



Charlottesville

FY 2027 Housing Operations & Program Support (HOPS) Report

March 12, 2026

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Note: This document is an updated version of the FY27 HOPS funding recommendations. It corrects a formula error identified in a previously published version. All revisions in this document are shown in redline to clearly indicate what changed. The correction and updated funding percentages were presented to City Council at the March 12, 2026 work session.

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INTRODUCTION

Background

The Housing Operations and Program Support (HOPS) Grant Program is a critical component of the City of Charlottesville's Affordable Housing strategy. The program focuses on supporting the operational needs of nonprofit organizations that provide essential housing-related services. HOPS funding aims to ensure housing stability and to prevent homelessness by assisting organizations that serve vulnerable populations, including low-income residents, individuals at risk of eviction, and those experiencing homelessness. Starting in FY24, affordable-housing specific applications were removed from the Vibrant Community Fund process and were reviewed in a separate process. HOPS is funded through the Charlottesville Affordable Housing Fund (CAHF), which is supported by the City's Capital Improvement Program (CIP) budget.

The CAHF Committee is tasked with evaluating the applications received through the HOPS application cycle and recommending to City Council suggested priorities for the use of CAHF funding. The Committee reviews applications and scores them based on quality of application, the importance of the type of service being provided, and alignment with the City's affordable housing goals.

A Notice of Funding Availability (NOFA) was issued on August 28, 2025, announcing timelines and the amount of funding available for the HOPS Grant program. The notice advertised \$575,000 available with an application period of September 1, 2025 through October 20, 2025. Staff received 14 complete applications for funding by the submission deadline with a total of \$1,390,000 in funding requests.

Funding Review Process

The Committee reviewed the applications for quality using an objective rubric that evaluated:

- Program details and outcomes,
- Understanding of participants,
- Strategies used to meet those needs,
- Use of best practices,
- Evaluation plan and metrics used,
- Demonstration of need for the program,
- Organizational capacity
- Alignment with City priorities,
- Staff and Board composition,
- Local collaborative efforts,
- Engagement of high need and underserved populations,
- Program participants' involvement in evaluation and governance,
- Proposed outcome and outcomes achieved in the previous year, and
- Fiscal stability.

Priority is given to programs that provide essential services to vulnerable populations, including programs targeting individuals experiencing homelessness, and to programs positively impacting the state of homelessness in the City of Charlottesville.

Committee members reviewed and scored applications individually and as a group using a rubric developed by the Committee. Each member rated the applications based on the scoring criteria. After discussing each application, Committee members finalized their scores, and the final score was calculated as the average of all the reviewers' scores. The maximum possible score was 105. The lowest score was 70 and the highest score was 101.

Tier 1	Tier 2	Tier 3	Tier 4
Over 100 points	90-99 points	80-89 points	Below 80 points
3 applications	8 applications	2 applications	1 application

Due to the amount of funding proposed as available through the HOPS application cycle, and following review of the type of service rankings and the average scoring rankings, the committee recommended that 13 applications be funded at levels ranging from 23% to 70% of their requested funding. The CAHF Committee recommends funding at the following levels:

- 70% of the requested amount for applications rated Tier 1,
- 44.7% for applications rated Tier 2,
- 19% for applications rated Tier 3, and
- no funding for applications rated Tier 4.

SUMMARY OF APPLICATIONS

The following pages contain summaries of applications in alphabetical order of the applicant. The summaries include a brief description of the program and the amount of the funding request, followed by the Committee's ranking and recommended funding amount.

Albemarle Housing Improvement Program (AHIP)

Program Name: AHIP System of Care

Requested Funding: \$225,000

Purpose of Requested Funding: AHIP's System of Care provides pre-construction services to prepare low-income city residents for future home repairs through AHIP's rehabilitation programs. Funding will support staff and administrative costs to enroll residents and deliver these essential pre-repair services.

Funding Tier: 3

Proposed Funding: \$42,905

Community Services Housing (CSH)

Program Name: Community Services Housing

Requested Funding: \$100,000

Purpose of Requested Funding: CSH develops and manages low-barrier housing for individuals with disabilities and extremely low incomes in Charlottesville. Funding will sustain key staff positions that oversee property management and resident support, ensuring housing stability and operational continuity.

Funding Tier: 2

Proposed Funding: \$44,700

Georgia's Friends

Program Name: Georgia's Friends Recovery Residence & Support Program
Requested Funding: \$10,000

Purpose of Requested Funding: Georgia's Friends operates a structured recovery program for women in early stages of substance use recovery, including a sober-living home in Charlottesville. Funding will help maintain housing and support services that promote long-term sobriety and stability.

Funding Tier: 3

Proposed Funding: \$1,900

Habitat For Humanity of Greater Charlottesville (Habitat)

Program Name: Habitat for Humanity of Greater Charlottesville Homeownership Program
Requested Funding: \$75,000

Purpose of Requested Funding: Habitat's Family and Community Partnerships department provides financial coaching and readiness services to help low-income families achieve sustainable homeownership. Funding will support a dedicated financial empowerment coach and expanded counseling for families preparing to purchase homes in Charlottesville.

Funding Tier: 2

Proposed Funding: \$33,525

International Rescue Committee (IRC)

Program Name: IRC Housing Navigation Support
Requested Funding: \$45,000

Purpose of Requested Funding: IRC assists low-income households, including refugees and immigrants, with housing navigation, financial education, and eviction prevention. Funding will support a part-time Housing Specialist, interpretation services for limited English speakers, and emergency assistance for households at risk of eviction.

Funding Tier: 2

Proposed Funding: \$20,115

Legal Aid Justice Center (LAJC)

Program Name: Legal Services to Prevent Evictions and Ensure Housing Stability
Requested Funding: \$50,000

Purpose of Requested Funding: LAJC provides free legal advice and representation to low-income, elderly, and disabled residents facing eviction in Charlottesville. Funding will support services that protect tenancy rights and prevent homelessness through legal advocacy.

Funding Tier: 2

Proposed Funding: \$22,350

Monticello Area Community Action Agency (MACAA)

Program Name: Hope House

Requested Funding: \$30,000

Purpose of Requested Funding: Hope House offers rent-free transitional housing and intensive case management for families experiencing homelessness. Funding will cover operational costs and staff support to help families achieve permanent housing and economic self-sufficiency.

Funding Tier: 2

Proposed Funding: \$13,410

People and Congregations Engaged in Ministry (PACEM)

Program Name: PACEM Case Management

Requested Funding: \$120,000

Purpose of Requested Funding: PACEM provides emergency shelter and case management for individuals experiencing homelessness. Funding will support case managers who help guests access resources, secure documentation, and transition to stable housing.

Funding Tier: 2

Proposed Funding: \$53,640

Piedmont Housing Alliance (PHA)

Program Name: Charlottesville Affordable Housing Program

Requested Funding: \$200,000

Purpose of Requested Funding: PHA expands affordable housing through property management, development, and financial counseling for low-income families. Funding will support frontline staff who deliver housing and financial services that stabilize households and strengthen community equity.

Funding Tier: 2

Proposed Funding: \$89,400

Restoration And Hope House LLC

Program Name: Restoration And Hope House

Requested Funding: \$150,000

Purpose of Requested Funding: Restoration and Hope House operates a residential program for non-violent female offenders transitioning from incarceration. Funding will assist with staffing and operational costs to provide secure housing and counseling that promote successful reintegration.

Funding Tier: 4

Proposed Funding: \$0

SupportWorks Housing (SWH)

Program Name: The Crossings PSH Program

Requested Funding: \$65,000

Purpose of Requested Funding: SupportWorks Housing operates The Crossings, a permanent supportive housing program for individuals with complex needs. Funding will sustain case management and compliance functions essential for housing stability and prepare for future permanent supportive housing developments.

Funding Tier: 2

Proposed Funding: \$29,055

The Haven at First & Market, Inc. (The Haven)

Program Name: Day Shelter Program

Requested Funding: \$110,000

Purpose of Requested Funding: The Haven's Day Shelter provides a safe, low-barrier space with meals, hygiene facilities, and resource connections for people experiencing homelessness. Funding will maintain daily operations and staff support to meet growing demand for essential services.

Funding Tier: 1

Proposed Funding: \$77,000.00

Program Name: Homeless Information Line at The Haven

Requested Funding: \$50,000

Purpose of Requested Funding: The Haven manages the region's Homeless Information Line, the primary access point for individuals seeking housing assistance. Funding will support staffing and system improvements to respond to rising call volumes and connect residents to critical housing resources.

Funding Tier: 1

Proposed Funding: \$35,000.00

Program Name: Vital Housing Services

Requested Funding: \$160,000

Purpose of Requested Funding: The Haven delivers housing interventions, including homelessness prevention, rapid rehousing, and financial assistance, while administering the region's Coordinated Entry System. Funding will support staff and expand programs that prevent homelessness and stabilize housing for vulnerable residents.

Funding Tier: 1

Proposed Funding: \$112,000.00

FUNDING RECOMMENDATIONS

After careful consideration and discussion of all applications, the CAHF Committee recommended the following awards of HOPS funding:

- AHIP System of Care Program: \$42,905
- Community Services Housing Program: \$44,700
- Georgia's Friends Recovery Residence & Support Program: \$1,900
- Habitat for Humanity of Greater Charlottesville Homeownership Program: \$33,525
- IRC Housing Navigation Support Program: \$20,115
- LAJC Legal Services to Prevent Evictions and Ensure Housing Stability Program: \$22,350
- MACAA Hope House Program: \$13,410
- PACEM Case Management Program: \$53,640
- Piedmont Housing Alliance Charlottesville Affordable Housing Program: \$89,400
- SupportWorks Housing The Crossings PSH Program: \$29,055
- The Haven Day Shelter Program: \$77,000
- The Haven Homeless Information Line Program: \$35,000
- The Haven Vital Housing Services Program: \$112,000