolition/Disposition application for Westhaven. - Demolishing 58 public housing units at South First street and replacing them with 58 units subsidized through Project Based Vouchers. CRHA will also use 55 of its tenant based housing vouchers to subsidize apartments in South First Street Phase 2. <p>These activities involve redeveloping public housing primarily using federally subsidized vouchers rather than replacing traditional public housing. PHAR acknowledges that the replacement of traditional public housing is very difficult but it is also critically important.</p> <p>CRHA's Annual Goals include the preservation of Section 9 Public Housing and existing affordable housing generally in the City of Charlottesville. CRHA's goal states that it will apply for additional funding to preserve public housing that is not part of the</p>	<p>CRHA is committed to preserving Section 9 housing and provided additional deeply affordable housing through its redevelopment efforts.</p>

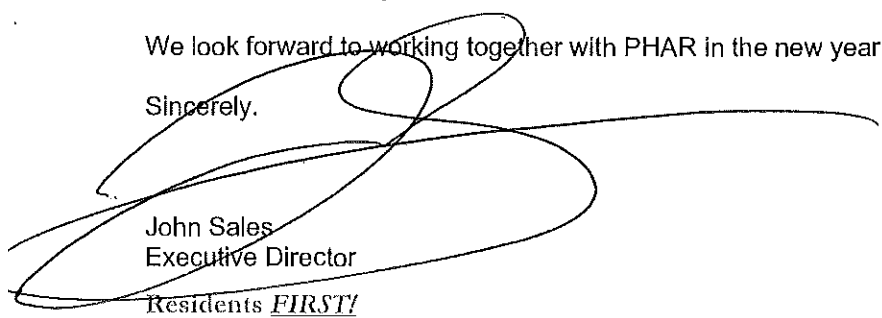
<p>redevelopment plan and that it is trying to acquire property to utilize Faircloth Units.</p> <p>PHAR is encouraged to see that CRHA is taking replacement of Faircloth unit seriously and that it is included in the housing authority's plans. PHAR hopes to work collaboratively with CRHA to achieve this goal. PHAR would like to meet regularly with CRHA to discuss the preservation of traditional public housing and would also like to see a detailed plan for how CRHA plans to retain these units.</p>	
<p>3. Residents Bill of Rights In 2008, PHAR worked together with CRHA to create a Residents' Bill of Rights for Redevelopment. The goal of the Residents' Bill of Rights was to improve the quality of life of all public housing residents while at the same time avoiding displacement. The history of public housing and the history of public housing redevelopment are sadly intertwined with the displacement of low income residents, particularly in communities of color.' In order to prevent the trauma of displacement, CRHA and PHAR created guiding principles for the redevelopment of Charlottesville's public housing communities. The Residents' Bill of Rights is attached as Exhibit A. Unfortunately, many of requirements stated in the Residents' Bill of Rights are not being followed. Particularly the guarantee of 1:1 replacement of public housing units. In particular, PHAR would like to work with CRHA to make sure that residents are continuing to be meaningfully involved in the redevelopment process.</p> <p>The Residents' Bill of Rights also guaranteed public housing residents the right to return to their homes after redevelopment without additional rescreening or application processes. The right to return and limits on rescreening are a critical anti-displacement protections for public housing residents. Any barrier to returning to a community, increases the chances that current public housing residents will be displaced from their neighborhoods.</p>	<p>The CRHA is committed to removing and reducing barriers for residents to return home after redevelopment. In most cases CRHA cannot control additional regulatory re-screenings or application processes. The CRHA is committed to working with PHAR to modify the Bill of Rights to ensure it is in line with the work that is actually occurring.</p>
<p>4. Importance of Preserving Public Housing PHAR is pleased that CRHA is working together with residents to protect the rights of residents transitioning between public housing and projected based units. PHAR hopes to continue this collaboration as redevelopment continues. In addition to protecting the rights of residents moving to project based units, PHAR would like to see CRHA work to retain brick and mortar public housing units. Although federally subsidized housing vouchers provide similar deep affordability to residents similar to public housing, they present long term affordability risks because Congress can cut their funding with the stroke of a pen.</p> <p>In Section B.2 of the plan, CRHA explains the plan for Sixth Street redevelopment. The number of units to be developed there are lower than last year 40-45 units rather than 50-80. PHAR is interested to know why there is a reduction in the planned number of units.</p>	<p>CRHA is committed to working with PHAR to preserve Section 9 units and protect the rights of resident residing in the CRHA communities.</p> <p>The Resident Planners made further decisions that reduced the total number of units proposed in Phase 2 of Sixth Street. CRHA anticipates a total of 80-90 units on the site once the entire project is completed.</p>
<p>5. Section B.1: Updated Policies This section of the plan notes changes to its policies required by</p>	

<p>HOTMA as well as changes to its policies but does not explain what such changes are. PHAR would like to see redlined versions of any policies CRHA plans to change so that it can fully understand the impact of such changes on residents and so that it can meaningfully comment. PHAR would further like CRHA to provide information for residents on the impact HOTMA changes will have on their tenancies.</p>	<p>The CRHA will work with PHAR to reduce the impact of the changes on residents.</p>
<p>6. Eviction Policy Although paused a number of years because of the COVID-19 pandemic, CRHA has begun eviction proceedings against large numbers of tenants. Recently, there were 42 of CRHA residents brought to court in Charlottesville for eviction cases. PHAR urges CRHA to reinstate portions of its former eviction policy which lowered the rate of non-payment of rent evictions and displacement of residents. The protections in the prior policy included:</p> <ul style="list-style-type: none"> A. Guarantee that CRHA would not file eviction cases against tenants paying the minimum rent; B. Guarantee that CRHA would not file eviction cases against tenants who owed less than \$50; C. Right of tenants to enter into a repayment plan for any outstanding rental balance; D. Guarantee that CRHA will review the rent calculation and payment ledger for all tenants before filing an eviction case in court; and E. Right of tenants to request a meeting with the Executive Director before being evicted. 	<p>The CRHA will look analyze what provisions of the previous eviction process. The CRHA is scheduled to present on the eviction process at the January work session.</p>
<p>7. PHAR is grateful for CRHA's commitment to ensuring safe and habitable communities and its commitment to resident led redevelopment. PHAR realizes the challenges that Public Housing Authorities face in a time of national disinvestment. Even so, it is critical to protect as much brick and mortar public housing and as many tenant protections as possible. For that reason, PHAR wants to work with CRHA to preserve Faircloth units. CRHA and PHAR should continue to work together to keep our communities strong.</p>	<p>CRHA will continue working with PHAR to protect Section 9 units and deploy faircloth units.</p>

In closing the RAB's feedback is an essential part of CRHA's success in working towards our goals of being a resident-centered organization.

We look forward to working together with PHAR in the new year.

Sincerely,



John Sales
 Executive Director

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.

VI. Resident Engagement and Public Meetings

A. Posting

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.



We hope you can join us for community meetings.

**Charlotteville Redevelopment & Housing Authority (CRHA)
has posted their 2025- 2026 DRAFT Annual Plan on October 28, 2024**

11/5/2024

11am Annual Plan Public Meeting- Westhaven Community Center
4pm Annual Plan Public Meeting- Westhaven Community Center

11/18/2024

11am Annual Plan Public Meeting- SFS Community Center
5:30pm Annual Plan Public Meeting- SFS Community Center

12/12/2024

5pm Hearing on Annual Plan- Crescent Halls Community Center
6pm Board of Commissioner Meeting- City Hall Chambers

All meetings are hybrid offered in-person or via the zoom link below:

<https://us06web.zoom.us/j/87810439761?pwd=2591DgV44fQ5dYaVKWZyI7BGE8vp7i.1>

One tap mobile: +13126266799,,87810439761#

Dial-in: +1 312 626 6799

Meeting ID: 878 1043 9761 and Passcode: 980138



نأمل أن تتمكن من الانضمام إلينا في اجتماعات المجتمع. نشرت
هيئة إعادة التنمية والإسكان في شارلوتسفيل (CRHA) مسودة خطتها
السوية 2025-2026 في 28 أكتوبر 2024

11/5/2024

الاجتماع العام للخطة السوية الساعة 11 صباحاً - مركز مجتمع ويستهافن
الاجتماع العام للخطة السوية الساعة 4 مساءً - مركز ويستهافن المجتمعي

18/11/2024

الاجتماع العام للخطة السوية الساعة 11 صباحاً - مركز مجتمع SFS

5:30 مساءً اجتماع الخطة السوية العامة - مركز مجتمع SFS

12/12/2024

جلسة استماع الساعة 5 مساءً بشأن الخطة السوية - مركز Crescent Halls Community Center
اجتماع مجلس المفوضين الساعة 6 مساءً - قاعة المدينة

تُعقد جميع الاجتماعات بشكل هجين، إما شخصياً أو عبر رابط Zoom أدناه:

<https://us06web.zoom.us/j/87810439761?pwd=2591DgV44fQ5dYaVKWZyI7BGE8vp7I1>

رقم الهاتف المحمول بضغطه واحدة: +13126266799 #87810439761
الاتصال الهاتفي: +1 312 626 6799

معرف الاجتماع: 9761 1043 878 ورمز المرور: 980138



Tozali na elikya ete bokoki kosangana na biso mpo na makita
ya lisanga. Charlottesville Redevelopment & Housing Authority (CRHA)
etie PROJET ya Plan annuel na bango ya 2025-2026 na mokolo ya 28 octobre 2024

Mokolo ya 11/5/2024

11am Plan Annuel Likita ya bato banso - Westhaven Community Center

16h Plan annuel Likita ya bato banso - Westhaven Community Center

11/18/2024 - Ezali indenge makona

11am Plan Annuel Likita ya bato banso - Centre communautaire ya SFS

17:30pm Plan annuel Likita ya bato banso - Centre communautaire ya SFS

Mokolo ya 12/12/2024

17h Boyokani na Plan Annuel - Centre communautaire ya Crescent Halls

18h Likita ya Conseil d'administration - Ba Chambres ya Mairie

Makita nyonso ezali ya hybride oyo epesami na miso to na nzela ya lien ya zoom oyo ezali awa na nse:

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

Mobile ya robinet moko: +13126266799, 87810439761#

Kobenga na nzela: +1 312 626 6799

ID ya likita: 878 1043 9761mpe Code de passe: 980138



ရပ်ရွာအစည်းအဝေးများအတွက် သင်သည် ကျွန်ုပ်တို့နှင့်

ပူးပေါင်းနိုင်မည်ဟု မျှော်လင့်ပါသည်။ Charlotteville Redevelopment & Housing Authority (CRHA) သည် ၎င်းတို့၏ 2025-2026 DRAFT နှစ်ပတ်လည် အစီအစဉ်ကို အောက်တိုဘာ 28၊ 2024 တွင် တင်ခဲ့သည်

၁၁/၅/၂၀၂၄

နံနက် ၁၁ နာရီတွင် နှစ်ပတ်လည် အစီအစဉ် လူထုတွေ့ဆုံပွဲ- Westhaven Community Center

ညနေ ၄ နာရီတွင် နှစ်ပတ်လည် အစီအစဉ် လူထုတွေ့ဆုံပွဲ- Westhaven Community Center

၁၁/၁၈/၂၀၂၄

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ညနေ 5:30 နာရီတွင် နှစ်ပတ်လည် အစီအစဉ် လူထုတွေ့ဆုံပွဲ- SFS Community Center

၁၂/၁၂/၂၀၂၄

ညနေ ၅ နာရီတွင် နှစ်ပတ်လည် အစီအစဉ်- လခြမ်းခန်းမ လူထုမဟိုဠာနထွင် ကြားနာခြင်း။

ညနေ (၆) နာရီတွင် ကော်မရှင်အဖွဲ့ဝင်များ အစည်းအဝေး- မြို့တော်ခန်းမ၌ လွှတ်တော်များ

အစည်းအဝေးများအားလုံးသည် လူကိတ်တိုင် သို့မဟုတ် အောက်ဖော်ပြပါ ဇူးမ်လင့်ခ်မှတစ်ဆင့် ပေါင်းစပ်ပေးသည်-

<https://us06web.zoom.us/j/87810439761?pwd=2591DgV44fQ5dYaVKWZyI7BGE8vp7i.1>

တစ်ချက်နှိပ်ရုံဖြင့် မှီခိုင်း- +13126266799၊ 87810439761#

ဖုန်းခေါ်ဆိုမှု- +1 312 626 6799

အစည်းအဝေး ID- 878 1043 9761 နှင့် လျှို့ဝှက်ကုဒ်- 980138



مورې هيله لرو چې تاسو زموږ سره د ټولني غونډو کې گډون وکړئ. د چارلوتسویل د بيارغونې او هستوگنې اداره (CRHA) د اکتوبر په 28, 2024 کې د دوی د 2025-2026 مسوده کلنۍ پلان پوست کر

11/5/2024

د سهار په 11 بجو کلنۍ پلان عامه غونډه - د ويستهاون ټولني مرکز

د ماسپېنين په 4 بجو کلنۍ پلان عامه غونډه - د ويستهاون ټولني مرکز

11/18/2024

11am کلنۍ پلان عامه غونډه- د SFS د ټولني مرکز

5:30pm کلنۍ پلان عامه غونډه - د SFS ټولني مرکز

12/12/2024

د مازديگر په 5 بجو د کلني پلان په اړه اوریدل - د کریسنت هالونو د ټولني مرکز

د ماښام په 6 بجو د کمیساری، بورډ غونډه - د ښار تالار چیمبر

ټولې غونډې په شخصي توگه یا د لاندې زوم لینک له لارې وړاندیز شوي هاپیرد دي:

<https://us06web.zoom.us/j/87810439761?pwd=2591DgV44fQ5dYaVKWZyI7BGE8vp7L1>

یو ټاپ موبایل: +13126266799, 87810439761

ډایل کړئ: +1 312 626 6799

د غونډې پیژندنه: 878 1043 9761 او پاس کوډ: 980138



Esperamos que pueda unirse a nosotros en las reuniones comunitarias. La Autoridad de Vivienda y Reurbanización de Charlottesville (CRHA) publicó su BORRADOR del Plan Anual 2025-2026 el 28 de octubre de 2024.

5/11/2024

11:00 a. m. Reunión pública del plan anual: Centro comunitario de Westhaven

4:00 p. m. Reunión pública del plan anual: Centro comunitario de Westhaven

18/11/2024

11:00 a. m. Reunión pública del plan anual - Centro comunitario SFS

5:30 pm Reunión pública del plan anual - Centro comunitario SFS

12/12/2024

Audiencia sobre el plan anual a las 5:00 p. m. en el centro comunitario Crescent Halls

6:00 p. m. Reunión de la Junta de Comisionados - Sala del Ayuntamiento

Todas las reuniones son híbridas y se ofrecen en persona o mediante el siguiente enlace de Zoom:

<https://us06web.zoom.us/j/87810439761?pwd=2591DgV44fQ5dYaVKWZyI7BGE8vp7i.1>

Móvil con un solo toque: +13126266799, 87810439761#

Llamada telefónica: +1 312 626 6799

ID de reunión: 878 1043 9761 y código de acceso: 980138



Tunatumai unaweza kujiunga nasi kwa mikutano ya jumuiya.
Charlottesville Redevelopment & Housing Authority (CRHA) imechapisha
Mpango wao wa Mwaka wa RASIMU YA 2025-2026 mnamo Oktoba 28, 2024.

11/5/2024

Saa 11 asubuhi Mikutano wa Hadhara wa Mpango wa Mwaka- Kituo cha Jamii cha Westhaven

4:00 Mpango wa Mwaka Mikutano wa Umma- Westhaven Community Center

11/18/2024

Saa 11 asubuhi Mikutano wa Hadhara wa Mpango wa Mwaka- Kituo cha Jamii cha SFS

5:30pm Mpango wa Mwaka Mikutano wa Umma- Kituo cha Jamii cha SFS

12/12/2024

5pm Usikilizaji juu ya Mpango wa Mwaka- Crescent Halls Community Center

Saa kumi na mbili jioni Mikutano wa Bodi ya Kamishna- Ukumbi wa Jiji

Mikutano yote ni mseto inayotolewa ana kwa ana au kupitia kiungo cha kukuza hapa chini:

<https://us06web.zoom.us/j/87810439761?pwd=2591DgV44fQ5dYaVKWZyI7BGE8vp7i.1>

Gusa moja ya rununu: +13126266799, 87810439761 #

Piga simu: +1 312 626 6799

Kitambulisho cha Mikutano: 878 1043 9761na Nambari ya siri: 980138



ہمیں امید ہے کہ آپ کمیونٹی میٹنگز کے لیے ہمارے ساتھ

شامل ہو سکتے ہیں۔ **Charlottesville Redevelopment & Housing Authority** نے اپنا 2025-2026 ڈرافٹ سالانہ پلان 28 اکتوبر 2024 کو پوسٹ کیا ہے۔ (CRHA)

11/5/2024

11am سالانہ پلان پبلک میٹنگ - Westhaven Community Center

شام 4 بجے سالانہ پلان پبلک میٹنگ - ویسٹ بیون کمیونٹی سینٹر

11/18/2024

11am سالانہ پلان پبلک میٹنگ - SFS کمیونٹی سینٹر

5:30pm سالانہ پلان پبلک میٹنگ - SFS کمیونٹی سینٹر

12/12/2024

شام 5 بجے سالانہ پلان پر سماعت - کریسٹ ہائز کمیونٹی سینٹر

شام 6 بجے بورڈ آف کمشنر میٹنگ - سٹی ہال چیمبرز

تمام ملاقاتیں بائبرڈ ہیں جو ذاتی طور پر یا نیچے دیے گئے زوم لنک کے ذریعے پیس کی جاتی ہیں:

<https://us06web.zoom.us/j/87810439761?pwd=2591DgV44fQ5dYaVKWZyI7BGE8vp7i.1>

ایک ٹیپ موبائل: +13126266799.87810439761

دائل ان کریں: +1 6799 626 312

میٹنگ آئی ڈی: 9761 1043 878 اور پاس کوڈ: 980138



B. Public Meetings on Annual Plan

CRHA Annual Plan Public Meeting for FY 2025- 2026

**Tuesday November 5, 2024
11am and 4 pm Hybrid at Westhaven
Community Center and via zoom**



Agenda

- I. Welcome-** Several residents came by the community center at 11 and 4 but choose not to attend the meeting. The only attendee was CRHA's VISTA as staff had taken off to vote.

II. Calendar

III. Document Review

IV. Questions and comments



Charlotteville Redevelopment & Housing Authority (CRHA)

10/28/2024	CRHA posted Draft Annual Plan
11/5/2024	11am Annual Plan Public Meeting- Westhaven Community Center 4pm Annual Plan Public Meeting- Westhaven Community Center
11/18/2024	11am Annual Plan Public Meeting- SFS Community Center 5:30pm Annual Plan Public Meeting- SFS Community Center
12/12/2024	5pm Hearing on Annual Plan- Crescent Halls Community Center 6pm Board of Commissioner Meeting- City Hall Chambers
1/13/2024	Plan due to HUD via Portal

Let's look at
the document!



Charlottesville Redevelopment &
Authority

DRAFT PHA Plan
Annual Agency Plan for Fiscal Year 2

Posted: October 28, 2021
Approved:

500 1st Street S
PO Box 1405
Charlottesville, VA 22902

Phone: 434-326-4672
www.cvillerha.com
Translation contact:
matthewsk@cvillerha.com

**It's time to hear
from you.**

**Do you have any
questions or
comments?**



Thank you for
here!

If you have any questions
contact Kathleen at
matthewsk@cvilleerha.

434-422-9298



CRHA Annual Plan Public Meeting for FY 2025- 2026

Monday November 18, 2024

11 am Hybrid at South 1st Street
Community Center and via zoom



Agenda

I. Welcome

In attendance: Sharon Epps (resident/PHAR Intern), Barbara Anderson (resident/PHAR), Wade Lewis (Resident/PHAR), Shakeisha (resident/PHAR), Jasmine Ortiz (resident/PHAR), Vonzz Long (PHAR), Brittany Gordon (CRHA), Brandon Collins (CRHA), and Jennifer Mammi (CRHA), Takila Emmey (program participant) Kathleen Glenn-Matthews (CRHA)

I. Calendar

II. Document Review

III. Questions and comments



Charlottesville Redevelopment & Housing Authority (CRHA)

- | | |
|-------------------|---|
| 10/28/2024 | CRHA posted Draft Annual Plan |
| 11/5/2024 | 11am Annual Plan Public Meeting- Westhaven Community Center
4pm Annual Plan Public Meeting- Westhaven Community Center |
| 11/18/2024 | 11am Annual Plan Public Meeting- SFS Community Center
5:30pm Annual Plan Public Meeting- SFS Community Center |
| 12/12/2024 | 5pm Hearing on Annual Plan- Crescent Halls Community Center
6pm Board of Commissioner Meeting- City Hall Chambers |
| 1/13/2024 | Plan due to HUD via Portal |

Let's look at
the document!

Kathleen went through the
entire document on the
large screen with the
group.



Charlottesville Redevelopment & Housing
Authority

DRAFT PHA Plan
Annual Agency Plan for Fiscal Year 2025- 2026

Posted: October 28, 2025
Approved:

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PO Box 1405
Charlottesville, VA 22902

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It's time to hear
from you.

Do you have any
questions or
comments?



Questions and comments from meeting:

- Resident asked if the annual plan noted the number of new units for 6th Street. Staff pulled up that page of the draft and also let thn know they could contact the Redevelopment manager Quentia Taylor with questions.
- Residents asked about capital fund budget and Brandon Collins spoke about the process and that they would be launching meetings soon for 2025- 2026.
- Joy Johnson spoke about PHAR's plans to review the draft side by side with last years plan with Legal Aid as part of the process of drafting the RAB response.



Thank you for being here!

If you have any questions, please contact Kathleen at

matthewsk@cvilleerha.com or

434-422-9298

CRHA Annual Plan Public Meeting for FY 2025- 2026

Monday November 18, 2024

5:30 pm Hybrid at South 1st Street
Community Center and via zoom



Agenda

I. Welcome

Only two attendees for this meeting and it ended up having a different one on one format.

- Mr. Kazem who is in the HCV program. We used this time to set up a meeting for him the following day at 1:30 with CRHA's Language Access Coordinator to translate the meeting information and also bring him a copy of the draft in Arabic.
- Audrey Oliver (resident and PHAR officer). She has been part of this process for many years and instead of attending the presentation I walked a hard copy over to her and also gave her the meeting flyers translated into seven languages for her community to share.



1.

**Edits to the CRHA 2025-2026 Annual Plan Draft as of 12.12.24
to Finalize and in Response to Community and Board Feedback**

Date and Source	Suggestion	Edit Made Y/N	CRHA Response
10.29.24	Edit to cover page to remove five-year plan reference.	Y	Removed
11.5.24	Inserted Notes for the meeting section VI. B	Y	Inserted
11.11.24	Inserted Notes for the meeting section VI. B	Y	Inserted
11.12.24	Inserted Resident Characteristic Reports section IV. B	Y	Inserted
11.18.24	Inserted Notes form 11.18.24 Public Meetings	Y	Inserted
11.21.22	Inserted translated flyers from postings section VI. A	Y	Inserted
12.11.24	RAB Comments	Y	Inserted
12.11.24	CRHA Response to RAB Comments	Y	Inserted
12.17.24	Signed BOC Resolution	Y	Inserted
12.17.24	Signed Civil Rights Certification Signed HUD 5077-SL Signed HUD 50071	Y	All Inserted
12.17.24	Inserted this chart of edits to annual plan section VI. C 1	Y	Inserted

c.



CRHA Annual Plan Public Hearing for FY 2024- 2029

5pm, Monday December 12, 2024 Hybrid at
Crescent Halls Community Center and via
zoom

Agenda

- I. Welcome
- II. Overview of Process with Calendar
- III. Document Review with Amendments
- IV. RAB Comments and CRHA Response
- V. Questions and Comments
- VI. Next Steps



Attendance

- Live: Latricia Giles, Wendy Gao, Kathleen Glenn-Matthews
- Zoom attendants: Roxana Melquiades

Overview of Process with Calendar

Month	Meetings
May 13, 2024	AP Conversation with PHAR
July 2, 2024	RAB and CRHA Kick-Off Meeting
August 6, 2024	CRHA & RAB Planning Team Meeting
September 3, 2024	CRHA & RAB Planning Team Meeting
October 1, 2024	CRHA & RAB Planning Team Meeting
October 10, 2024	CRHA Board Worksession
November 5, 2024 11am and 4pm	Public Meetings on AP Draft Hybrid at Westhaven
November 18, 2024 11am and 5:30pm	Public Meetings on
December 12, 2024	Public Hearing
December 12, 2024	CRHA Board of Commissioners Meeting to discuss resolution to approve AP
January 2025	Submit AP to HUD by 1.13.24

Document Review with Amendments



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Authority

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Annual Agency Plan for Fiscal Year 2025- 2026

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RAB
Comments
and CRHA
Response

PHAR Comments

- Executive Director Latricia Giles read letter/response from PHAR RAB, CRHA and shared vision
 - Encouraged residents to speak up for homes, family, and community

It's time to hear
from you.

Do you have
any questions
or comments?



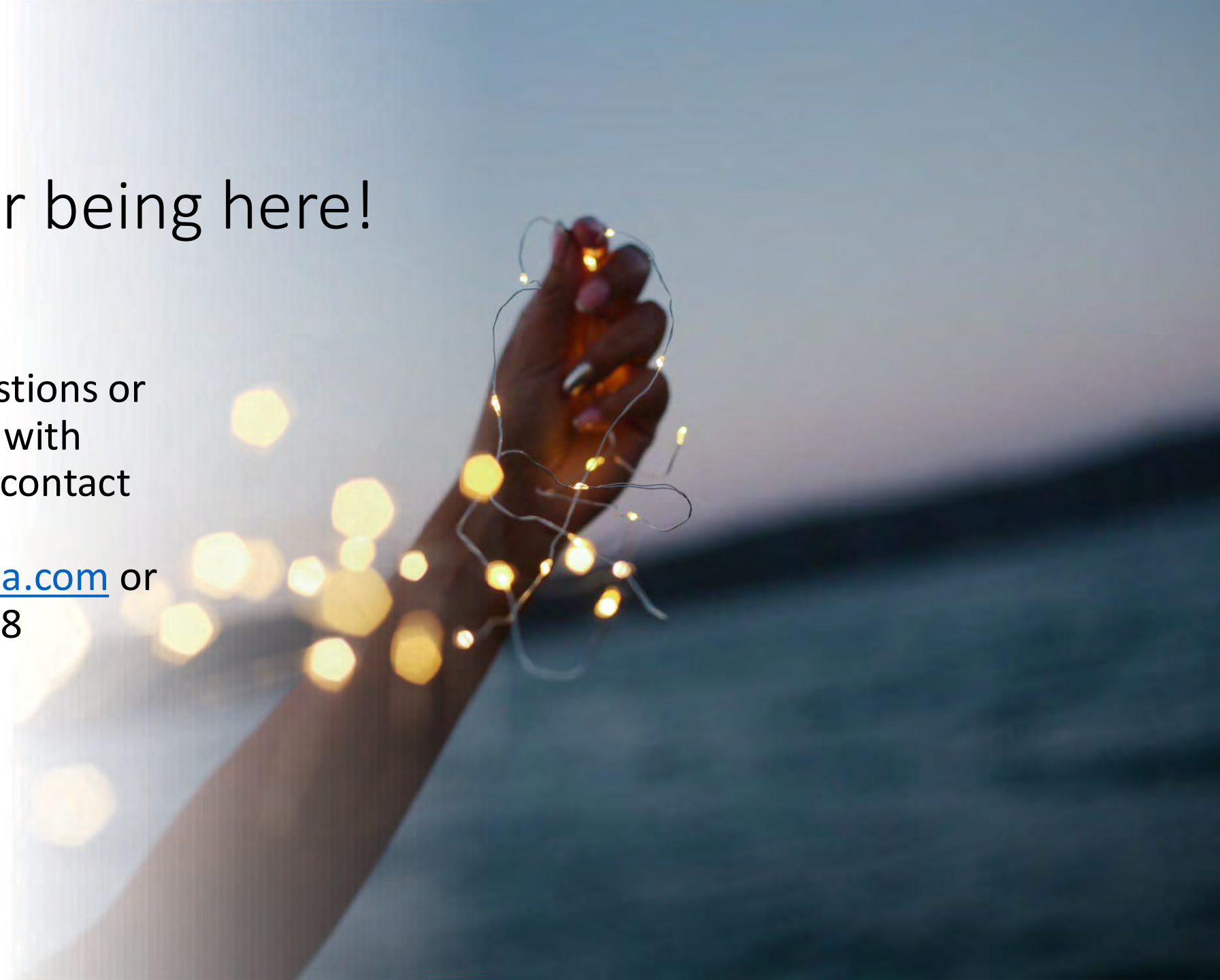


Next Steps

- Approve Plans via resolution
- All signed forms and notes from meetings (such as today's hearing and BOC meeting) collected and inserted.
- Submitted to HUD by 1/13/25

Thank you for being here!

If you have any questions or
need assistance with
translation, please contact
Kathleen at
matthewsk@cwillerha.com or
434-422-9298



CRHA FY 2025- 2026 Annual Plan Presentation for the Board of Commissioners

6pm, Tuesday December 12,
2024 Hybrid at
Charlottesville City Hall
Chambers and via zoom



Agenda

- I. Welcome
- II. Overview of Process with Calendar
- III. Document Review with Amendments
- IV. RAB Comments and CRHA Response
- V. Questions and Comments
- VI. Next Steps
- VII. Resolution for BOC Approval



Attendance

- Hicks, Payne, Wicks-Jackson, Bellamy, Raudales, Goldblatt in person
- Staff: Kathleen Glenn-Matthews in person
- Delphine Carnes, Robert Harvey present via Zoom
- Washington not present



RAB Comments and CRHA Response



PHAR

- Executive Director Latricia Giles reviewed purpose of RAB. She believe meaningful impact was made and reflected in AP
- Comments received last night and CRHA Executive Director John Sales just drafted final version and incorporated comments

Overview of Process with Calendar

Month	Meetings
May 13, 2024	AP Conversation with PHAR
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Document Review with Amendments



Charlottesville Redevelopment & Housing
Authority

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Annual Agency Plan for Fiscal Year 2025- 2026

Posted: October 28, 2025

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RAB Comments and CRHA Response



It's time to hear
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Do you have
any questions
or comments?



Comments

- Section 8 and section 9 difference clarified, and how to attach protections
- Future meeting item: growing voucher program
- Hope to see PHAR specific recommendations January 2025, especially regarding eviction process
- PHAR: 1st Executive Director in decades has been great for partnership. There is a lot of work in 2025, new PHAR interns will make work exciting. Looking for comparable solution to preserve public housing between PHAR, residents, and CRHA
- Glad to have document translated into Arabic. Question of resident reading levels so AP can be understood. Interested in future work meeting on translation, literacy options
- Board to review this year and next year's comments from PHAR about AP to make sure voices were addressed and things are changing
- Question of if CRHA will get to full 376 Faircloth homes? Answer-depends on federal policy changes in 2025 but possibly with subsidies attached
- Resolution passed, board agreed, no further PHAR comments, no public comments.

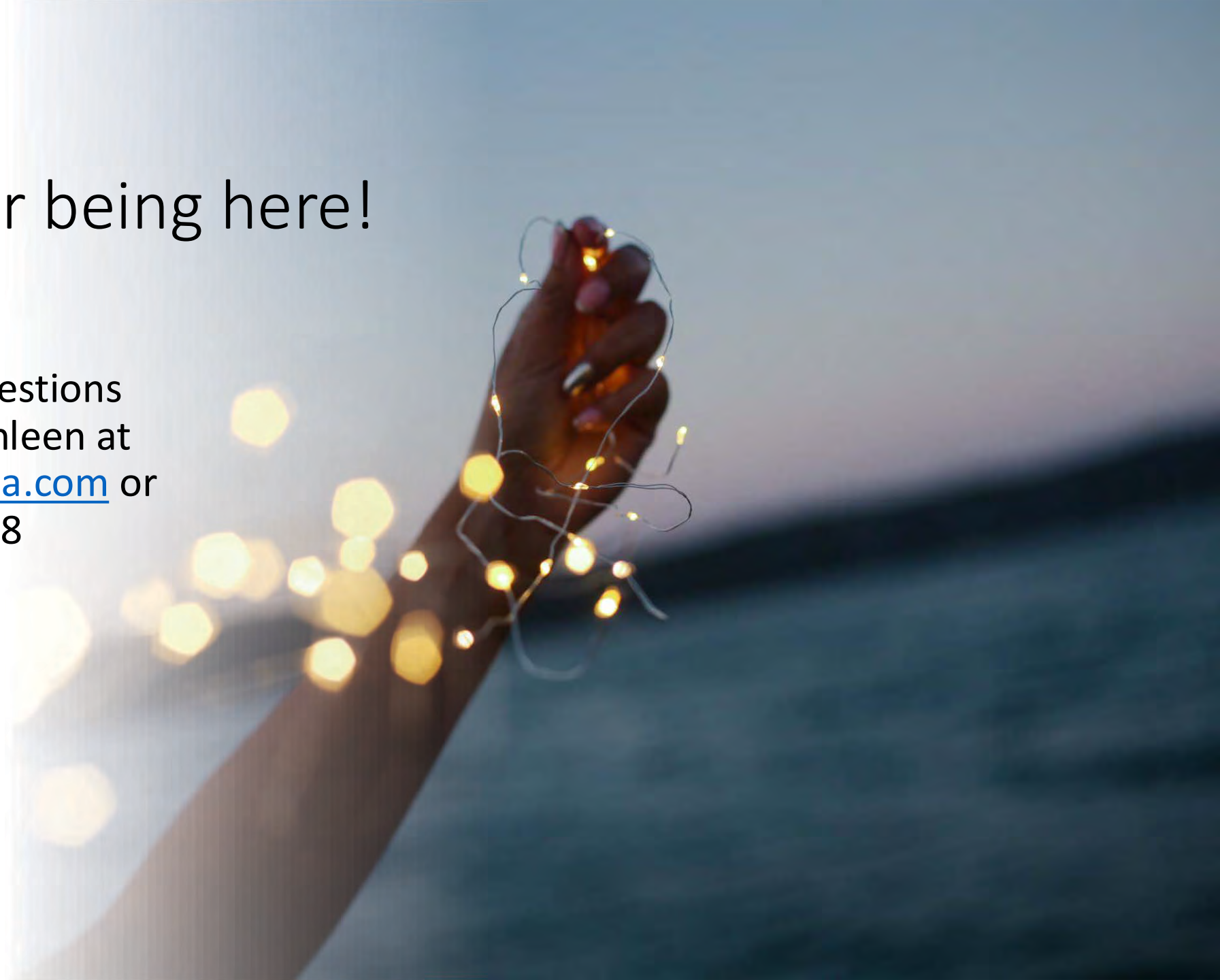


Next Steps

- Approve Plans via resolution
- All signed forms and notes from meetings (such as today's hearing and BOC meeting) collected and inserted.
- Submitted to HUD by 1/13/25

Thank you for being here!

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



VII. Attachments

A.

Civil Rights Certification <i>(Qualified PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing OMB Approval No. 2577-0226 Expires 3/31/2024
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Civil Rights Certification

Annual Certification and Board Resolution


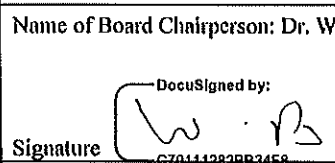
Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year PHA Plan, hereinafter referred to as "the Plan", of which this document is 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: <u>John Sales</u>  Signature _____ Date <u>12/17/2024</u>	Name of Board Chairperson: <u>Dr. Wesley Bellamy</u>  Signature _____ Date <u>12/17/2024</u>
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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.

B.

Status: Created

**Certification 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 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 04/2025, 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 Redev & Housing Authority

VA016

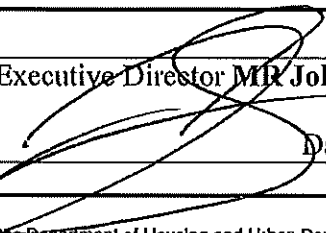
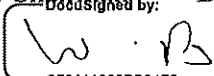
PHA Name

PHA Number/HA Code

Annual PHA Plan for Fiscal Year 2025

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 MR John Sales	Name Board Chairman Dr. Wesley Bellamy
Signature 	Signature 
Date 12/17/2024	Date 12/17/2024

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 compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

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.

Form identification: VA016-Charlottesville Redev & Housing Authority form HUD-50077-ST-HCV-HP (Form ID - 658) for CY 2025 printed by Kathleen Glenn-Matthews in HUD Secure Systems/Public Housing Portal at 12/06/2024 01:19PM EST

C.

<p>Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan or State Consolidated Plan (All PHAs)</p>	<p>U.S. Department of Housing and Urban Development Office of Public and Indian Housing OMB No. 2577-0226 Expires 3/31/2024</p>
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Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan or State Consolidated Plan

I, James Freas, the Deputy City Manager certify that the 5-Year PHA Plan for fiscal years 2025-2029 and/or Annual PHA Plan for fiscal year 2025 of the VA016 - Charlottesville Redev & Housing Authority is consistent with the 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 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: James Freas	Title: Deputy City Manager
Signature:  <small>James Freas (Dec 12, 2024 09:15 EST)</small>	Date: 12/12/2024

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.

Form identification: VA016-Charlottesville Redev & Housing Authority form HUD-50077-SL (Form ID - 2195) printed by Kathleen Glenn-Matthews in HUD Secure Systems/Public Housing Portal at 12/11/2024 03:37PM EST

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

Charlottesville Redevelopment & Housing Authority

Program/Activity Receiving Federal Grant Funding

Public Housing- Capital Fund Grant

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)

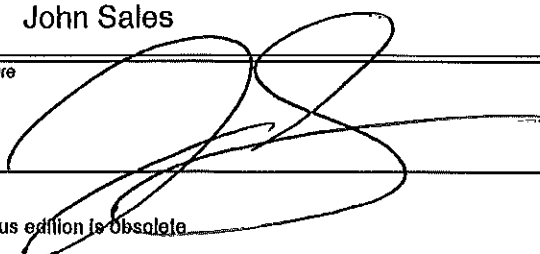
Name of Authorized Official

John Sales

Title

Executive Director

Signature



Date (mm/dd/yyyy)

12/17/2024

E.

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 # 1485

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

WHEREAS, the United States Department of Housing and Urban Development ("HUD") requires public housing authorities to prepare and submit an annual plan for public and assisted housing; and


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

WHEREAS, the CRHA is required to submit the proposed Annual Plan to the HUD Richmond Field Office for review and approval.

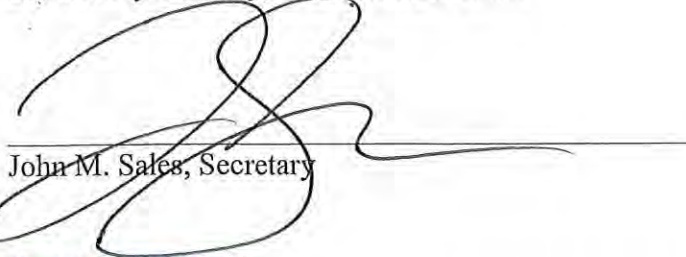
NOW THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Charlottesville Redevelopment and Housing Authority that:

1. The CRHA Annual Plan for FY 2025-2026, a copy of which has been made available to the public and to the Board of Commissioners, is hereby approved;
2. The submission to HUD of the CRHA Annual Plan is hereby approved and the CRHA Executive Director is hereby authorized to approve the CRHA Annual Plan in the HUD Systems submission portal and to forward the CRHA Annual Plan to the HUD Richmond Field Office for review and approval;
3. The CRHA Executive Director is hereby authorized and directed to take such further actions as may be necessary to carry out the intent of this Resolution and to satisfy HUD's requirements in connection with the submission of the CRHA Annual Plan.

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.

