CHARLOTTESVILLE REDEVELOPMENT &
HOUSING AUTHORITY

P.O. BOX 1405

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www.cvillecha.com

Residents *FIRST*!

Charlottesville Redevelopment and Housing Authority
Board of Commissioners Work Session
Thursday, June 12th, 2025, at 6:00 pm

Agenda

I. Call to Order
   Roll Call of Commissioners
   Moment of Silence

II. Eviction Diversion Program
   Kathleen Glenn-Matthews -Deputy Executive Director
   TerAna Banks -Interim Director of Property Management

III. Strategic Plan Update

V. Adjournment

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.

Charlottesville Redevelopment and Housing Authority
Board of Commissioners Board Meeting
Monday, June 23, 2025 at 6:00 pm
City Council Chambers

Minutes

The Board of Commissioners of the Charlottesville Redevelopment and Housing Authority (hereinafter "CRHA" or the "Housing Authority") held the Board Meeting at 6:05 p.m. on June 23rd, 2025, at the City Council Chambers, with Chair Bellamy presiding.

I. Call to Order

Commissioner Wicks called the Board Meeting to order at approximately 6:05 p.m. on June 23rd, 2025.

Roll Call of Commissioners

	Present	Absent
Bellamy, Chair	**X**	
Wicks, Commissioner	**X**	
Goldblatt, Commissioner	**X**	
Payne, Commissioner		**X(sub late)**
Hicks, Commissioner		**X**
Raudales, Commissioner	**X**	

Staff Present:

John Sales, Executive Director
Kathleen Glenn-Matthews, Deputy Director
Maria Carey, Executive Assistance
TerAna Banks (Virtual), Compliance Manager/ Interim Director of Property Management
Robert Harvey (Virtual), Director of Maintenance
Quentia Taylor (Virtual), Development Manager
TC Nichols, Controller
Michelle Crown, Property Accountant/ Insurance Coordinator
Delphine Carnes: Delphine Carnes Law Group, PLC (CRHA Legal Counsel)

Moment of Silence:

Commissioner Wicks called for a moment of silence.

General Announcements / Meeting Dates / Reminders

Safety Committee meeting: every second Wednesday at 12:00 pm
Resident Services Committee meeting: second Tuesday at 1:00 pm
CRHA Board Work Session: every second Thursday at 6:00 pm (July 10th at 6pm)
CRHA Board Regular Meeting: Every fourth Monday at 6:00 pm (July 28th at 6pm)

II. Approval of Board Minutes from May 26th, 2025,

Commissioner Goldblatt motioned to approve the minutes of the Board of Commissioners meeting held on June 23rd, 2025. The "Ayes" and "Nays" were as follows.

	Ayes	Nays	Abstain	Absent
Bellamy, Chair	**X**			
Wicks, Commissioner	**X**			
Goldblatt, Commissioner	**X**			
Payne, Commissioner				**XSub late**
Hicks, Commissioner				**X**
Raudales, Commissioner	**X**			

III. Safety update:

Chief Koshish-CPD

- CPD has a great relationship with CRHA
- It is typically a small group that causes these concerns, who do not live at the sites
- Data shows that gun violence is down, and drastic reduction in firearms
- Also, South First St. calls are on Friday and Saturday from 5 pm-1 am, Westhaven calls are on Thursday/Friday/Saturday between 7 pm-1 am. Officers are doing extra patrols around those times. Not just for incidents, but to engage with the residents.
- The same crimes are happening around the city, not just CRHA sites
- The community is focused on bettering everyone, and the teamwork and resources are helping the community thrive.

Questions:

Commissioner Goldblatt:

-Are there any tactics to use without causing trauma?

Chief Koshish:

-Yes. Depending on the severity or nature of the crime, CPD must prioritize the safety of both residents and themselves.

John Sales:

-Following the incident, resident services were available on site to support residents with any trauma-related concerns or other questions they may have had.

IV. Public Housing update: TerAna Banks

- New format to provide better visuals for her PH report
- No evictions since May 15th
- Still working hard on the Eviction Diversion program with Resident Services to prevent evictions
- Thank you to everyone who assisted with Beautification Day
- Westhaven Beautification Day is scheduled for July 11th at 830am
- A property management pop-up will start soon to give residents a chance to talk and socialize with residents
- Goals for the next 30 days are to fill 5-7 vacancies
- Currently, 19 vacancies (a few being new units that were just acquired)

V. HVC update: John Sales

- No longer in a shortfall
- Have not released any new vouchers due to the rent increase request, and will not be pulling from the waitlist anytime soon
- 1700 people are on the waitlist for HCV
- Closing the waitlist for the crossing. It has 1200 applicants, and that development will not serve that many people.
- 15 vouchers for the emergency housing voucher program. These vouchers sunset, so when they are no longer eligible for use, they expire. CRHA is not allowed to release these vouchers (tenant protection/tenant relocation vouchers as well)
- New inspector that John Sales is working with on QC inspections. This will improve the CMAP score.

VI. Finance update: TC Nicoles

- The first year that CRHA performed FDS in-house, it saved $30,000 in the process.
- **Public Housing**:
  -$4,300,000 in total revenue
  -about 2,000,000 in HUD operating grants
  -$94,3000 in tenant rent
  -$1,300,000 in capital fund.
  -Biggest expense close to $1,000,000 is in salaries in maintenance, and admin.

-$700,000 in utilities
-total net on Public Housing $219,000
-The net typically goes to the reserve
-$8,500,000 in HAP received from HUD in HCV (a little over 100,000,000 was the shortfall money)

- City Housing:
  -total rent income just over $1,000,000 for the year
  -Admin salaries $92,000
  -utility expenses $96,000
  -maintenance salaries 120,000
  -$300,084 of interest expense for the loan, $78,900, which is the net of depreciation
  -Dogwood/Ridge St. roofing is another big expense, but it has the revenue to match

VII. Public Comments/ PHAR Comments:

- **Commissioner Wicks:**
  -Tween/teen (ages 12-17) field day at Washington Park that the city is sponsoring (free) from 3p-6p on Sunday
- **Latricia Giles: PHAR ED**
  -PHAR will have its first-ever youth internship starting Tuesday
  -working on college/job readiness
  -smoke and vote event (BBQ) with the candidates, come to speak with the youth/ adults to speak about education, and rank choice voting.
  -PHAR is continuing to support and receive support from the community.

VIII. Adjournment

Commissioner Wicks motioned to adjourn the meeting at 6:56 p.m.; Chair Bellamy moved to adjourn the meeting, and Commissioner Goldblatt seconded.

	Ayes	Nays	Absent
Bellamy, Chair	**X**		
Wicks, Commissioner	**X**		
Goldblatt, Commissioner	**X**		
Payne, Commissioner	**X**		
Hicks, Commissioner			**X**
Raudales, Commissioner	**X**		

CRHA - HCV STATS June 2025						
PROGRAMS	PARTICIPANTS	HAP	UTILITIES	WAITLIST	UNLEASED UNITS	TOTAL VOUCHERS AWARDED
hcv - Housing Choice Voucher	462	$ 499,803.00	$ 64,237.00	1706	9	DO NOT PULL FROM WAITLIST
msv (Mainstream Vouchers)	33	$ 31,825.00	$ 4,007.00	7	2	40
pbv-crh (CRHA Crescent Halls (HUD Subsidy)	46	$ 41,823.00	$ -	5		52
pbv-sfp1 (PBV for SFS Phase I)	24	$ 31,289.00	$ -	1	0	24
tc (The Crossings)	21	$ 16,134.00	$ -	1,239	0	21
ev(Enhanced Vouchers)	5	$ 2,698.00	$ 408.00			SPECIAL PROGRAM
ehv -(EMERGENCY HOUSING VOUCHERS)	12	$ 11,113.00	$ 1,225.00		2	DO NOT ISSUE
tpv (Tenant Protection Voucher)	8	$ 5,807.00	$ 1,062.00			RELOCATION
trv (Tenant Relocation Vouchers - CH)	8	$ 6,590.00	$ 719.00			RELOCATION
va (VASH)	4	$ 3,079.00	$ 475.00	1	1	5
fyi - Fostering Youth Independence	18	$ 20,199.00	$ 2,063.00	9	1	25
Portable Vouchers	12	$ 17,692.00	$ 2,388.00			DO NOT ABSORB
TOTAL	**653**	**$ 688,052.00**	**$ 76,584.00**	**2954**		
CSRAP - Charlottesville Supplemental Rental Assistance Program	**71**	**$ 71,339.00**	**$ -**	**4**		DO NOT GO OVER 70K HAP
PROGRAM SIZE	**724**					

Vouchers on the Street	16
New Admissions	5

HQS INSPECTIONS COMPLETED			
	INITIAL		6
	ANNUALS		13
	SPECIAL		12
	QC		6
	TOTAL		**37**

RECERTIFICATIONS			
ANNUAL RECERTIFICATIONS			37
RECERTIFICATIONS PENDING/PAST DUE			8

CRHA - HCV STATS May 2025						
PROGRAMS	PARTICIPANTS	HAP	UTILITIES	WAITLIST	UNLEASED UNITS	TOTAL VOUCHERS AWARDED
hcv - Housing Choice Voucher	466	$ 502,274.00	$ 65,045.00	1706	10	DO NOT PULL FROM WAITLIST
msv (Mainstream Vouchers)	34	$ 31,997.00	$ 3,980.00	7	2	40
pbv-crh (CRHA Crescent Halls (HUD Subsidy)	45	$ 41,701.00	$ -	5		52
pbv-sfp1 (PBV for SFS Phase I)	24	$ 31,751.00	$ -	1	1	24
tc (The Crossings)	21	$ 16,140.00	$ -	1,239	0	21
ev(Enhanced Vouchers)	5	$ 2,414.00	$ 409.00			SPECIAL PROGRAM
ehv -(EMERGENCY HOUSING VOUCHERS)	12	$ 10,929.00	$ 1,315.00		2	DO NOT ISSUE
tpv (Tenant Protection Voucher)	8	$ 5,807.00	$ 1,062.00			RELOCATION
trv (Tenant Relocation Vouchers - CH)	8	$ 6,602.00	$ 719.00			RELOCATION
va (VASH)	3	$ 2,090.00	$ 328.00	1	2	5
fyi - Fostering Youth Independence	17	$ 18,869.00	$ 1,939.00	9	1	25
Portable Vouchers	11	$ 14,723.00	$ 2,089.00			DO NOT ABSORB
TOTAL	**654**	**$ 685,297.00**	**$ 76,886.00**	**2954**		
CSRAP - Charlottesville Supplemental Rental Assistance Program	**70**	**$ 69,160.00**	**$ -**	**4**		DO NOT GO OVER 70K HAP
PROGRAM SIZE	**724**					

Vouchers on the Street	8
New Admissions	8

HQS INSPECTIONS COMPLETED			
	INITIAL		11
	ANNUALS		30
	SPECIAL		0
	QC		0
	TOTAL		**41**

RECERTIFICATIONS			
ANNUAL RECERTIFICATIONS			37
RECERTIFICATIONS PENDING/PAST DUE			10

CRHA -HCV STATS April 2025						
PROGRAMS	**PARTICIPANTS**	**HAP**	**UTILITIES**	**WAITLIST**	**UNLEASED UNITS**	**TOTAL VOUCHERS AWARDED**
hcv - Housing Choice Voucher	466	$ 496,299.00	$ 64,344.00	1706	0	DO NOT PULL FROM WAITLIST
msv (Mainstream Vouchers)	33	$ 30,432.00	$ 3,912.00	7	0	40
pbv-crh (CRHA Crescent Halls (HUD Subsidy)	45	$ 41,405.00	$ -	5		52
pbv-sfp1 (PBV for SFS Phase I)	23	$ 27,865.00	$ -	1	1	24
tc (The Crossings)	21	$ 16,140.00	$ -	1,239	0	21
ev(Enhanced Vouchers)	5	$ 2,414.00	$ 409.00			SPECIAL PROGRAM
ehv -(EMERGENCY HOUSING VOUCHERS)	12	$ 10,989.00	$ 1,312.00		1	DO NOT ISSUE
tpv (Tenant Protection Voucher)	8	$ 5,807.00	$ 1,062.00			RELOCATION
trv (Tenant Relocation Vouchers - CH)	8	$ 6,602.00	$ 719.00			RELOCATION
va (VASH)	3	$ 1,881.00	$ 325.00	1	1	5
fyi - Fostering Youth Independence	17	$ 19,415.00	$ 1,936.00	9	4	25
Portable Vouchers	11	$ 14,564.00	$ 2,084.00			DO NOT ABSORB
TOTAL	**652**	**$ 673,813.00**	**$ 76,103.00**	**2954**		
CSRAP - Charlottesville Supplemental Rental Assistance Program	**70**	**$ 71,264.00**	**$ -**	**4**		DO NOT GO OVER 70K HAP
PROGRAM SIZE	**722**					

Vouchers on the Street	7
New Admissions	0

HQS INSPECTIONS COMPLETED			
	INITIAL		0
	ANNUALS		0
	SPECIAL		0
	QC		0
	TOTAL		**0**

RECERTIFICATIONS			
ANNUAL RECERTIFICATIONS			45
RECERTIFICATIONS PENDING/PAST DUE			3

CRHA -HCV STATS March 2025						
PROGRAMS	**PARTICIPANTS**	**HAP**	**UTILITIES**	**WAITLIST**	**UNLEASED UNITS**	**TOTAL VOUCHERS AWARDED**
hcv - Housing Choice Voucher	472	$ 494,880.00	$ 64,982.00	1706	0	DO NOT PULL FROM WAITLIST
msv (Mainstream Vouchers)	33	$ 30,601.00	$ 3,837.00	7	0	40
pbv-crh (CRHA Crescent Halls (HUD Subsidy)	46	$ 42,219.00	$ -	5		52
pbv-sfp1 (PBV for SFS Phase I)	23	$ 26,664.00	$ -	1	1	24
tc (The Crossings)	22	$ 16,725.00	$ -	1,239	0	21
ev(Enhanced Vouchers)	7	$ 2,648.00	$ 639.00			SPECIAL PROGRAM
ehv -(EMERGENCY HOUSING VOUCHERS)	12	$ 10,734.00	$ 1,312.00		0	DO NOT ISSUE
tpv (Tenant Protection Voucher)	8	$ 5,807.00	$ 1,062.00			RELOCATION
trv (Tenant Relocation Vouchers - CH)	8	$ 6,609.00	$ 722.00			RELOCATION
va (VASH)	3	$ 1,881.00	$ 325.00	1	0	5
fyi - Fostering Youth Independence	17	$ 19,918.00	$ 1,867.00	9	4	25
Portable Vouchers	9	$ 12,530.00	$ 1,779.00			DO NOT ABSORB
TOTAL	**660**	**$ 671,216.00**	**$ 76,525.00**	**2954**		
CSRAP - Charlottesville Supplemental Rental Assistance Program	**69**	**$ 70,586.00**	**$ -**	**4**		DO NOT GO OVER 70K HAP
PROGRAM SIZE	**729**					

Vouchers on the Street	7
New Admissions	0

HQS INSPECTIONS COMPLETED			
	INITIAL		0
	ANNUALS		0
	SPECIAL		0
	QC		0
	TOTAL		**0**

RECERTIFICATIONS			
ANNUAL RECERTIFICATIONS			52
RECERTIFICATIONSPENDING/PAST DUE			1

CRHA -HCV STATS February 2025						
PROGRAMS	**PARTICIPANTS**	**HAP**	**UTILITIES**	**WAITLIST**	**UNLEASED UNITS**	**TOTAL VOUCHERS AWARDED**
hcv - Housing Choice Voucher	474	$ 490,010.00	$ 65,073.00	1706	0	DO NOT PULL FROM WAITLIST
msv (Mainstream Vouchers)	33	$ 31,168.00	$ 3,727.00	7	0	40
pbv-crh (CRHA Crescent Halls (HUD Subsidy)	45	$ 41,266.00	$ -	5		52
pbv-sfp1 (PBV for SFS Phase I)	21	$ 24,212.00	$ -	1	1	24
tc (The Crossings)	22	$ 16,573.00	$ -	1,239	0	21
ev(Enhanced Vouchers)	7	$ 2,648.00	$ 639.00			SPECIAL PROGRAM
ehv -(EMERGENCY HOUSING VOUCHERS)	12	$ 10,478.00	$ 1,314.00		0	DO NOT ISSUE
tpv (Tenant Protection Voucher)	8	$ 5,807.00	$ 1,062.00			RELOCATION
trv (Tenant Relocation Vouchers - CH)	8	$ 6,609.00	$ 722.00			RELOCATION
va (VASH)	4	$ 2,264.00	$ 415.00	1	0	5
fyi - Fostering Youth Independence	17	$ 20,561.00	$ 1,867.00	9	4	25
Portable Vouchers	10	$ 12,215.00	$ 1,779.00			DO NOT ABSORB
TOTAL	**661**	**$ 663,811.00**	**$ 76,598.00**	**2954**		
CSRAP - Charlottesville Supplemental Rental Assistance Program	**68**	**$ 69,581.00**	**$ -**	**4**		
PROGRAM SIZE	**729**					

Vouchers on the Street	26
New Admissions	1

HQS INSPECTIONS COMPLETED			
	INITIAL		6
	ANNUALS		0
	SPECIAL		0
	QC		0
	TOTAL		**6**

RECERTIFICATIONS			
ANNUAL RECERTIFICATIONS			55
RECERTIFICATIONSPENDING/PAST DUE			0

CRHA -HCV STATS December 2024 - January 2025					
PROGRAMS	**PARTICIPANTS**	**HAP**	**UTILITIES**	**WAITLIST/ AVAILABLE PLACEMENTS**	**UNLEASED UNITS**
hcv - Housing Choice Voucher	475	$ 491,320.00	$ 65,071.00	1706	0
msv (Mainstream Vouchers)	33	$ 31,213.00	$ 3,727.00	7	0
pbv-crh (CRHA Crescent Halls (HUD Subsidy)	47	$ 43,024.00	$ -	5	
pbv-sfp1 (PBV for SFS Phase I)	23	$ 27,943.00	$ -	1	1
tc (The Crossings)	22	$ 16,773.00	$ -	1,239	0
ev(Enhanced Vouchers)	8	$ 3,140.00	$ 729.00		
ehv -(EMERGENCY HOUSING VOUCHERS)	12	$ 10,478.00	$ 1,310.00		0
tpv (Tenant Protection Voucher)	8	$ 5,807.00	$ 1,062.00		
trv (Tenant Relocation Vouchers - CH)	8	$ 6,609.00	$ 722.00		
va (VASH)	4	$ 2,277.00	$ 415.00	1	0
fyi - Fostering Youth Independence	16	$ 19,109.00	$ 1,843.00	9	4
Portable Vouchers	9	$ 12,298.00	$ 1,779.00		
TOTAL	**665**	**$ 669,991.00**	**$ 76,658.00**	**2954**	
CSRAP-Charlottesville Supplemental Rental Assistance Program	**68**	**$ 66,201.00**	**$ -**	**4**	
PROGRAM SIZE	**733**				

Vouchers on the Street	17
New Admissions	0

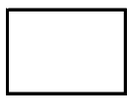
HQS INSPECTIONS COMPLETED			
	INITIAL		10
	ANNUALS		2
	SPECIAL		0
	QC		0
	TOTAL		**12**

RECERTIFICATIONS			
ANNUAL RECERTIFICATIONS			50
RECERTIFICATIONSPENDING/PAST DUE			8

CRHA -HCV STATS		AS OF DECEMBER 31, 2023		
PROGRAMS	**TENANT COUNT**	**AMOUNT**	**WAITLIST/AVAILABLE PLACEMENTS**	**UNLEASED PBV**
hcv - Housing Choice Voucher	540	$ 483,742.00	1710	
msv (Mainstream Vouchers)	39	$ 35,478.00	1	
pbv-crh (CRHA Crescent Halls (HUD Subsidy)	30	$ 27,365.00		22
pbv-sfp1 (PBV for SFS Phase I)	24	$ 30,272.00	2	0
tc (The Crossings)	20	$ 14,912.00	17	1
ehv -(EMERGENCY HOUSING VOUCHERS)	14	$ 11,580.00	1	
tpv (Tenant Protection Voucher)	12	$ 8,571.00		
trv (Tenant Relocation Vouchers - CH)	11	$ 8,328.00		
va (VASH)	5	$ 2,897.00	FULL	
fyi - Fostering Youth Independence	9	$ 7,962.00	14	
Portable Vouchers	18	$ 21,642.00		
Family Self Sufficiency Program- Escrow - 3		$ 1,779.00		
TOTAL	**722**	**$ 654,528.00**	**1745**	**23**
CSRAP-Charlottesville Supplemental Rental Assistance Program	63	**$ 55,805.00**	0	

Vouchers on the Street	38
New Admissions	13

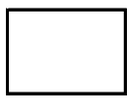
		DECEMBER
HQS INSPECTIONS COMPLETED		
	INITIAL	18
	ANNUALS	
	SPECIAL	
RECERTIFICATIONS		
ANNUAL RECERTIFICATIONS		79
RECERTIFICATIONSPENDING/PAST DUE		3



CRHA -HCV STATS		AS OF DECEMBER 31, 2023		
PROGRAMS	**TENANT COUNT**	**AMOUNT**	**WAITLIST/AVAILABLE PLACEMENTS**	**UNLEASED PBV**
hcv - Housing Choice Voucher	540	$ 483,742.00	1710	
msv (Mainstream Vouchers)	39	$ 35,478.00	1	
pbv-crh (CRHA Crescent Halls (HUD Subsidy)	30	$ 27,365.00		22
pbv-sfp1 (PBV for SFS Phase I)	24	$ 30,272.00	2	0
tc (The Crossings)	20	$ 14,912.00	17	1
ehv -(EMERGENCY HOUSING VOUCHERS)	14	$ 11,580.00	1	
tpv (Tenant Protection Voucher)	12	$ 8,571.00		
trv (Tenant Relocation Vouchers - CH)	11	$ 8,328.00		
va (VASH)	5	$ 2,897.00	FULL	
fyi - Fostering Youth Independence	9	$ 7,962.00	14	
Portable Vouchers	18	$ 21,642.00		
Family Self Sufficiency Program- Escrow - 3		$ 1,779.00		
TOTAL	**722**	**$ 654,528.00**	**1745**	**23**
CSRAP-Charlottesville Supplemental Rental Assistance Program	63	**$ 55,805.00**	0	

Vouchers on the Street	38
New Admissions	13

		DECEMBER
HQS INSPECTIONS COMPLETED		
	INITIAL	18
	ANNUALS	
	SPECIAL	
RECERTIFICATIONS		
ANNUAL RECERTIFICATIONS		79
RECERTIFICATIONSPENDING/PAST DUE		3



CRHA -HCV STATS		MARCH 16, 2024 - APRIL 15, 2024		
PROGRAMS	**PARTICIPANT COUNT**	**AMOUNT**	**WAITLIST/AVAILABLE PLACEMENTS**	**UNLEASED PBV**
hcv - Housing Choice Voucher	502	$ 472,166.00	1705	
msv (Mainstream Vouchers)	38	$ 33,002.00	2	
pbv-crh (CRHA Crescent Halls (HUD Subsidy)	33	$ 31,487.00		19
pbv-sfp1 (PBV for SFS Phase I)	24	$ 29,914.00	0	0
tc (The Crossings)	20	$ 15,013.00	17	1
ev(Enhanced Vouchers)	8	$ 2,961.00		
ehv -(EMERGENCY HOUSING VOUCHERS)	14	$ 12,318.00	1	
tpv (Tenant Protection Voucher)	11	$ 7,820.00		
trv (Tenant Relocation Vouchers - CH)	10	$ 7,555.00		
va (VASH)	5	$ 2,868.00	FULL	
fyi - Fostering Youth Independence	11	$ 11,851.00	12	
Portable Vouchers	3	$ 2,888.00		
Family Self Sufficiency Program- Escrow - 3	2			
TOTAL	**681**	**$ 629,843.00**	**1737**	**20**
CSRAP-Charlottesville Supplemental Rental Assistance Program	61	**$ 55,586.00**	0	

Vouchers on the Street 17

New Admissions 7

HQS INSPECTIONS COMPLETED		
	INITIAL	14
	ANNUALS	61
	SPECIAL	1
	TOTAL	**76**
RECERTIFICATIONS		
ANNUAL RECERTIFICATIONS		35
RECERTIFICATIONSPENDING/PAST DUE		1

CRHA -HCV STATS		APRIL 16 - MAY 10, 2024		
PROGRAMS	**PARTICIPANT COUNT**	**AMOUNT**	**WAITLIST/AVAILABLE PLACEMENTS**	**UNLEASED PBV**
hcv - Housing Choice Voucher	505	$ 472,166.00	1705	
msv (Mainstream Vouchers)	38	$ 33,002.00	2	
pbv-crh (CRHA Crescent Halls (HUD Subsi	35	$ 31,487.00		17
pbv-sfp1 (PBV for SFS Phase I)	24	$ 29,914.00	0	0
tc (The Crossings)	20	$ 15,013.00	17	1
ev(Enhanced Vouchers)	8	$ 2,961.00		
ehv -(EMERGENCY HOUSING VOUCHERS)	13	$ 12,318.00	3	
tpv (Tenant Protection Voucher)	11	$ 7,820.00		
trv (Tenant Relocation Vouchers - CH)	10	$ 7,555.00		
va (VASH)	5	$ 2,868.00	FULL	
fyi - Fostering Youth Independence	13	$ 11,851.00	12	
Portable Vouchers	3	$ 2,888.00		
Family Self Sufficiency Program- Escrow - 3	2			
TOTAL	**687**	**$ 629,843.00**	**1739**	**18**
Supplemental Rental Assistance Program	63	**$ 56,373.00**	0	
Vouchers on the Street	17			
New Admissions				

HQS INSPECTIONS COMPLETED		
	INITIAL	18
	ANNUALS	67
	SPECIAL	0
	TOTAL	**85**
RECERTIFICATIONS		
ANNUAL RECERTIFICATIONS		33
RECERTIFICATIONSPENDING/PAST DUE		0

CRHA -HCV STATS MAY 13 - JUNE 14 2024					
PROGRAMS	**PARTICIPANTS**	**HAP**	**UTILITIES**	**WAITLIST/ AVAILABLE PLACEMENTS**	**UNLEASED UNITS**
hcv - Housing Choice Voucher	500	$ 473,939.00	$ 66,090.00	1706	
msv (Mainstream Vouchers)	39	$ 34,445.00	$ 4,129.00	2	
pbv-crh (CRHA Crescent Halls (HUD Subsidy)	35	$ 32,741.00	$ -		17
pbv-sfp1 (PBV for SFS Phase I)	24	$ 30,484.00	$ -	0	0
tc (The Crossings)	19	$ 14,343.00	$ -	17	2
ev(Enhanced Vouchers)	8	$ 2,961.00	$ 688.00		
ehv -(EMERGENCY HOUSING VOUCHERS)	13	$ 12,022.00	$ 1,158.00	2	
tpv (Tenant Protection Voucher)	11	$ 7,827.00	$ 1,373.00		
trv (Tenant Relocation Vouchers - CH)	8	$ 6,076.00	$ 707.00		
va (VASH)	4	$ 2,520.00	$ 408.00	1	
fyi - Fostering Youth Independence	13	$ 14,173.00	$ 1,811.00	12	
Portable Vouchers	6	$ 7,889.00	$ 1,195.00		
Family Self Sufficiency Program- Escrow	2	$ 911.00	$ -		
TOTAL	**680**	**$ 640,331.00**	**$ 77,559.00**	**1740**	**19**
CSRAP-Charlottesville Supplemental Rental Assistance Program	**63**	**$ 55,812.00**	**$ -**	**6**	
PROGRAM SIZE	**743**				

Vouchers on the Street	3
New Admissions	0

HQS INSPECTIONS COMPLETED			
	INITIAL		7
	ANNUALS		54
	SPECIAL		2
	QC		13
	TOTAL		**76**

RECERTIFICATIONS			
ANNUAL RECERTIFICATIONS			29
RECERTIFICATIONSPENDING/PAST DUE			4

CRHA -HCV STATS MAY 13 - JUNE 14 2024						
PROGRAMS	**PARTICIPANTS**	**HAP**	**UTILITIES**	**WAITLIST/ AVAILABLE PLACEMENTS**	**UNLEASED UNITS**	**TOTAL VOUCHERS AWARDED**
hcv - Housing Choice Voucher	502	$ 483,966.00	$ 66,493.00	1706		
msv (Mainstream Vouchers)	39	$ 34,132.00	$ 4,214.00		1	40
pbv-crh (CRHA Crescent Halls (HUD Subsidy)	37	$ 34,845.00	$ -		16	52
pbv-sfp1 (PBV for SFS Phase I)	23	$ 30,484.00	$ -	0	1	24
tc (The Crossings)	19	$ 13,946.00	$ -	1,239	2	21
ev(Enhanced Vouchers)	8	$ 2,740.00	$ 705.00			
ehv -(EMERGENCY HOUSING VOUCHERS)	12	$ 11,179.00	$ 1,096.00		3	15
tpv (Tenant Protection Voucher)	11	$ 7,827.00	$ 1,373.00			
trv (Tenant Relocation Vouchers - CH)	8	$ 6,076.00	$ 707.00			
va (VASH)	4	$ 2,520.00	$ 408.00		1	5
fyi - Fostering Youth Independence	13	$ 13,936.00	$ 1,811.00	12		25
Portable Vouchers	7	$ 8,557.00	$ 1,359.00		24	
TOTAL	**683**	**$ 650,208.00**	**$ 78,166.00**	**2957**		
CSRAP-Charlottesville Supplemental Rental Assistance Program	**64**	**$ 55,262.00**	**$ -**	**6**		
PROGRAM SIZE	**747**					

Vouchers on the Street	2
New Admissions	0

HQS INSPECTIONS COMPLETED			
	INITIAL		11
	ANNUALS		17
	SPECIAL		6
	QC		13
	TOTAL		**47**

RECERTIFICATIONS			
ANNUAL RECERTIFICATIONS			56
RECERTIFICATIONSPENDING/PAST DUE			2

CRHA -HCV STATS JULY - AUGUST 2024					
PROGRAMS	**PARTICIPANTS**	**HAP**	**UTILITIES**	**WAITLIST/ AVAILABLE PLACEMENTS**	**UNLEASED UNITS**
hcv - Housing Choice Voucher	490	$ 480,341.00	$ 65,186.00	1706	2
msv (Mainstream Vouchers)	39	$ 35,189.00	$ 4,216.00		0
pbv-crh (CRHA Crescent Halls (HUD Subsidy)	37	$ 34,845.00	$ -		11
pbv-sfp1 (PBV for SFS Phase I)	23	$ 30,484.00	$ -	0	1
tc (The Crossings)	19	$ 1,399.00	$ -	1,239	2
ev(Enhanced Vouchers)	8	$ 2,740.00	$ 705.00		
ehv -(EMERGENCY HOUSING VOUCHERS)	11	$ 10,459.00	$ 1,096.00		2
tpv (Tenant Protection Voucher)	9	$ 6,455.00	$ 1,116.00		
trv (Tenant Relocation Vouchers - CH)	8	$ 6,076.00	$ 707.00		
va (VASH)	4	$ 2,609.00	$ 408.00		1
fyi - Fostering Youth Independence	13	$ 13,936.00	$ 1,811.00	12	4
Portable Vouchers	7	$ 9,493.00	$ 1,359.00		23
TOTAL	**668**	**$ 634,026.00**	**$ 76,604.00**	**2957**	
CSRAP-Charlottesville Supplemental Rental Assistance Program	**61**	**$ 58,212.00**	**$ -**	**6**	
PROGRAM SIZE	**747**				

Vouchers on the Street	20
New Admissions	0

HQS INSPECTIONS COMPLETED			
	INITIAL		8
	ANNUALS		14
	SPECIAL		4
	QC		13
	TOTAL		**39**

RECERTIFICATIONS			
ANNUAL RECERTIFICATIONS			22
RECERTIFICATIONSPENDING/PAST DUE			0

CRHA -HCV STATS August - September 2024					
PROGRAMS	**PARTICIPANTS**	**HAP**	**UTILITIES**	**WAITLIST/ AVAILABLE PLACEMENTS**	**UNLEASED UNITS**
hcv - Housing Choice Voucher	487	$ 490,809.00	$ 65,297.00	1706	1
msv (Mainstream Vouchers)	35	$ 31,620.00	$ 3,883.00		0
pbv-crh (CRHA Crescent Halls (HUD Subsidy)	37	$ 34,788.00	$ -		10
pbv-sfp1 (PBV for SFS Phase I)	23	$ 30,500.00	$ -	0	0
tc (The Crossings)	20	$ 14,774.00	$ -	1,239	2
ev(Enhanced Vouchers)	8	$ 2,782.00	$ 722.00		
ehv -(EMERGENCY HOUSING VOUCHERS)	11	$ 9,411.00	$ 1,186.00		1
tpv (Tenant Protection Voucher)	9	$ 6,597.00	$ 1,176.00		
trv (Tenant Relocation Vouchers - CH)	8	$ 6,096.00	$ 714.00		
va (VASH)	4	$ 2,441.00	$ 408.00		1
fyi - Fostering Youth Independence	15	$ 17,272.00	$ 1,867.00	12	1
Portable Vouchers	7	$ 10,467.00	$ 1,359.00		16
TOTAL	**664**	**$ 657,557.00**	**$ 76,612.00**	**2957**	
CSRAP-Charlottesville Supplemental Rental Assistance Program	**62**	**$ 61,932.00**	**$ -**	**6**	
PROGRAM SIZE	**747**				

Vouchers on the Street	14
New Admissions	0

HQS INSPECTIONS COMPLETED			
	INITIAL		11
	ANNUALS		23
	SPECIAL		3
	QC		13
	TOTAL		**50**

RECERTIFICATIONS			
ANNUAL RECERTIFICATIONS			58
RECERTIFICATIONSPENDING/PAST DUE			2

CRHA -HCV STATS September - October 2024					
PROGRAMS	**PARTICIPANTS**	**HAP**	**UTILITIES**	**WAITLIST/ AVAILABLE PLACEMENTS**	**UNLEASED UNITS**
hcv - Housing Choice Voucher	488	$ 497,697.00	$ 65,596.00	1706	1
msv (Mainstream Vouchers)	34	$ 30,731.00	$ 3,740.00		0
pbv-crh (CRHA Crescent Halls (HUD Subsidy)	44	$ 41,010.00	$ -		4
pbv-sfp1 (PBV for SFS Phase I)	23	$ 30,617.00	$ -	0	0
tc (The Crossings)	20	$ 15,399.00	$ -	1,239	2
ev(Enhanced Vouchers)	8	$ 2,932.00	$ 722.00		
ehv -(EMERGENCY HOUSING VOUCHERS)	12	$ 10,427.00	$ 1,310.00		1
tpv (Tenant Protection Voucher)	9	$ 6,597.00	$ 1,176.00		
trv (Tenant Relocation Vouchers - CH)	8	$ 6,178.00	$ 715.00		
va (VASH)	4	$ 2,277.00	$ 415.00		1
fyi - Fostering Youth Independence	14	$ 15,919.00	$ 1,665.00	12	1
Portable Vouchers	7	$ 9,519.00	$ 1,359.00		10
TOTAL	**671**	**$ 669,303.00**	**$ 76,698.00**	**2957**	
CSRAP-Charlottesville Supplemental Rental Assistance Program	**65**	**$ 67,401.00**	**$ -**	**2**	
PROGRAM SIZE	**747**				

Vouchers on the Street	2
New Admissions	0

HQS INSPECTIONS COMPLETED			
	INITIAL		9
	ANNUALS		41
	SPECIAL		8
	QC		0
	TOTAL		**58**

RECERTIFICATIONS			
ANNUAL RECERTIFICATIONS			59
RECERTIFICATIONSPENDING/PAST DUE			3

CRHA -HCV STATS October-November 2024						
PROGRAMS	**PARTICIPANTS**	**HAP**	**UTILITIES**	**WAITLIST/ AVAILABLE PLACEMENTS**	**UNLEASED UNITS**	**TOTAL VOUCHERS AWARDED**
hcv - Housing Choice Voucher	482	$ 496,951.00	$ 65,519.00	1706	0	
msv (Mainstream Vouchers)	33	$ 30,731.00	$ 3,651.00		0	40
pbv-crh (CRHA Crescent Halls (HUD Subsidy)	47	$ 43,592.00	$ -		6	52
pbv-sfp1 (PBV for SFS Phase I)	23	$ 29,984.00	$ -	0	1	24
tc (The Crossings)	21	$ 16,061.00	$ -	1,239	0	21
ev(Enhanced Vouchers)	8	$ 2,932.00	$ 729.00			
ehv -(EMERGENCY HOUSING VOUCHERS)	12	$ 10,417.00	$ 1,310.00		1	15
tpv (Tenant Protection Voucher)	8	$ 5,807.00	$ 1,062.00			
trv (Tenant Relocation Vouchers - CH)	8	$ 6,168.00	$ 715.00			
va (VASH)	4	$ 2,277.00	$ 415.00		1	5
fyi - Fostering Youth Independence	16	$ 19,050.00	$ 1,839.00	9		25
Portable Vouchers	9	$ 12,247.00	$ 1,776.00			
TOTAL	**671**	**$ 676,217.00**	**$ 77,016.00**	**2954**		
CSRAP-Charlottesville Supplemental Rental Assistance Program	**68**	**$ 65,636.00**	**$ -**	**4**		
PROGRAM SIZE	**739**					

Vouchers on the Street	9
New Admissions	0

HQS INSPECTIONS COMPLETED			
	INITIAL		11
	ANNUALS		35
	SPECIAL		4
	QC		0
	TOTAL		**50**

RECERTIFICATIONS			
ANNUAL RECERTIFICATIONS			61
RECERTIFICATIONSPENDING/PAST DUE			1

CRHA -HCV STATS November- December 2024					
PROGRAMS	**PARTICIPANTS**	**HAP**	**UTILITIES**	**WAITLIST/ AVAILABLE PLACEMENTS**	**UNLEASED UNITS**
hcv - Housing Choice Voucher	482	$ 496,312.00	$ 65,536.00	1706	0
msv (Mainstream Vouchers)	33	$ 31,172.00	$ 3,725.00	7	0
pbv-crh (CRHA Crescent Halls (HUD Subsidy)	47	$ 43,592.00	$ -	5	6
pbv-sfp1 (PBV for SFS Phase I)	23	$ 29,671.00	$ -	1	1
tc (The Crossings)	22	$ 16,723.00	$ -	1,239	0
ev(Enhanced Vouchers)	8	$ 2,990.00	$ 729.00		
ehv -(EMERGENCY HOUSING VOUCHERS)	12	$ 10,478.00	$ 1,310.00		1
tpv (Tenant Protection Voucher)	8	$ 5,807.00	$ 1,062.00		
trv (Tenant Relocation Vouchers - CH)	8	$ 6,487.00	$ 722.00		
va (VASH)	4	$ 2,277.00	$ 415.00	1	0
fyi - Fostering Youth Independence	16	$ 18,822.00	$ 1,839.00	9	4
Portable Vouchers	9	$ 12,247.00	$ 1,776.00		
TOTAL	**672**	**$ 676,578.00**	**$ 77,114.00**	**2954**	
CSRAP-Charlottesville Supplemental Rental Assistance Program	**68**	**$ 66,003.00**	**$ -**	**4**	
PROGRAM SIZE	**740**				

Vouchers on the Street	6
New Admissions	0

HQS INSPECTIONS COMPLETED			
	INITIAL		6
	ANNUALS		2
	SPECIAL		0
	QC		0
	TOTAL		**8**

RECERTIFICATIONS			
ANNUAL RECERTIFICATIONS			58
RECERTIFICATIONSPENDING/PAST DUE			2

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CRHA Resident Services Department Report
For June 23, 2025, Board of Commissioners Meeting
Prepared by Kathleen Glenn-Matthews on 6/18/2025

I. Resident Services

A. *Housing Stability*.

1. CRHA's Eviction Diversion Plan (EDP) was officially launched this month with a tracking system in place. This is the first phase of the Trauma Informed Housing Plan to improve outcomes for families. The next stage of this process will focus on building relationships with youth in our communities.
2. The Resident Services Committee continues to meet on the second Tuesday of every month. The Westhaven Program Meeting is a subgroup that is focusing on bringing in more of the services residents have been asking for into the community and creating a shared calendar. See attached notes.
3. The Resident Service site-based model continues to build capacity. CRHA is currently looking at new ways to improve service coordination while also improving reporting systems to evaluate what is working and what areas need more focus. CRHA has hired our VISTA to stay on once her placement ends in August.
4. The Resident Service team is working on setting up a response protocol when violence happens in the community to include making sure resources such as ANCHOR are contacted. The team responded on 6/17/25 when a heavy police presence was in the Westhaven Community.

B. Self Sufficiency

1. FSS- Please see attached Resident Services Summary.
2. ROSS- Please see attached Resident Services Summary.

C. *Economic Opportunity (EOP)*

1. The Deputy Executive Director continues to serve as the EOP Coordinator. This evolving program works closely with our Self Sufficiency and Resident Services programs to build out career pathways and set up training in partnership with the Jobs Plus program. Resident Services staff will continue to work closely with the Section 3 program housed in the Redevelopment Department.

2. CRHA has been awarded grant funding for this program to hire a Youth Coordinator to allow them to focus on youth career supports.

3. CRHA will be hosting a soft skills training in July 22nd at the Westhavven Community Center.

4. CRHA's Americorp VISTA has made great strides in her support work helping develop our Resident Services programs and prepare for the CORES certification for Resident Services. Please see her attached report. CRHA has been awarded a second year with a VISTA and we are watching closely in hopes that AmeriCorp does not have any additional funding cuts. The new VISTA will start shortly after our current VISTA Bridget wraps up her year and Bridget will have a transition plan in place for them.

5. Jobs Plus: This Westhaven program launched February 3, 2025.
a. Jobs Plus had a case manager start 6/16/25.

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b. The program operates out of the Westhaven Community Center where CRHA is updating offices. One will be for staff and the other will be a Learning Lab with computers and space for our partner Virginia Career Works.
c. This program will work closely with Section 3.
d. Please see the attached summary report.

6. *Community Engagement for Redevelopment and Modernization*

Resident Services staff continue to work on intersections with Redevelopment, preservation of CRHA history and service needs as well as conversations around community/program space and soft cost needs.

7. *Self-Determined Community Programs*
   a. Resident Services staff continue to work with other departments on software, equipment and other ideas to help with language access as well as accessibility for participation in all planning and programs. This work includes looking at different ways to relay information for individuals who may not have had an opportunity to learn how to read or have visual or hearing challenges.
   b. The Resident Services committee continues to focus on looking at the best ways to offer community support. Staff continue working on partnerships with community partners at DSS, Region Ten, On Our Own, The Mediation Center, etc.
   c. CRHA Staff have initiated the process of becoming a Certified Organization for Resident Engagement & Services (CORES). The goal is begin surveys this spring and to have this certification in place by the end of 2025.
   d. A training was held in partnership with PHAR on Strength Based Data Collection Strategies with Beckah Terlouw to prepare for this process as well as the Resident Satisfaction Surveys in April. https://coresonline.org/certification. Staff will have one more training on outreach and then launch the survey process. This will be a big lift as it requires the following exercises for the submission.
      - Community Resource Scan
      - Resident Opportunities and Priorities Assessment,
      - Property Services Plan
      - Resident Indicators and Analysis Report
   e. Continue to meet as needed with residents to discuss what services they would like to have in their communities and make connections with providers.
   f. Resident Services staff continue to work on a calendar for outreach at rotating sites.

II. **Grants/Development:**
   A. CRHA staff continue to look for ways to diversify funding streams to include setting up a nonprofit in 2025. This has become very important as federal funding changes are discussed.
   B. Please see attached report from the Grants and Development Coordinator.

III. **Emergency Operating Plan Draft**- Continue work on preparing emergency plans or disaster response plans to prepare staff and tenant households for emergencies as well as Climate Change preparedness.
   A. Attending meetings with other local housing agencies around uncertainties with many federal funding cuts.
   B. Staff are working on plans around Business Continuity and Succession Planning to address sudden changes or disasters.
   C. We will continue to reach out to the City to see if we can partner with their process.
   D. Will continue to have some changes over the next year to accommodate redevelopment with final draft to be reviewed by Fire Chief. Then will be going to either Maintenance and or Safety Committee

E. Once finalized, annual trainings and reevaluations of the plan will be put in place for staff and residents.
F. Discussed exploring partnerships or sponsorships with local groups for resident training and assistance with emergency kits.
G. CRHA staff attended trainings on: Stop the Bleed, NARCAN, CPR and also working on AED donations for sites.
H. DED attends the Local Emergency Planning Committee.

IV. Strategic Planning: CRHA staff are working on streamlining reporting on Strategic Planning to combine with new monthly reporting formats. Stay tuned for new formats on reports with 2025 to be shared early this summer.

V. Annual/Five Year Plan(s)

A. The FY 2025- 2026 Annual Plan has been submitted to HUD via the new portal and email to our Field Office.
B. CRHA has begun conversations with our partners at PHAR to reformat the annual Plan community engagement process for FY 26- FY 27. This process will focus more on engaging neighborhoods and youth.

VI. Partnership Engagement

A. Continue meeting with PHA FOC staff to work on increasing opportunities for collaborations with FSS, ROSS, Jobs Plus and other self-sufficiency programs.
B. Continue to have the opportunity to serve on PHAR Advisory Council.
C. Attend regular PHAR and CRHA team meetings and PHAR resident and youth meetings.
D. Continue to serve on the Advisory Team for PHAR's Residents for Respectful Research "R3".
E. Continue to attend regular CHAACH meetings with other local housing providers and work on projects to benefit low-income community.
F. Continue to be part of Local Food Justice Network
G. Quarterly Strategic Partnership Meetings with Piedmont Area Workforce
H. Monthly Housing Director and Regional Housing Partnership Meeting with TJPDC
I. Continue to be very involved in supporting conversation around support of residents.
J. Continue to serve on Region Ten's Community Based Recovery and Support Advisory Team which meets monthly and has been focusing on rotating monthly events at sites.
K. Continue to meet quarterly with Westhaven CARES Center Steering Committee
L. CRHA continues to partner with UVA's Internship Placement Program with the Career Center. The UVA interns have been a wonderful addition to the team each semester and many have returned each year to volunteer at Westhaven Community Day.
M. CRHA will have a CAYIP intern at Westhaven again this summer.

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.

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CRHA Resident Services Summary and Section 3 Report

June 16, 2025

Resident Services Summary

The following table uses data from 5/15/25-6/13/25

Site/Program	Individuals Served This Month	Individuals Served Last Month	Individuals Served This Year (2025)
ALL	**67**	**76**	**312**
Westhaven	49	20	139
Crescent Halls	18	55	148
6th	0	0	12
South First St	0	1	16
Scattered Sites	0	0	7

**Please note that there is currently a gap in an RSC position that covers 6th, South First, and Scattered Sites.*

Self-Sufficiency Programs

Program	Number of Participants	New Participants This Month
FSS	41	0
ROSS	36	1
Jobs Plus	27	4

Section 3

The following table uses data from May 2025 of CRHA employees.

Type	Total Hours	Benchmark Actuals	HUD Benchmark Goals
All Labor	15017.92		
Section 3	11231.19	75%	25%
Targeted Worker	1357.96	9%	5%
Other Targeted	0		

Total CRHA Section 3 Employees: 52
Total CRHA Targeted Workers: 8
Total CRHA Employees: 68

For more information on Section 3: https://www.hudexchange.info/programs/section-3/section-3-guidebook/section-3-in-action/safe-harbor-benchmarks/

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Americorps VISTA Monthly Report

5/17/25-6/13/25

Prepared by Bridget Moss

Activities & Highlights

- On site orientation
  - Clean up S. 1st St., 6th St sites with CRHA 6/13[1]
  - Will be staying on as staff after Americorps term up! 8/25/25. Making lots of plans to get to know 'my' neighborhoods, picking up trash to meet residents and maintenance staff, setting up office space at 6th St.[1,2,3,9]
  - Talked to Joy about new role, now reading documents she recommended (lease, section 8 and public housing policy books)[3,5,6]
- Community outreach/engagement
  - Took street medic course on my day off[1,2,3,4,8,10]
  - Westhaven community day planning mtg's[1,4,5,10]
  - Starting CRHA newsletter[3,4,8]
- Resource development
  - Addressing Intimate Partner Violence in the Community webinar-BRHD 6/6[1,2,3,4,5,6,8,9,10]
  - Partnership meeting with Kathleen and Ready Kids 5/21[2,3,4,8,9,10]
  - Went to 1-stop shop and learned of more United Way transportation resources, updated our Excel database and Family Metrics[4,7,8,10]
  - Attended BRHD's meeting 'addressing intimate partner violence in the community', led by S.H.E. staff[2,3,4,5,6,10]
  - Toured Innovage/PACE with Betty about potentially expanding programs 6/10[1,2,3,4,5,8,9]
  - Katrina and I pitched AED funding idea to Rotary club at their meeting 6/10[3,4,5,8,10]
- Organizational development
  - Coordinated On Our Own speaking at Resident Services Committee meeting about drug destigmatization and how to help residents (rescheduled from March) 5/13[1,2,3,4,8,9,10]
  - Met with TerAna and finalized Property Management reporting system through Microsoft form to ease data capture/analysis 5/19[1,2,3,5,9]
- Developing effective training
  - Free Narcan training and Violence Against Women Act staff training on 5/21/25[2,3,4,5,6,8,10]

Challenges

- **SMARTIE goals' time limits up soon for Americorps term; may not be able to finish them and will roll them over into goals as a staff member.**

S.M.A.R.T.I.E. Goals for next month:

Specific, Measurable, Achievable, Relevant, Time-bound, Inclusive, Equitable

1. CSH TIC staff training before August 2025[2,3,8]
2. Continue professional development training through Coursera and W3 in R, Tableau, and SQL for unbiased data analysis through summer 2025. Signed up for VCU Certificate in Data analysis course (Americorps benefit)[2,3,9]
3. Begin work on organizational succession planning, team-building exercises, and emergency preparedness through August 2025.[2,3,4,5,6,7,8,9,10]

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4. Wrap up CORES survey and application. It has been translated, just awaiting training date options from Virginia Organizing.[1,2,3,9,10]

VAD objectives:

- Develop & ID resources to increase capacity & enhance organization stability, efficiency, & effectiveness
- Enhance community & partner engagement to expand homelessness services/affordable housing efforts
- Improve data collection & quality & use in decision making
- Promote best practices in homeless services/affordable housing development

10 Essential Public Health Services, centered on equity:

1. Assess - Monitor population health
2. Assess - Investigate, diagnose, address hazards & root causes
3. Policy - Communicate effectively to inform & educate
4. Policy - Strengthen, support, & mobilize community and partnerships
5. Policy - Create, champion, & implement policies, plans, & laws
6. Policy - Utilize legal & regulatory actions
7. Assurance - Build diverse & skilled work force
8. Assurance - Enable equitable access
9. Assurance – Improve & innovate through evaluation, research, & QI
10. Assurance – Build & keep strong organizational public health infrastructure

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.

Nothing about us without us!

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

Grants and Development Report

6/13/25 – Prepared by Katrina Beitz

Upcoming Grants

- BamaWorks CACF – opens in June
  - Funds for conferences and trainings for staff
- Twice is Nice – opens in June
  - Funds for Crescent Halls
- Affordable and Special Needs Housing (ASNH) DHCD – anticipated for early August
- VRSA Risk Management – opens in August
  - Potential safety and security funds

Grant Updates

- We were awarded $298,502 for the DCJS FVIP Firearm Violence Intervention and Prevention) Grant. This is a two-year grant. We will use these funds to hire a full-time Youth Coordinator, a part-time resident assistant, take resident youth on field trips, and be part of a partnership with the Uhuru Foundation for justice-involved youth.
- Continued work on improving grant tracking with the finance team. We've centralized most grant information, but are now looking specifically at Federal grants that provide salary and fringe for staff. Improving these systems will ultimately make the drawdown process easier.
- At the start of June we presented to the Charlottesville Rotary Club to pitch them on an in-kind contribution of AEDs for all public housing sites. We hope to hear back from members in the coming weeks to see if Rotary is able to provide any assistance in acquiring these lifesaving devices.
- We have received our first few applications for the upcoming AmeriCorps VISTA year. This will be our second year with this grant as Bridget Moss, our current VISTA, transitions to a full-time staff role.
- One big area of need continues to be transportation funds. We do have some funding coming to assist residents in their transportation needs with the FVIP grant, but continue to look for local sources and community partners for support.
- An email from HUD yesterday informed us that we needed to resubmit our application for the Emergency Safety and Security Grant (ESSG) that we originally submitted in March. It seems like there were some allocation changes, but the application has been re-submitted.
- Overview of current grant funds:
  - **Total requested (FY24 – FY25)**: $7,001,925
  - **Active Grants (FY24 – FY25)**: $2,667,598.21
  - **Multi-Year Awards**: $2,218,344
  - **Submitted, awaiting response**: $2,327,899
    - Federal: Capital Fund for Substandard PHAs, Emergency Safety and Security Grant (ESSG)
    - State: Digital Skills, Literacy, and Devices (DSLD)
    - Local: CDBG/HOME, Sentara, Party Parade Fund
  - **Denied**: $839,500

EQUAL HOUSING OPPORTUNITY

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May
Monthly
Newsletter

CRESCENT HALLS

ISSUE #2



CROCHET CLASS
June 11 & 26 2025
2:30pm-4:00pm
Community Room

ARTS AND CRAFT CLASS
May 18, 2025
2:30PM-4:00PM
Community Room

AETNA
FARMER'S MARKET
June 19, 2025
One-on-One
June 25, 2025
1:00pm-2:00pm
Community Room

RESIDENT MEETING
June 27, 2025
11:00am-12:00pm
Community Room

WOMAN INITIATIVE
June 4 & 18 2025
11:00am-12:00pm
Library

Brooke Whorley
(Region Ten)
Acupuncture
June 4 &17 2025
2:00pm-4:00pm
Community Room

C'VILLE ID TEAM
REAL ID
June 24, 2025
1:00pm-2:00pm
Community Room

FATHER'S DAY SOCIAL
JUNE 12, 2025
Community Room
12:00pm-1:00pm

MS. Connie
UVA-Exercise Class
June 12, 2025
1:30pm-2:30pm
Community Room









PLEASE JOIN US FOR A

FATHER'S DAY *Social*





12 | JUNE | 11:30-12:30
COMMUNITY ROOM

GUEST SPEAKER
MELVIN WINGATE
REGION TEN MENS GROUP







ART AND CRAFTS CLASS

June 18 2025

2:30PM-4:00PM

COMMUNITY ROOM

regionten
community services board

AT WESTHAVEN

EVERY THIRD WEDNESDAY 2:30-3:30

PASTOR MELVIN WINGATE
PEER SUPPORT SPECIALIST

CRHA

regionten
community services board

AT WESTHAVEN

EVERY SECOND MONDAY
2PM-3PM

BROOKE WHORLEY

Charlottesville Department of Social Services

At Westhaven Community Center

First Tuesday of the Month

2pm to 4pm

FYI + FSS = Success

Turn 3 years into 5 years + build your future

Family Self-Sufficiency Program (FSS)

LEVEL UP YOUR FYI VOUCHER!

Personal Coach
One-on-one FSS coordinator support



100%
Free to Join

Money in YOUR Escrow
$$$

Independence
Path to homeownership or independent living

Here's the Real Talk

Your FYI voucher gives you 36 months of housing support, but what if we told you that you could extend that to 5 YEARS while building savings and skills for your future? That's what our Family Self-Sufficiency (FSS) program is all about.

✅ Already Qualified?

If you have an FYI voucher and you're 18-24, you're in!
No complicated requirements. Just opportunity.

Build Savings
Money goes into YOUR escrow account every month

Skill Building
Job training, education & financial literacy

Ready to Level Up?

scan qr code

TO TEXT OR E-MAIL FSS TEAM

(434) 906 1887

e-mail FSS Coordinator

To learn more, visit us
cvillerha.com/fss







CHILD HEALTH PARTNERSHIP

Westhaven Community Center Every Third Thursday 12-2





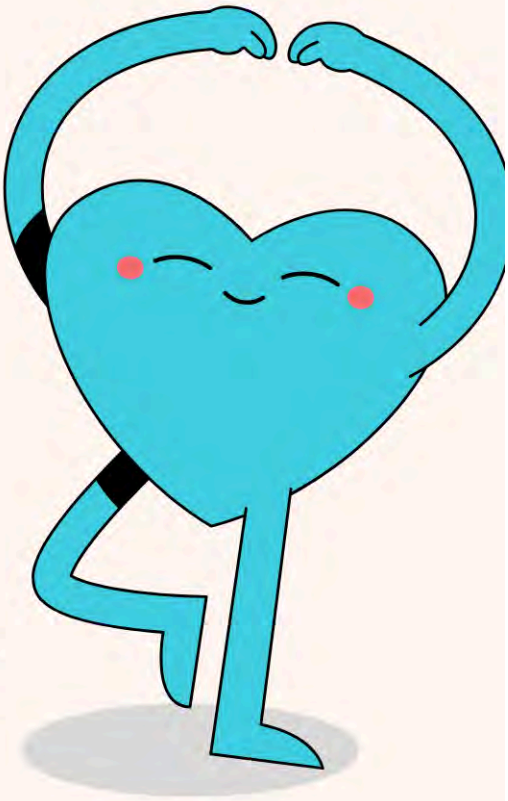


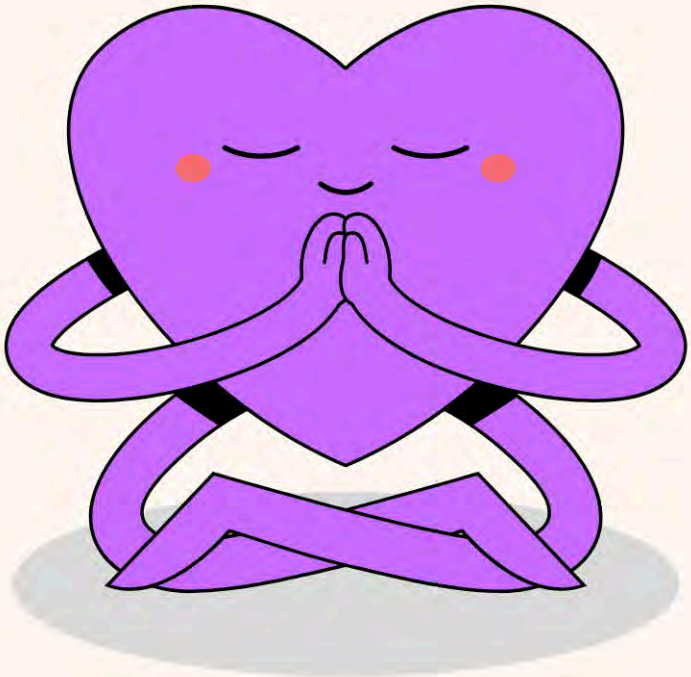




WELLNESS WEDNESDAYS

at Westhaven Community Center





Yoga, massage, and more!

Watch our schedule for updates!



Mental Health Workshop:

June 28th, 12pm-3pm

Voices of Liberation!

Let's Talk!

Teens Reclaiming Emotional Safety through Community Power .

CRHA

Registration : HALLA@CVILLERHA.COM or TEXT 434-227-9947

hosted by

osementalhealth.org

You're invited to attend our upcoming

VIOLENCE AGAINST WOMEN ACT & NARCAN RESUSCITATION TRAINING

Christie Marra from Virginia Poverty Law Center and staff from Cville Area Harm Reduction

Wednesday, May 21, 1-3pm

1050 S. 1st St. Community Center



BINGO WITH BETTY

TOMORROW

5-29-25

2:00PM-3:30PM

COMMUNITY ROOM







CHARLOTTESVILLE REDEVELOPMENT
& HOUSING AUTHORITY

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Charlottesville Redevelopment and Housing Authority
Board of Commissioners Board Meeting
Monday, June 23, 2025 at 6:00 pm

Agenda

I. Call to Order
Roll Call of Commissioners
Moment of Silence
General Announcements / Meeting Dates / Reminders

II. Public Comments followed by PHAR Comments

III. Updates from Commissioners and Discussion

IV. Approval of Board Minutes from 5/26/2025 Attachment *A*

V. Safety update: ***John Sales/Chief Kochis***

VI. Housing Director Update (Verbal)

VII. HCV Program Manager Update Attachment E

VIII. Finance Update (Verbal)

IX. Public Comments

X. Adjournment

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CRHA Meeting Announcements

CRHA Board Work Session: Thursday, July 10, 2025, at 6:00 pm
CRHA Board Regular Meeting: Monday, July 28, 2025, at 6:00 pm

Redevelopment Committee Meeting: Every 1st Thursday of the month. **At 3:00 pm – 4:00 pm**
Join Zoom Meeting: https://zoom.us/j/9588556349
Meeting ID: 958 855 6349

CRHA Admin Redevelopment Meeting: Every 3rd Thursday of the month **at 1:00pm**
Safety Committee meeting: Every 2nd Wednesday of the month **at 12:00 pm**
Resident Services Committee: Every 2nd Tuesday of the month **at 1:00 pm**

Individuals with disabilities who require assistance or special arrangements to participate in the public meeting may call (434) 987-1267 or submit a request via email to ada@charlottesville.gov. The City of Charlottesville requests that you provide 48 hours' notice so that proper arrangements may be made.

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Charlottesville Redevelopment and Housing Authority

Eviction Diversion Program

Period
Apil 2025 - June 2026

Sites
ALL SITES

All Site Overview

904 households have participated in EDP since April 2025

143 households have exited EDP since August 2025

74% of households are carried over from the previous month

25 new participants per month, on average

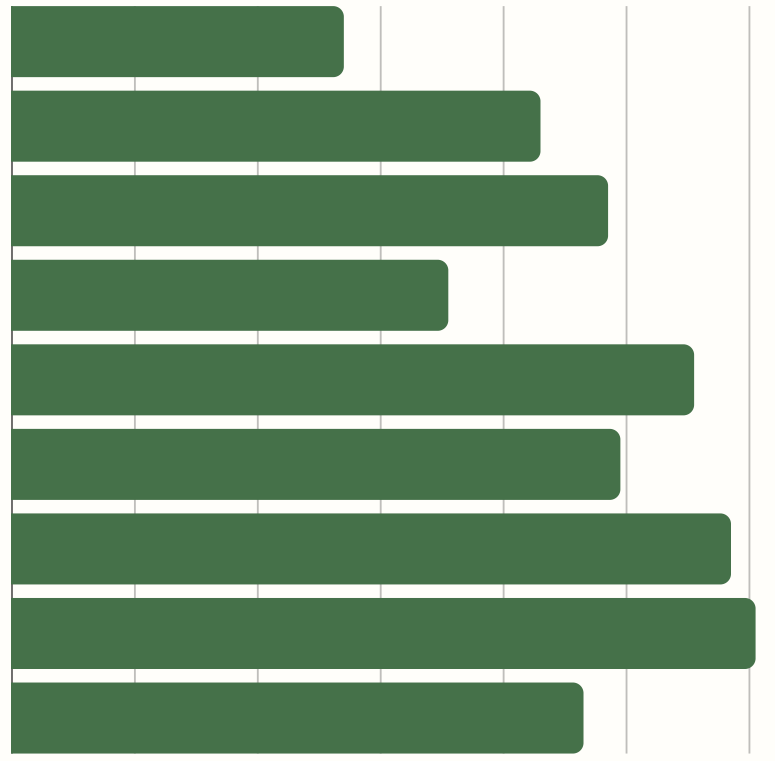
20 exits per month, on average

68 days spent in EDP by exiting households, on average

Monthly Referrals

MONTH	# IN EDP
AUGUST	54
SEPTEMBER	86
OCTOBER	97
NOVEMBER	71
DECEMBER	111
JANUARY	99
FEBRUARY	117
MARCH	121
APR/MAY	93
TOTAL	*795**

**NON-UNIQUE*



Charlottesville Redevelopment and Housing Authority

EDP: 6th Street and Scattered Sites

Period
Apil 2025 - June 2026

Sites
6th Street
Scattered Sites

Resident Participation

41% of households have enrolled in EDP since April 2025

18 households are currently enrolled in EDP

$73,022
backrent owed since April 2025

$23,368
current backrent owed (May 31, 2025)

Repayment

67%
backrent repaid

$1,912
average backrent owed

$62 – $9,230 backrent range

Rental Assistance

$20,544
rental assistance received from community organizations

69% of households received assistance

Exit from EDP

114 average days spent in EDP

64% of households enrolled have exited

39% of households exited have been re-enrolled

Trends and Patterns

We are continuing to notice patterns of non-payment, late payments, and partial payments as recurrent problems for households. Most households with backrent owe around 4 times their base rent. Some households owe as much as 90 times their base rent due to chronic nonpayment. Chronic nonpayment is an especially pressing issue as many residents reach their lifetime maximums from rental assistance organizations.

Internal referrals do seem to be making a difference: 83% of those that repaid their backrent were in-contact with a Resident Service Coordinator.