

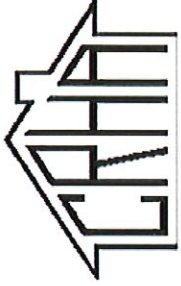
CHARLOTTESVILLE REDEVELOPMENT &  
HOUSING AUTHORITY

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Residents **FIRST!**

**CRHA**  
**2025-2029**  
**5 Year Capital Fund Program**

**February 4, 2025**

The Charlottesville Redevelopment & Housing Authority (CRHA) will hold a Public Hearing regarding the FY 2025- 2029 Capital Fund Plan and 5 Year Action Plan, as required by HUD under 24 CFR 905. The public hearing will be held as a hybrid event via an electronic meeting platform, Zoom and in person at Charlottesville City Hall 605 East Main St., Charlottesville, VA, on Monday, March 24, at 6pm during the regularly scheduled CRHA Board of Commissioners Meeting. 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 copy of the plan may do so by emailing [collinsb@cvillerha.com](mailto:collinsb@cvillerha.com) or calling 434-531-1537 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 Rental Offices at 1050 S 1st Street, the CRHA Resident Services Offices at 801 Hardy Drive, the Administrative Office at 500 1st St S. and the Management Office at 715 6th St SE. An electronic copy can be found at <https://www.cvillerha.com/key-documents/>. Under key documents it is labeled CRHA 2025-2029 5 Year Capital Fund Program (CFP) Plan Written comments will be accepted through March 21, and should be submitted to Brandon Collins, Redevelopment Coordinator, by mail to 500 S. 1st St, Charlottesville VA, 22902 or via email to [collinsb@cvillerha.com](mailto:collinsb@cvillerha.com). The virtual registration link for the meeting is: [https://us02web.zoom.us/webinar/register/WN\\_r\\_JESHaoTXi6Vb0n6i8YoQ](https://us02web.zoom.us/webinar/register/WN_r_JESHaoTXi6Vb0n6i8YoQ)



CRHA does not discriminate on the basis of race, color, sex, age, religion, national origin, disability, veteran status, or



CRHA  
5 Year Capital Fund  
Action Plan  
SUMMARY DRAFT  
2025-2029



# Timeline and Activities

Dec.-Jan.	Pre-Draft Activities (including priorities poll #1)
February 4	<b>Publish Draft, Publish Notice</b>
Feb. wk of 2/10	Door knocking/Priorities Poll #2
February 10	Meeting with RAB (PHAR Board Meeting)
February 11	S. 1 <sup>st</sup> Street Resident Meeting*
February 13	Westhaven Resident Meeting*
Week of 2/17	Door knocking/Priorities Poll #2
March 10	Meeting with RAB (PHAR Board Meeting)
March 12	6 <sup>th</sup> St Resident Meeting*
March 13	Board of Commissioners Work Session
March 18-19	Michie, Madison, Riverside Resident Mtgs
March 20	RAB (PHAR) Comments Received
March 24	Public Hearing
March 24, 2025	Board of Commissioners Approval

# What is in the Plan? 2025-2029

“Authority Wide”: **\$897,014**

AMP 1 Westhaven: **\$1,265,918** (transfer to operations)

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

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

AMP 4 Scattered Sites and Single Family Homes aka “Parallel Track”:  
**\$4,205,408**

CFP TOTALS	TOTAL 5 Year	2025	2026	2027	2028	2029
2025-2029 5 Year Action Plan 2/4/25	\$6,368,340	\$1,273,668	\$1,273,668	\$1,273,668	\$1,273,668	\$1,273,668
Authority Wide	\$897,014	\$142,014	\$196,788	\$196,788	\$180,697	\$180,727
Westhaven- AMP 1	\$1,265,918	\$240,154	\$256,441	\$256,441	\$256,441	\$256,441
Scattered Michie, Madison, Riverside and Single Family- AMP 4	\$4,205,408	\$891,500	\$820,439	\$820,439	\$836,530	\$836,500

# What is in the Plan: Authority Wide 2025-2029

## Administrative Career/Section 3 Staff Training

"Authority Wide"	2025	2026	2027	2028	2029
Management Fee (10%)	\$144,212	\$196,788	\$196,788	\$180,697	\$180,727
Career Training Opportunities- 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.	\$119,212	\$125,727	\$125,727	\$125,727	\$125,727
Staff Training- Train of areas noted in audit	\$22,802	\$71,061	\$71,061	\$54,070	\$55,000

# What is in the Plan: AMP 1 Westhaven 2025-2029

- Transfer to Operations
  - insure upkeep
  - flexibility for Painting, Sidewalks, Lighting Etc.

Westhaven (AMP 1)	2025	2026	2027	2028	2029
Operations-	\$240,154	\$256,441	\$256,441	\$256,441	\$256,441
transfer of CFP funds to operations for Westhaven	\$240,154	\$256,441	\$256,441	\$256,441	\$256,441

What is in the Plan:  
AMP 2 Crescent Halls  
AMP 3 S. 1<sup>st</sup> St & 6<sup>th</sup> St.

- Crescent Halls will not need CFP funds for a long time!
- S. 1<sup>st</sup> St and 6<sup>th</sup> St both undergoing redevelopment



## PARALLEL TRACK 5 Year Plan 2025-2029

	2025	2026	2027	2028	2029
<b>Scattered Sites (AMP 4) Riverside, Michie, Madison &amp; Single Family Homes aka "Parallel Track"</b>	891,500	\$820,439	\$820,439	\$836,530	\$836,500
Awnings/Canopies			\$270,439	\$286,530	
Fencing for Playgrounds, Basketball Courts, Backyards			\$550,000		
Water Heater Replacement and Upgrade: to support half-bath install				\$550,000	
Bathroom Modernization- Install Half-Bathroom					\$836,500
Relocation for Interior Modernization	\$175,000				
Kitchen Modernization- Replacement of appliances, cabinets, countertop, sink, faucet, lighting, flooring, paint	\$450,000				
Replace Interior Doors- Replace all interior doors to include closet doors and hardware		\$242,781			
Interior Painting- Prepare and paint the interior of all public housing units to include all trim and doors	\$266,500				
Flooring Replacement- Replace all VCT tiles with LVP floor.		\$577,658			

\*See next page for current projects  
2024-2029

## A GENERAL PICTURE of PARALLEL TRACK 2024-2029 with added 2024 Grant Funding

	2024	2025	2026	2027	2028	2029
Scattered Sites (AMP 4) Riverside, Michie, Madison & Single Family Homes aka "Parallel Track"	\$2,370,582	\$891,500	\$820,439	\$820,439	\$836,530	\$836,500
Entry Doors/Storm Doors- UNDERWAY	\$296,611					
Awnings/Canopies				\$270,439	\$286,530	
Fencing for Playgrounds, Basketball Courts, Backyards				\$550,000		
HVAC Replacement- Replace HVAC system to include cooling system, replace heating- UNDERWAY	\$609,811					
Bathroom Modernization- vanities, commodes, flooring, lighting, exhaust, tubs, fixtures, paint.	\$560,000					
Relocation for Modernization		\$175,000				
Kitchen Modernization- Appliances (complete), cabinets, countertop, sink, lighting, flooring, paint	\$904,160	\$450,000				
Replace Interior Doors- Replace all interior doors to include closet doors and hardware			\$242,781			
Interior Painting- Prepare and paint the interior of all public housing units to include all trim and doors		\$266,500				
Flooring Replacement- Replace all VCT tiles with LVP floor.			\$577,658			
Water Heater Replacement and Half Bath Install					\$550,000	\$836,500

Capital Fund Program - Five-Year Action Plan

Status: Submitted

Approval Date:

Approved By:

Part I: Summary		Locality (City/County & State)				
PHA Name : Charlottesville Redevel & Housing Authority		<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revised 5-Year Plan (Revision No: )				
PHA Number: VA016						
A.	Development Number and Name	Work Statement for Year 1 2025	Work Statement for Year 2 2026	Work Statement for Year 3 2027	Work Statement for Year 4 2028	Work Statement for Year 5 2029
	WESTHAVEN (VA016000001)	\$240,154.00	\$256,441.00	\$256,441.00	\$256,441.00	\$256,441.00
	AUTHORITY-WIDE	\$142,014.00	\$196,788.00	\$196,788.00	\$180,697.00	\$180,727.00
	SCATTERED SITES (VA016000004)	\$891,500	\$820,439	\$820,439.00	\$836,530.00	\$836,500.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year		1	2025		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
ID0079	WESTHAVEN (VA016000001) Operations(Operations (1406))	AMP Operations			\$240,154.00
	AUTHORITY-WIDE (NAWASD)				\$142,014.00
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			\$22,802.00
ID0103					
	SCATTERED SITES (VA016000004)				\$891,500.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)					
Work Statement for Year 1		2025			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost	
ID0105	Relocation for Modernization(Contract Administration (1480)-Relocation)	Temporary relocation for modernization of bathrooms, kitchen and general unit		\$175,000.00	
ID0113	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.		\$266,500.00	
ID0121	Kitchen Modernization(Dwelling Unit-Interior (1480)-Appliances,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)	Replacement of kitchen appliances, cabinets, countertop, kitchen sink, kitchen faucet, kitchen lighting, flooring, prep and paint		\$450,000.00	
	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		2	2026	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	WESTHAVEN (VA016000001)			\$2,56,441.00
ID0086	Operations(Operations (1406))	Operations transfer		\$2,56,441.00
	AUTHORITY-WIDE (NAWASD)			\$196,788.00
ID0088	Administration(Administration (1410)-Other,Administration (1410)-Salaries)	CFP Management Fee		\$125,727.00
	SCATTERED SITES (VA016000004)			\$820,439.00
ID0106	Replace Interior Doors(Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Other)	Replace all interior doors to include closet doors and hardware.		\$242,781.00
ID0108	Flooring Replacement(Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace all VCT tiles with LVP floor.		\$577,658.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year		2	2026		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
ID0122	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
	Subtotal of Estimated Cost				\$1,273,668.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)				
Work Statement for Year		3	2027	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SCATTERED SITES (VA016000004)			\$820,439.00
ID0096	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.		\$550,000.00
ID0109	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 and rear exterior entrance.		\$270,439.00
	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



Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		3	2027	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
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
	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	2028		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)				\$180,697.00
ID0115	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.			\$54,970.00
	WESTHAVEN (VA016000001)				\$256,441.00
ID0116	Operations (Operations (1406))	Public housing operational funds			\$256,441.00
	SCATTERED SITES (VA016000004)				\$836,530.00
ID0118					

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year		4	2028		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost	
ID0119	Hot Water Tank Replacement(Dwelling Unit-Interior (1480)-Mechanical)	Convert tanked hot water tanks to on demand tankless hot water tank.		\$550,000.00	
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 and rear exterior entrance.		\$286,530.00	
	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	2029		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost	
	SCATTERED SITES (VA016000004)			\$836,500.00	
ID0000126	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))	Convert tanked hot water tanks to on demand tankless hot water tank.		\$836,500.00	
	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	
	WESTHAVEN (VA016000001)			\$256,441.00	

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year		5	2029		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
ID0124	Operations(Operations (1406))	Public housing operational funds			\$256,441.00
	Subtotal of Estimated Cost				\$1,273,668.00