CRHA Request

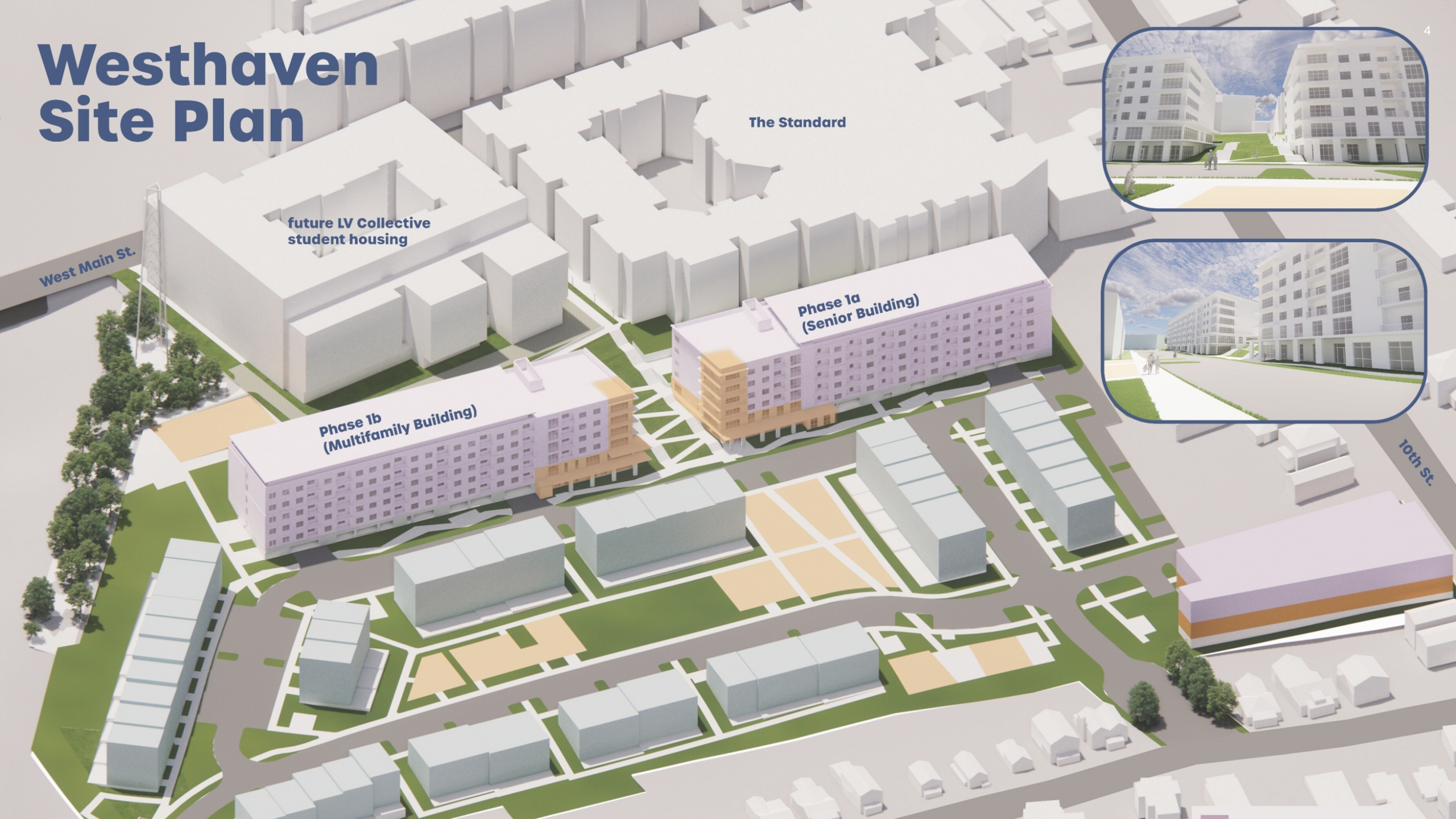
By: John M. Sales
Executive Director

Westhaven Master Planning

- On March 13, 2025, Westhaven Resident Planners came to a consensus on a Master Plan for the Westhaven Site.
  - The planners are now working with the development team to come to a consensus on the overall design of the townhouse and the mixed-use building along 10th St.
  - The Westhaven plan is a neighborhood-scale community that doubles the amount of affordable housing opportunities in townhomes and apartments and offers more than 4 times the amount of usable outdoor community spaces. Key features include connection to W. Main through a ramped walkway, centralized outdoor community space, and a "promenade" connecting the site.
  - Phase 1 includes 150 deeply affordable units fully subsidized with public housing assistance and housing choice vouchers.
    - 82 units in the Senior/ Elderly building
    - 68 units in the multi-family building
  - Phase 2 of Westhaven is currently being planned with the Westhaven Resident Planners.
    - The second phase will provide between 124-138 units, assisting families as low as 0% AMI.
  - **The anticipated need from the City is $15 million for Phase 2 of Westhaven. These funds would be in addition to the funds already allocated to Phase 1 of Westhaven.**


10TH ST NW
RUN ST
HOLLY DR
HARDY DR
8TH LN N
RAILROAD
W MAIN ST
Betty Jones 802F
LEGEND
1 COMM. CENTER / OFFICES + CLINIC
2 1-STORY STRUCTURED PARKING
3 MULTI-USE BUILDING
4 LITTLE KID RECREATION + PLAY
5 BIG KID RECREATION + PLAY
6 ALL AGES RECREATION + PLAY
7 DOG PARK
8 SMALL GATHERING
9 PICNIC PAVILION / LARGE GATHERING
10 PEDESTRIAN PROMENADE
11 COMMUNITY GARDEN
12 ACCESSIBLE WALKING LOOP (½mi)
13 CROSSWALKS & TRAFFIC CALMING
14 DUMPSTER
15 W MAIN ACCESSIBLE WALK WITH HISTORICAL INTERPRETIVE SIGNAGE
UNITS & PARKING
235-264 UNITS
· 83-102 TOWNHOMES
· 128 APARTMENTS
· 24-34 MIXED USE UNITS
285 PARKING SPOTS
0
80'
waterstreet studio
ARNOLD DESIGN STUDIO
RIVERBEND DEVELOPMENT
BRICK & STORY
NEW ECOLOGY
PROPOSED SITE PLAN
MASTER PLAN
MARCH 11, 2025
WESTHAVEN

Westhaven Site Plan

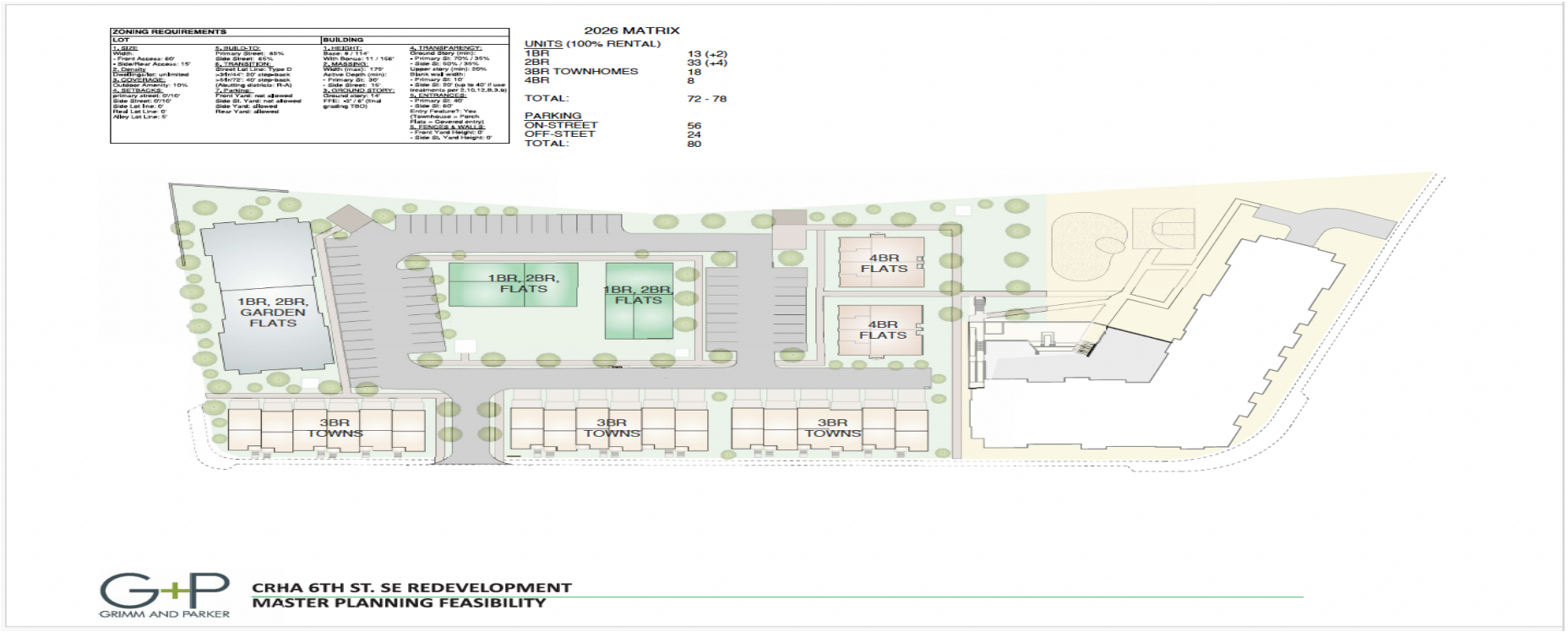






Sixth St Phase 2

- The Sixth St Resident Planners are actively engaged with the Development team to plan the second Phase of Sixth St.
- The current plan includes townhomes, apartment flats, and a single garden-style walk-up apartment building.
- **City Request: $3 million. Funds are already allocated in the CIP for this project. Additional funding is not being requested at this time.**



What is Affordability Fortification?

- The City of Charlottesville has hundreds of Naturally Occurring Affordable Housing(NOAH) units that are at risk of losing affordability due to landlords exiting out of property management.
  - The CRHA, in partnership with the City of Charlottesville and FAHE, has successfully preserved and fortified approximately 80 units.
  - CRHA has taken over the ownership and management of the units without large rent increases, which has fortified the affordability of the units for current residents.
    - The City's investment in the portfolio is what allowed CRHA to acquire the units without large rent increases.
  - Property owners are reaching out to CRHA to acquire their properties in hopes of preserving the affordability for the tenants living in the homes.
    - Yesterday, I toured a 6-unit, 3-bedroom opportunity in Fry Springs. 75% of the tenants have lived in their homes for 10+ years.



WHY FORTIFICATION MAKES SENSE

- On average, it costs approximately $550,000 to develop a new construction affordable housing unit through the LIHTC program.
  - It also takes years to plan and develop new construction affordable units, and it is nearly impossible to develop deeply affordable units without a subsidy attached to the unit.
  - As CRHA continues to redevelop its public housing portfolio, the ability to utilize project-based vouchers (PBV's) will reduce.
- It is much cheaper to make a current unit deeply affordable than to build an affordable unit at any AMI level.
  - As construction costs continue to increase, the cost disparity between new construction and preservation will only increase.



Fortification Opportunities

- Silk Purse Acquisition
  - The Silk Purse portfolio is solely owned by Jeremy Caplin. It includes 70 individual scattered-site parcels. A majority of the portfolio is comprised of single-family homes in 10th and Page and Venable.
  - CRHA has been in negotiation with Mr. Caplin since late 2025, after he informed us that he was interested in selling a portion of the Silk Purse portfolio to CRHA.
    - Mr. Caplin's goal is to ensure the units stay affordable and the residents residing in the units can continue residing in the property affordably.
  - We cannot afford to lose these units to the market. It is a 100% chance that the affordability of the units will be lost if the units are sold on the open market.
    - Mr. Caplin recently sold one of his vacant units on the open market that was formally rented affordably for $671,650 in October 2025.



Silk Purse Acquisition

- Acquisition of 11 properties consisting of 13 deeply affordable units for $3 million. All but one parcel consists of detached single-family homes. One parcel has a duplex with a detached cottage in the rear of the property.
  - $230,769.23 per unit
  - $272,727.27 per property
- **CRHA Request: $3 million**



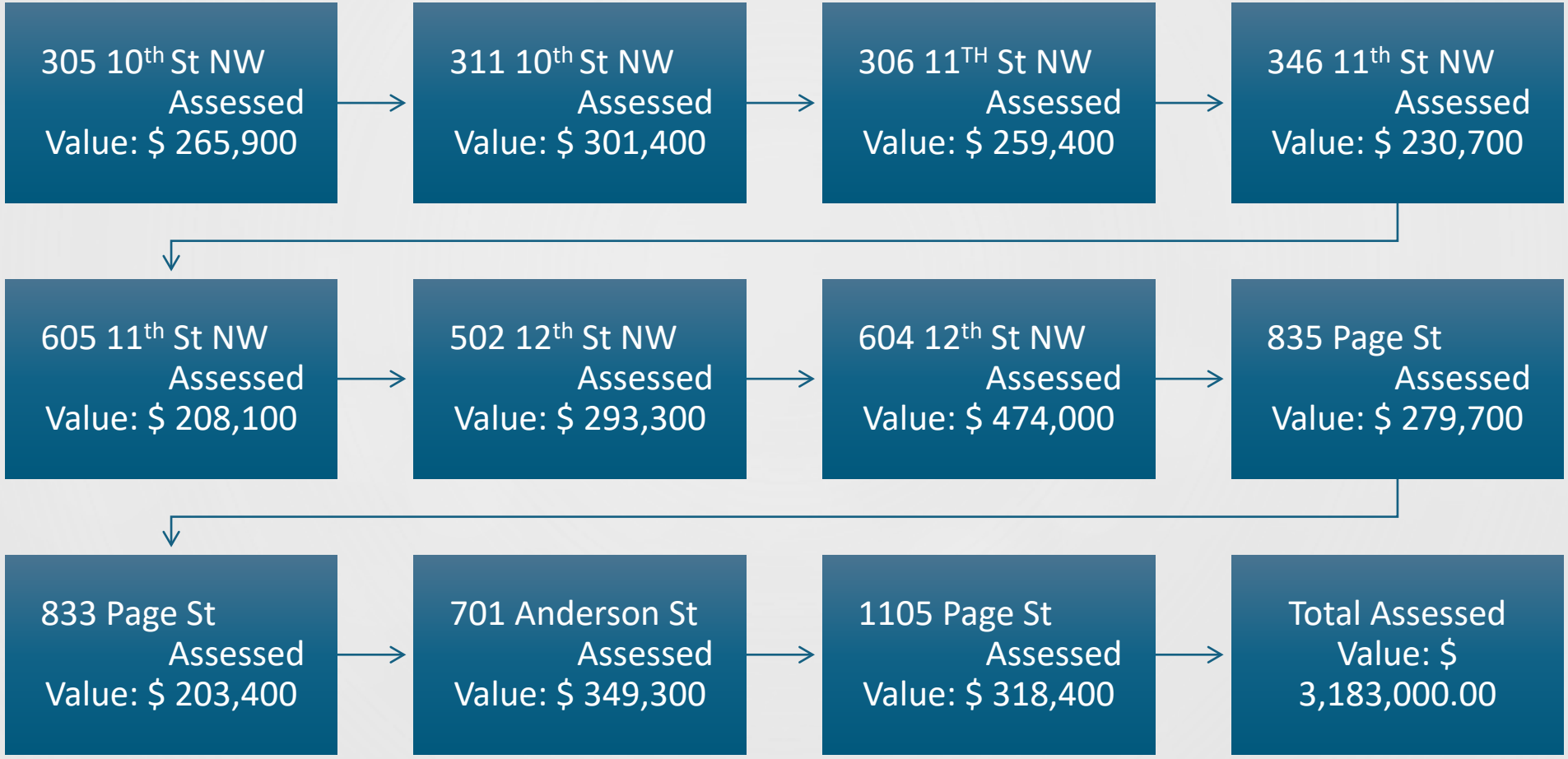
WHY IS THE CITY NEEDED AS AN PARTNER

- The City is needed in a partnership on this portfolio due to the very low rents collected.
- Each unit is rented at approximately $1,500 below fair market rent.
- The 13 units gross approximately $6,660 monthly.
  - On average, the units are rented for approximately $500 per month.
    - The rents are almost comparable to public housing rents.
- The units cannot hold a loan with the current rent roll and would need to triple the current rents to sustain a loan.
- The portfolio will break even after adjusting the rents to the units currently under a HAP contract.
  - After Year 1, the portfolio will begin developing a portfolio-funded replacement reserve.
    - $300 per unit per year.

Silk Purse Portfolio Performance

EXPENSE ANALYSIS	Annual Expense	$/Unit
Administrative w/o Mgmt, Audit, VHDA	21,200	1,631
Utilities	0	0
Maintenance	93,500	7,192
Real Estate Taxes	0	0
Insurance	3,500	269
Other Taxes / Insurance	0	0
TOTAL Building Expense	118,200	9,092
Replacement Res.	3,900	300
Management	7,992	615
VHDA Monitoring	0	0
Total Operating Expense	130,092	10,007
Partnership Management/Audit	0	0
Total Annual Expenses	130,092	10,007

Silk Purse Assessments



Plan for Silk Purse

- Our Development partner (AHG) has committed to assisting with turning two of the units into PH homeownership opportunities. The funding from this action will create a large reserve for the portfolio. Current commitment is up to $500,000.00.
- There is a commitment from CRHA to keep the families currently housed in Silk Purse in the units at a reasonable rental rate.
  - All of the units are far below the market rate rents. CRHA will implement a 10% increase each year. Any unit with a voucher will be increased upon ownership change to the max payment standard.
  - Jeremy Chaplin is also committing $10,000 per year back into the portfolio for upkeep for the next 10 years.
- The overall plan for the units that do not become homeownership units will get rolled into the Dogwood portfolio. All of the units will be rehabbed during the recapitalization phase.



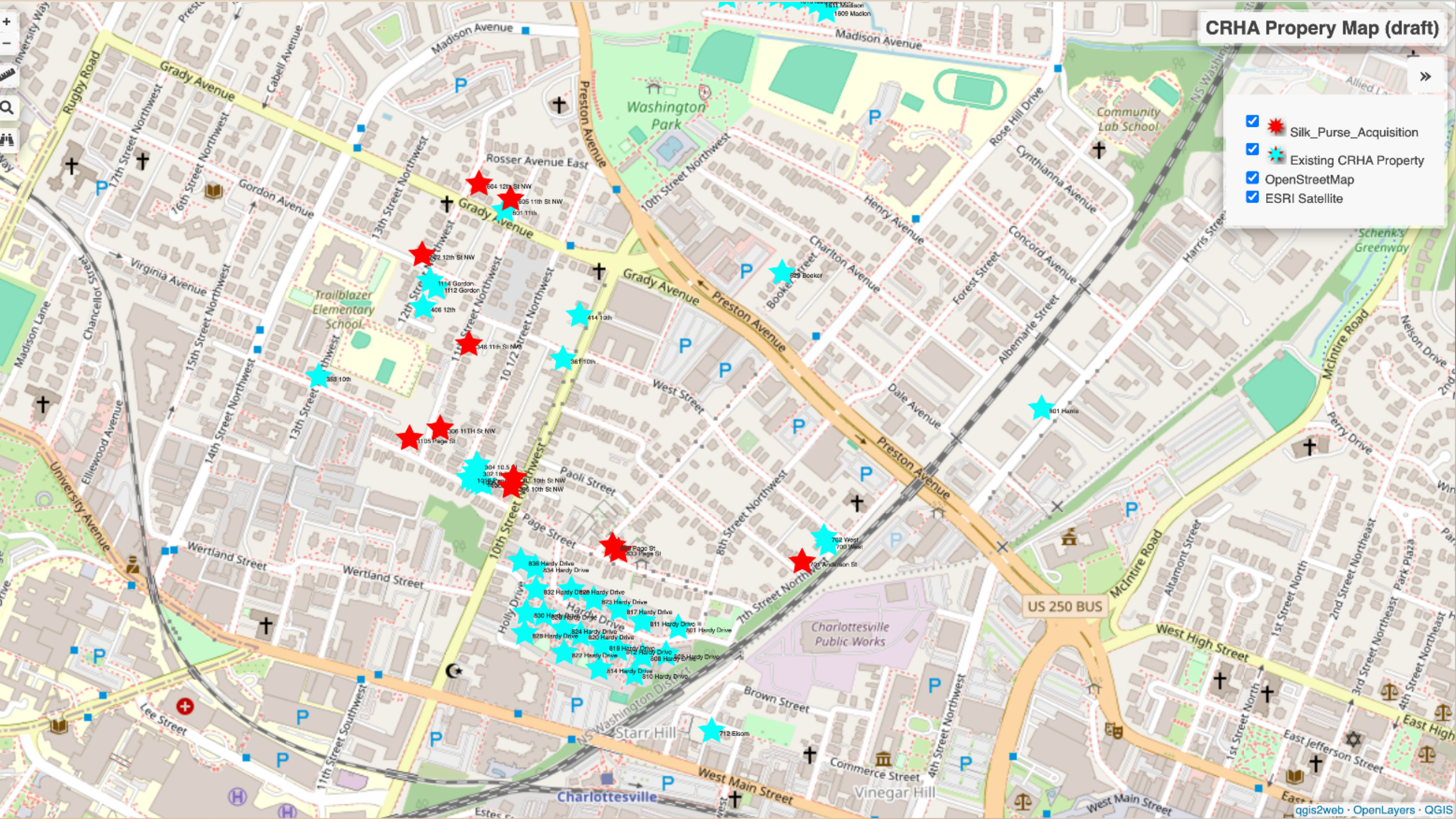
Unit Conditions

- 502 12th St- Small single-family home located at the rear of the property, close to the property line, which would provide ample opportunity to construct a new home on the front portion of the lot. The property is currently vacant. 2br/1b
- 606 12th and 60412th-1109 Grady Avenue. This parcel contains a duplex and a cottage, for a total of 3 rental units, of cinderblock construction. The duplex got a brand-new roof in 2025. Duplex 2br/1b Cottage 1br/1b
- 605 11th. Two story house with brick exterior and a tin roof. House was upgraded and modernized about 8 years ago. Home is occupied. 2Br/ 1.5b
- 346 11th. Small stucco house on a full-sized lot. Heavily remodeled about 10 years ago. 2br/1b
- 835 Page St. Big old stucco, typical neighborhood house on a small lot. Needs its bathroom remodeled. 3br/1b
- 833 Page St. Quirky one-story house that was built by one of the sons of the family who lived next door at 835 originally. Good condition. 2br/1b
- 701 Anderson St. Pick of this litter! An old stucco neighborhood house that underwent a heavy makeover 9 years ago. Nice hardwood floors, a more

Unit Conditions Con’t

- 306 11th. The house is vacant now, and I need of a new kitchen and repairs. There is a lot of room inside that house, and it is possible that it could benefit from changing the layout slightly. Currently 2br/1b.
- 311 10th. All of the wood exterior trim was painted this year. Tenants have been there over ten years. 2br/1b
- 305 10th. House is kept in nice condition by the tenant. This house would benefit from having its windows replaced and probably could use a new kitchen. 2br/1b
- 1105 Page St. Very cute, very old narrow 2-story house on a deep narrow lot. Has two bedrooms upstairs, and LR,K, and bath on the ground floor. Has a driveway and off-street parking, and also has a good sized, one-story secondary building in the back, which might be suitable for an ADU. 2br/1b




CRHA Propery Map (draft)
Silk_Purse_Acquisition
Existing CRHA Property
OpenStreetMap
ESRI Satellite
Madison Avenue
Grady Avenue
Preston Avenue
Rosser Avenue East
Washington Park
Community Lab School
Rose Hill Drive
Cynthianna Avenue
Henry Avenue
Charlton Avenue
Concord Avenue
Forest Street
Albemarle Street
Booker Street
Schenk's Greenway
Rugby Road
Cabell Avenue
17th Street Northwest
16th Street Northwest
13th Street Northwest
12th Street Northwest
11th Street Northwest
10th Street Northwest
10 1/2 Street Northwest
15th Street Northwest
14th Street Northwest
Gordon Avenue
Virginia Avenue
Chancellor Street
Madison Lane
Trailblazer Elementary School
West Street
Dale Avenue
Paoli Street
Page Street
Wertland Street
University Avenue
Ellerwood Avenue
Holly Drive
Hardy Drive
8th Street Northwest
7th Street Northwest
McIntire Road
Nelson Drive
Perry Drive
Altamont Street
1st Street North
2nd Street Northeast
3rd Street Northeast
4th Street Northeast
Park Plaza
US 250 BUS
West High Street
East High
East Jefferson Street
Charlottesville Public Works
Brown Street
Starr Hill
Commerce Street
Vinegar Hill
4th Street Northwest
11th Street Southwest
Lee Street
West Main Street
Charlottesville
NS Washington Dist
604 12th St NW
605 11th St NW
602 12th St NW
1114 Gordon
1112 Gordon
406 12th
414 10th
361 10th
358 10th
346 11th St NW
306 11TH St NW
1105 Page St
304 10.5
302 10th St NW
300 10th St NW
1010 Page St
1011 Page St
1013 Page St
1015 Page St
1017 Page St
1019 Page St
1021 Page St
1023 Page St
1025 Page St
1027 Page St
1029 Page St
1031 Page St
1033 Page St
836 Hardy Drive
834 Hardy Drive
832 Hardy Drive
828 Hardy Drive
823 Hardy Drive
817 Hardy Drive
811 Hardy Drive
801 Hardy Drive
830 Hardy Drive
824 Hardy Drive
820 Hardy Drive
818 Hardy Drive
812 Hardy Drive
808 Hardy Drive
822 Hardy Drive
814 Hardy Drive
810 Hardy Drive
829 Booker
801 Hanis
712 Elsom
702 West
700 West
720 Anderson St
1609 Madison
1611 Madison
qgis2web · OpenLayers · QGIS

City Housing Financial Performance

Income Statement

Period = Apr 2026-Sep 2026
Book = Accrual

		Period to Date	%	Year to Date	%
3000-00-000	INCOME				
3100-00-000	TENANT INCOME				
3101-00-000	Rental Income				
3111-00-000	Tenant Rent	323,338.00	64.09	323,338.00	64.09
3112-00-000	Tenant Assistance Rent	148,984.00	29.53	148,984.00	29.53
3119-00-000	Total Rental Income	472,322.00	93.63	472,322.00	93.63
3120-00-000	Other Tenant Income				
3120-01-000	Laundry and Vending	1,859.00	0.37	1,859.00	0.37
3120-07-000	Tenant Owed Utilities	9,517.00	1.89	9,517.00	1.89
3120-09-000	Misc.Tenant Income	176.50	0.04	176.50	0.04
3120-11-000	Pet Fee	-326.50	-0.06	-326.50	-0.06
3129-00-000	Total Other Tenant Income	11,226.00	2.23	11,226.00	2.23
3199-00-000	NET TENANT INCOME	483,548.00	95.85	483,548.00	95.85
3400-00-000	GRANT INCOME				
3415-00-000	Other Government Grants	8,000.00	1.59	8,000.00	1.59
3499-00-000	TOTAL GRANT INCOME	8,000.00	1.59	8,000.00	1.59
3600-00-000	OTHER INCOME				
3615-00-000	Interest Income	44.09	0.01	44.09	0.01
3690-00-000	Other Income	12,875.97	2.55	12,875.97	2.55
3699-00-000	TOTAL OTHER INCOME	12,920.06	2.56	12,920.06	2.56
3999-00-000	TOTAL INCOME	504,468.06	100.00	504,468.06	100.00
4000-00-000	EXPENSES				
4100-00-000	ADMINISTRATIVE				
4100-99-000	Administrative Salaries				
4110-00-000	Administrative Salaries	55,424.24	10.99	55,424.24	10.99
4110-04-000	Employee Benefit FICA - Admin	4,308.05	0.85	4,308.05	0.85
4110-05-000	Employee Insurance - Admin	4,007.38	0.79	4,007.38	0.79

Income Statement

Period = Apr 2026-Sep 2026
Book = Accrual

		Period to Date	%	Year to Date	%
4110-07-000	Unemployment Insurance - Admin	93.93	0.02	93.93	0.02
4110-10-000	Workers Comp - Admin	245.79	0.05	245.79	0.05
4110-99-000	Total Administrative Salaries	64,079.39	12.70	64,079.39	12.70
4130-00-000	Legal Expense				
4130-01-000	Unlawful Detainers	176.00	0.03	176.00	0.03
4130-03-000	Tenant Screening & Review	75.30	0.01	75.30	0.01
4130-04-000	General Legal Expense	2,970.50	0.59	2,970.50	0.59
4131-00-000	Total Legal Expense	3,221.80	0.64	3,221.80	0.64
4139-00-000	Other Admin Expenses				
4140-00-000	Staff Training	410.89	0.08	410.89	0.08
4150-00-000	Travel	280.67	0.06	280.67	0.06
4173-10-000	Management Fee	46,513.61	9.22	46,513.61	9.22
4182-00-000	Consultants	823.58	0.16	823.58	0.16
4189-00-000	Total Other Admin Expenses	48,028.75	9.52	48,028.75	9.52
4190-00-000	Miscellaneous Admin Expenses				
4190-01-000	Membership and Fees	562.12	0.11	562.12	0.11
4190-03-000	Advertising	2,475.13	0.49	2,475.13	0.49
4190-04-000	Office Supplies	1,208.57	0.24	1,208.57	0.24
4190-07-000	Telecom & Cell Services	1,462.99	0.29	1,462.99	0.29
4190-08-000	Postage	225.00	0.04	225.00	0.04
4190-09-000	Software Liscense Fees	4,196.46	0.83	4,196.46	0.83
4190-12-000	Software/IT	839.31	0.17	839.31	0.17
4190-13-000	Network & Broadband Services	34.37	0.01	34.37	0.01
4190-22-000	Other Misc Admin Expenses	654.27	0.13	654.27	0.13
4191-00-000	Total Miscellaneous Admin Expenses	11,658.22	2.31	11,658.22	2.31
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	126,988.16	25.17	126,988.16	25.17
4300-00-000	UTILITIES				
4310-00-000	Water	32,546.30	6.45	32,546.30	6.45
4320-00-000	Electricity	6,562.96	1.30	6,562.96	1.30
4340-00-000	Garbage/Trash Removal	7,790.64	1.54	7,790.64	1.54
4390-00-000	Sewer	28,861.83	5.72	28,861.83	5.72
4395-00-000	Stormwater Tax	1,209.60	0.24	1,209.60	0.24
4399-00-000	TOTAL UTILITY EXPENSES	76,971.33	15.26	76,971.33	15.26

Income Statement

Period = Apr 2026-Sep 2026
Book = Accrual

		Period to Date	%	Year to Date	%
4400-00-000	MAINTENANCE AND OPERATIONS				
4400-10-000	General Maint Expense				
4400-30-000	Maintenance and Repairs - Interior	112.21	0.02	112.21	0.02
4410-00-000	Maintenance Salaries	28,377.22	5.63	28,377.22	5.63
4410-05-000	FICA - Maintenance	2,103.40	0.42	2,103.40	0.42
4410-06-000	Employee Insurance - Maintenance	4,324.92	0.86	4,324.92	0.86
4410-11-000	Workers Comp - Maintenance	500.19	0.10	500.19	0.10
4410-50-000	Force Account Labor	4,047.41	0.80	4,047.41	0.80
4410-51-000	Workers Comp - Force Labor	49.20	0.01	49.20	0.01
4410-55-000	FICA - Force Account Labor	304.99	0.06	304.99	0.06
4410-56-000	Insurance - Force Account Labor	503.40	0.10	503.40	0.10
4411-00-000	Maintenance Uniforms	3,258.87	0.65	3,258.87	0.65
4419-00-000	Total General Maint Expense	43,581.81	8.64	43,581.81	8.64
4420-00-000	Materials				
4420-02-000	Supplies-Appliance	2,186.57	0.43	2,186.57	0.43
4420-03-000	Supplies-Decorating/Painting	1,918.08	0.38	1,918.08	0.38
4420-06-000	Supplies-Janitorial/Cleaning	34.42	0.01	34.42	0.01
4420-07-000	Supplies-Maint/Repairs	6,861.06	1.36	6,861.06	1.36
4420-08-000	Supplies-Plumbing	1,196.87	0.24	1,196.87	0.24
4420-09-000	Supplies-Tools and Equipment	6.20	0.00	6.20	0.00
4420-11-000	Supplies-Turn	852.73	0.17	852.73	0.17
4420-12-000	Supplies - Snow Removal	138.06	0.03	138.06	0.03
4420-13-000	Supplies-HVAC	434.38	0.09	434.38	0.09
4422-01-000	Vehicle-Gas & Oil	3,551.46	0.70	3,551.46	0.70
4429-00-000	Total Materials	17,179.83	3.41	17,179.83	3.41
4430-00-000	Contract Costs				
4430-03-000	Contract-Building Repairs	2,300.00	0.46	2,300.00	0.46
4430-11-000	Contract-Plumbing	2,502.74	0.50	2,502.74	0.50
4430-14-000	Contract-Vehicle Maintenance	3,103.41	0.62	3,103.41	0.62
4430-20-000	Contract-Answering Service	10.96	0.00	10.96	0.00
4430-90-000	Contract-Fee For Service	115.89	0.02	115.89	0.02
4430-97-000	In-House Grounds	16,369.40	3.24	16,369.40	3.24
4430-98-000	In-House Pest Control	15,800.00	3.13	15,800.00	3.13

Income Statement

Period = Apr 2026-Sep 2026
Book = Accrual

		Period to Date	%	Year to Date	%
4439-00-000	Total Contract Costs	40,202.40	7.97	40,202.40	7.97
4499-00-000	TOTAL MAINTENACE EXPENSES	100,964.04	20.01	100,964.04	20.01
4500-00-000	GENERAL EXPENSES				
4510-10-000	Property Insurance	9,905.64	1.96	9,905.64	1.96
4510-20-000	Liability Insurance	4,684.83	0.93	4,684.83	0.93
4510-30-000	Auto Insurance	2,466.72	0.49	2,466.72	0.49
4510-50-000	Other Business Insurance	869.46	0.17	869.46	0.17
4580-00-000	Security/Law Enforcement	136.87	0.03	136.87	0.03
4599-00-000	TOTAL GENERAL EXPENSES	18,063.52	3.58	18,063.52	3.58
4800-00-000	FINANCING EXPENSE				
4851-00-000	Interest Expense-Loan 1	178,721.33	35.43	178,721.33	35.43
4899-00-000	TOTAL FINANCING EXPENSES	178,721.33	35.43	178,721.33	35.43
8000-00-000	TOTAL EXPENSES	501,708.38	99.45	501,708.38	99.45
9000-00-000	NET INCOME	2,759.68	0.55	2,759.68	0.55



Fortification Opportunity II

Rivanna Terrace Apartments

- 48-unit garden-style walk-up apartment complex
  - 2-bedroom, 1-bath units
  - Units currently rent for approximately $1,500 per month.
  - Asking price: $9.6 million
  - City request: $5 million
  - Cost per unit: $200,000
  - City investment: $104,166 per unit.

PICTURES OF RIVANNA TERRACE APARTMENTS

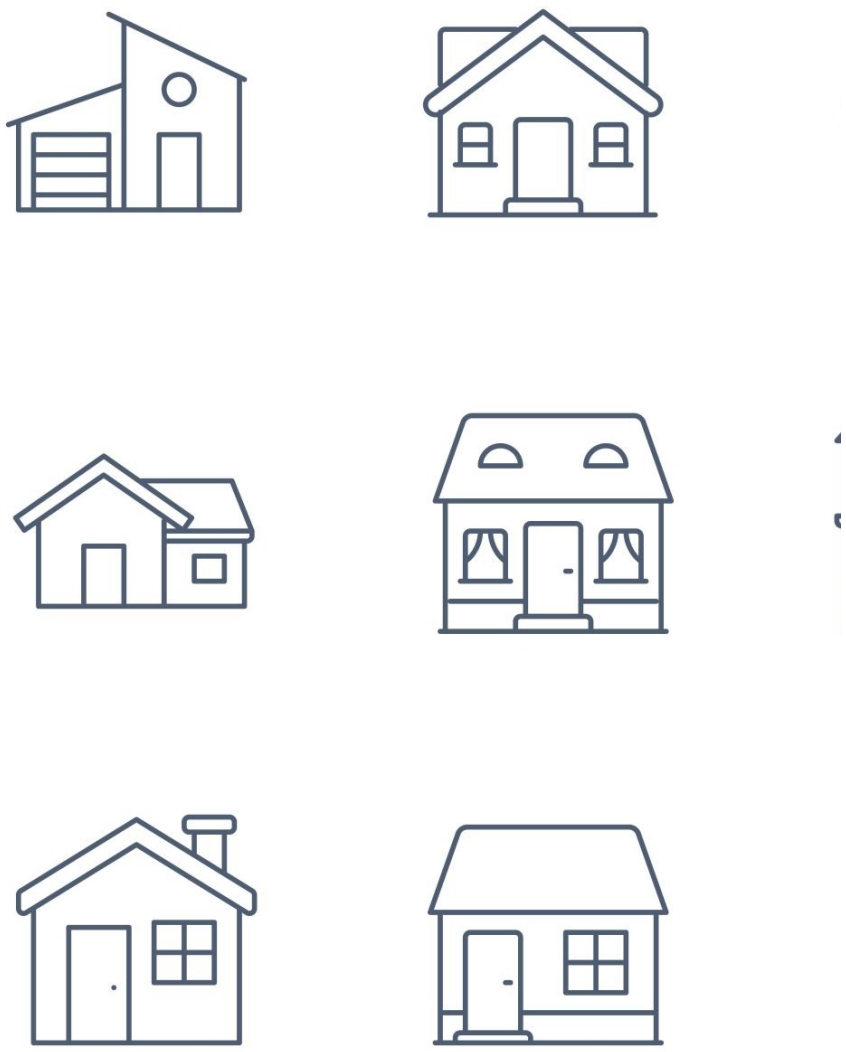




PICTURES OF RIVANNA TERRACE APARTMENTS







PROPOSED Changes in the City Housing Portfolio

- The City Housing Portfolio includes 80 units ranging from 1–3-bedroom units (28 1-bedroom units; 30 2-bedroom units; 21 3-bedroom units and 1 4-bedroom single-family home)
- The CRHA is preparing to sell 1 property back to Woodard based upon a contractual First Right in the previous purchase agreement.
  - The home contains two units and is currently assessed at $327,900.
- CRHA has also engaged in selling 801 Harris Street, which would be preserved and converted to a commercial use.
  - These two dispositions would reduce the Dogwood portfolio by 4 units.
  - The disposition of the two above properties will allow CRHA to build a reserve account for the City Housing portfolio.
- The CRHA anticipates submitting a tax credit application to repay the City and complete extensive renovations to all units in the Dogwood portfolio. The units will require significant reinvestment, which will occur in 2028.

801 Harris Street

Summary | Details | Ownership History | Assessment History

Base Information

Parcel Number: 350124000
State Code: 7.3 Exempt Local
Tax Type: Exempt
Zone: IX-8
Acreage: 0.2130
Legal: LOT A

Current Owner: CITY OF CHARLOTTESVILLE
CHARLOTTESVILLE REDEVELOPMENT & HOUSING AUTHORITY
Attention:
Owner Address: PO BOX 1405
Owner City State: CHARLOTTESVILLE VA
Owner Zip Code: 22902



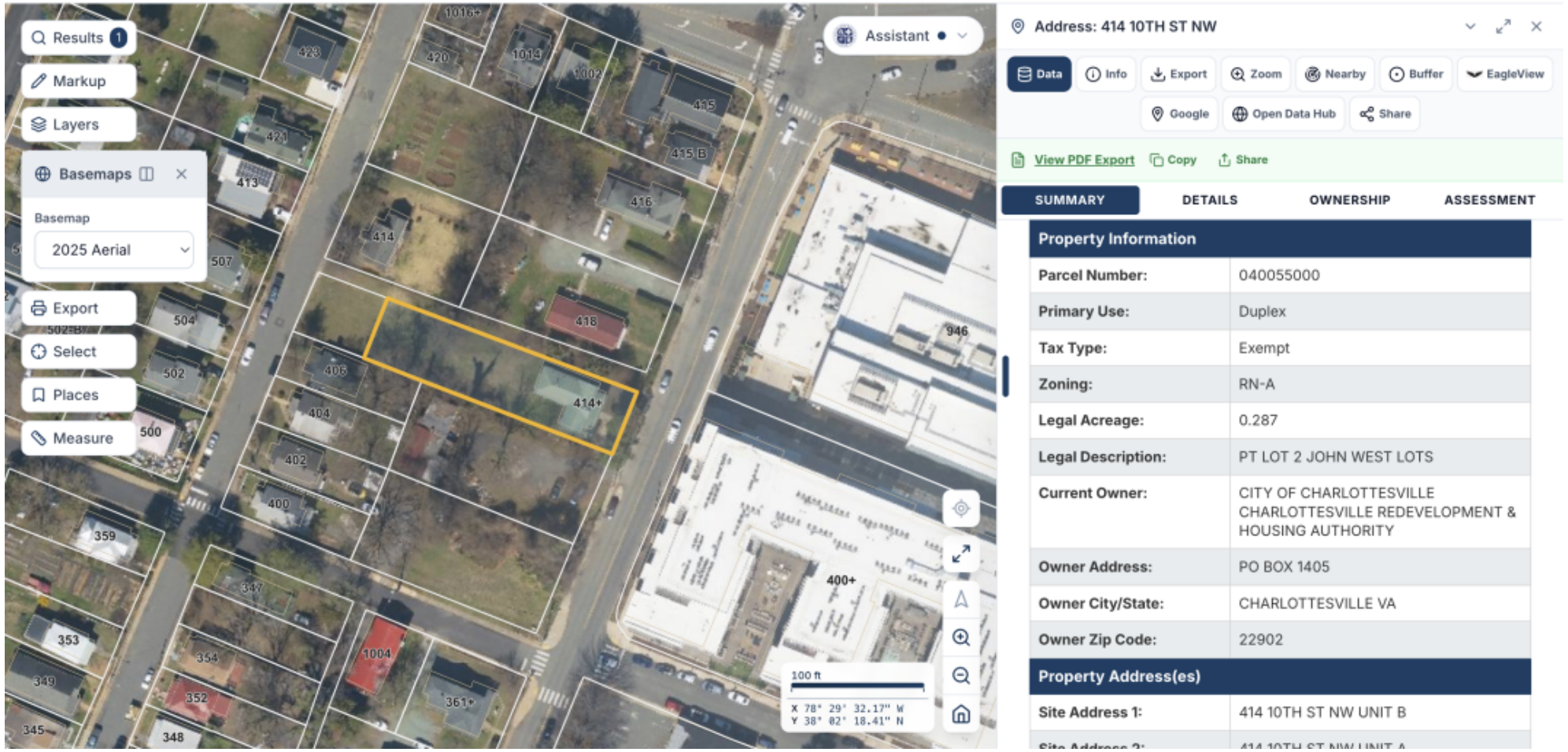
Additional Data

Elementary School Zone: Greenbrier
Voting Precinct: Carver
Neighborhood: Rose Hill

Stormwater Utility Information

Impervious Area: 1,448 sq. ft.
Billing Units: 3
Projected Stormwater Utility Annual Fee: $43.20

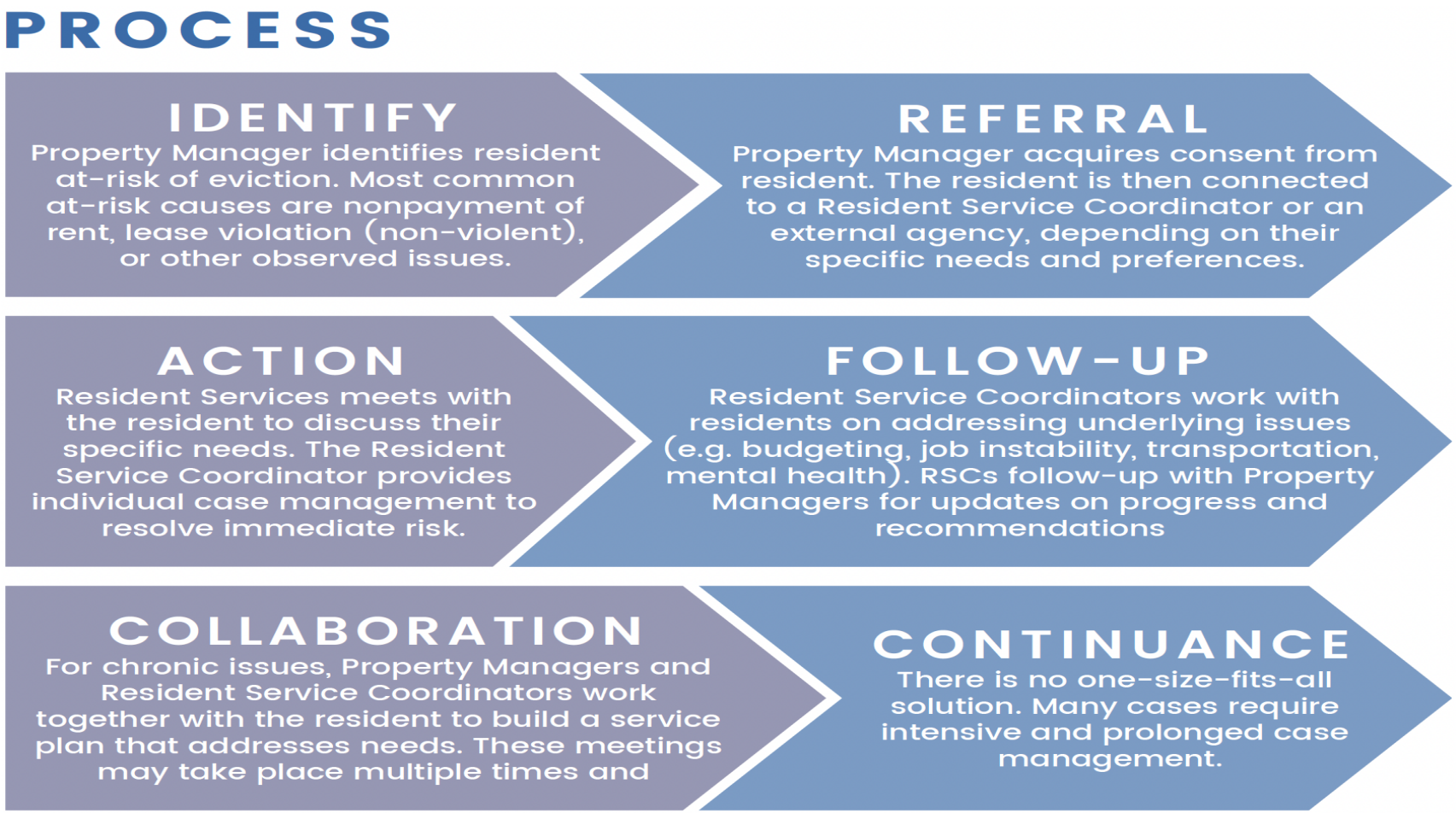
414 10th ST NW



CRHA’s Eviction Diversion Program

- In 2025, the Charlottesville Redevelopment and Housing Authority (CRHA) launched its Eviction Diversion Program (EDP). CRHA believes that eviction should be used as a last resort but has not had a structure to thoroughly address underlying issues that can lead to eviction.
- The Eviction Diversion Program provides residents with an opportunity to resolve rental issues and avoid a drawn-out court process. Through EDP, Property Managers collaborate with Resident Services to assist residents in achieving housing stability through rental assistance and supportive services.

EDP Process


PROCESS
IDENTIFY
Property Manager identifies resident at-risk of eviction. Most common at-risk causes are nonpayment of rent, lease violation (non-violent), or other observed issues.
REFERRAL
Property Manager acquires consent from resident. The resident is then connected to a Resident Service Coordinator or an external agency, depending on their specific needs and preferences.
ACTION
Resident Services meets with the resident to discuss their specific needs. The Resident Service Coordinator provides individual case management to resolve immediate risk.
FOLLOW-UP
Resident Service Coordinators work with residents on addressing underlying issues (e.g. budgeting, job instability, transportation, mental health). RSCs follow-up with Property Managers for updates on progress and recommendations
COLLABORATION
For chronic issues, Property Managers and Resident Service Coordinators work together with the resident to build a service plan that addresses needs. These meetings may take place multiple times and
CONTINUANCE
There is no one-size-fits-all solution. Many cases require intensive and prolonged case management.

Families at Risk of Eviction

Property Unit	Total Charges	Future Charges	0-30 Owed	31-60 Owed	61-90 Owed	Over 90 Owed	Total Owed
Total 407harri - 407 Harris RD	5,198.00	0.00	4,099.00	868.00	0.00	231.00	5,198.00
Total 6th - 6th Street	27,843.25	0.00	9,712.06	3,936.50	3,288.00	10,906.69	27,843.25
Total 9-colemn - Coleman	20,101.10	0.00	4,386.00	0.00	0.00	15,715.10	20,101.10
Total 9-dogwoo - Dogwood	186,375.19	0.00	42,930.00	8,187.00	4,312.74	130,945.45	186,375.19
Total 9-montrs - Montrose	23,406.51	0.00	1,475.00	1,475.00	1,475.00	18,981.51	23,406.51
Total crh-tc - Crescent Hall Reno LLC	139,459.75	0.00	74,378.70	6,986.52	7,658.11	50,436.42	139,459.75
Total grnlf5th - Greenleaf Apartments	10,491.00	0.00	8,896.00	872.00	379.00	344.00	10,491.00
Total ha - Hinton Avenue	-548.00	0.00	0.00	0.00	0.00	-548.00	-548.00
Total mad - Madison Avenue	1,550.55	0.00	936.00	258.55	222.00	134.00	1,550.55
Total mch - Michie Drive	3,983.00	0.00	2,643.00	1,132.00	650.00	-442.00	3,983.00
Total rd - Ridge	427.50	0.00	152.00	152.00	50.00	73.50	427.50
Total rs - Riverside	16,881.67	0.00	6,439.57	2,882.10	1,089.00	6,471.00	16,881.67
Total sfp1-tc - South First Street Phase I	167,292.78	0.00	69,464.01	7,356.43	4,123.00	86,349.34	167,292.78
Total wh - Westhaven Public Housing	68,606.19	0.00	21,940.97	7,943.70	4,908.22	33,813.30	68,606.19
Grand Total	671,068.49	0.00	247,452.31	42,049.80	28,155.07	353,411.31	671,068.49

- 195 families are currently at risk of eviction due to delinquent rent.
- In order to process this number of evictions, it would cost roughly $300,000 in legal fees and approximately $2.92 million ($ 15,000 per unit) to turn for the next family.

EDP City ASK

- To continue to address the need in our community for rental assistance and build upon the current Eviction Diversion Program, CRHA is asking for $316,000 for the following:
  - $220,000 for rental assistance toward arrears (Residents execute a repayment agreement and make 3 on-time payments, and then the grant funds will make the 4th payment)
  - $54,000 for educational opportunities for residents
  - $30,000 for budgeting and financial literacy education
  - $12,000 for barrier navigation and eviction diversion as part of the Resident Opportunities and Supportive Services (ROSS) program
- The ROSS program specifically works with individuals in need of barrier assistance but provides extremely limited support funding for residents $12,000 for barrier navigation and eviction diversion as part of the ROSS program
- Federal funds received for this program go entirely towards the Service Coordinator, leaving no funding for supporting residents as they navigate barriers and eviction-related issues

Summary of Funding Request/ ASK

- **$15 million for the Westhaven Phase II redevelopment project (new funding)**
- **$3 million for Sixth St Phase II (already budgeted)**
- **$3 million for the Acquisition of a portion of the Silk Purse Portfolio.**
- **$5 million for the Acquisition of Rivanna Terrace**
- **$316,000 for the Eviction Diversion Program**
- **Deed Release of 414 10 St NW and 801 Harris Street**



QUESTIONS