Strategic Plan Update

In 2024, CRHA adopted a Strategic Plan that identified three central goals to the organization's growth:

- **Residents First:** Foster an environment that advances resident stability and well-being.
- **Community Building:** Drive redevelopment and preservation opportunities through community collaboration and partnership.
- **Inspire Transformation:** Equip CRHA with an organizational structure that stewards a healthy relationship with residents and the Charlottesville community.

The following table is a summary of progress that has been made toward these goals.

Residents First

Goal	Progress	Upcoming
Create organizational practices that build and nurture trust amongst residents and staff.	• Some resident participation in hiring process for employees in resident-facing positions • Monthly events organized by Resident Services staff and Property Managers • Site Beautification days held through the summer	• Working on a hiring guide to include resident participation • Developing Quality Control System across departments
Leverage local partners and city support to provide sustainable and relevant, wealth-building programs that are responsive to the diverse needs of residents.	• Grants and Development Coordinator hired on 10/9/2023 • 3 full-time Resident Service Coordinators • Expansion of Family Self-Sufficiency (FSS) program, introduction of Resident Opportunities and Self-Sufficiency (ROSS) program and Jobs Plus • Employer relationships expanding as well as financial literacy education opportunities	• Expanding collaboration with Virginia Career Works (VCW) and Piedmont Valley Community College (PVCC) • Continued work with PHA's Financial Opportunity Center
Stimulate a healthy and mutually beneficial relationship with PHAR to ensure resident safety and stability.	• Actively working with PHAR leadership to expand collaboration and improve relationships • PHAR staff have been included in some hiring panels	• Collaboration with surveying community members--PHAR staff invited to participate in door-knocking training
Engage in whole organization development that initiates and promotes effective and trauma-informed customer service.	• All Resident Services staff received Trauma-Informed Care training between 2024 - 2025 • SOPs have been developed for all departments	• Trauma Informed Care implementation guide is currently underway • Becoming a TIC agency is expected to be a long-term project

BOARD ITEM: Define "Residents First" and ratify definition to be used to amend organizational policies.

Community Building

Goal	Progress	Upcoming

Strengthen relationships within the local affordable housing ecosystem to collaborate on unique and innovative housing projects that support the community.	• Recurring Meetings:
	  ○ PHAR Advisory Council
	  ○ CHAACH meetings
	  ○ Monthly Housing Director and Regional Housing Partnership Meeting with TJPDC
		• Continuing to seek opportunities to collaborate with local housing organizations

Establish a communication strategy that connects partners to and engages the community in the work of CRHA.	• Communications and Marketing Specialist was hired in 2024 but left the role in Spring 2025. Communications is not part of the IT department. • Monthly Redevelopment Updates are shared with partners and stakeholders • All departments now contribute to website calendar	• Working to improve overall communications strategy • Developing Annual Reporting structure for partners and stakeholders to give a full agency overview
Identify and utilize innovative housing solutions that are responsive to climate change.	• Working with LEAP to conduct energy use audits at sites • Updated Parallel Track homes with energy efficient upgrades • PPAs for SFS Phase II and Sixth Street Phase I	• Current political environment has changed the availability of funds • Continuing to seek opportunities
Reimagine capacity needs to ensure effective and responsive property management at all our developments and properties.	• Regular safety meetings to collect feedback from residents • Parking policy updated and new tow company hired • Additional staff hired including Assistant Property Managers and admin support	• Staffing audit to be conducted • Continuing to improve reporting and evaluation structures for Property Managers
Leverage knowledge and expertise of affordable housing tools to support the sustainability of innovative housing solutions in Charlottesville.	• Over 25 staff attended trainings and conferences around redevelopment and development of affordable housing • Applied to 7 grant opportunities to support affordable housing and innovative housing solutions • Completed bi-annual trainings with HCV landlords.	• Staff will continue to attend housing conferences • HCV trainings to expand in the coming year with city staff

Inspire Transformation

Goal	Progress	Upcoming
Foster an environment of internal collaboration and feedback to be responsive to resident needs and redevelopment goals.	• Eviction Diversion Program: collaboration between Resident Services and Property Management • Monthly manager meetings • Economic Opportunity Meetings include staff from Redevelopment and Resident Services • Quarterly staff meetings • Semi-annual survey for all staff	• Continue building upon current collaborative efforts and look for new opportunities for departments to work together
Evolve standards for operation for staff and the board to align with current and future operational needs and responsibilities.	• SOPs established for all departments in Spring 2025 • Job descriptions and organizational chart centralized and adjusted as staff has grown significantly	• Working with staff and managers to evaluate SOPs and identify gaps/need for changes • Annual audit of SOPs to be conducted in future
Create a succession plan that ensures continuity and sustainability in operations, services, and Residents First commitment	• HR has a succession template that managers are working to complete ○ Collaborating with UVA interns to move the succession plan process along amid busy schedules	• Continuing to be worked on • Annual review and update strategy to be developed
Evaluate organization needs to ensure capacity matches the work.	• Managers working to define priorities by department • Regularly updated list of needs for current and future initiatives ○ Grants submitted to fill funding gaps	• Resident Satisfaction Survey to launch in 2025 to evaluate overall needs in communities

BOARD ITEM: Initiate a non-profit entity to ensure adequate resources to support the well-being of CRHA and its residents.

Charlottesville Redevelopment & Housing Authority (CRHA) Update on Eviction Prevention Program

July 28th, 2025, 6pm

Board of Commissioners Work Session

Agenda

- Program Review
- Changes since last report
- Next steps and needs
- Q and A

EVICTION DIVERSION PROGRAM



ANALYSIS

Eviction can be an unfortunate consequence in low-income housing for a variety of reasons. The housing crisis has compounded this urgent problem and led to innovative solutions to decrease eviction rates.

1

OBJECTIVE

2

Improve support of all residents through wrap-around services, referrals, and economic opportunities to prevent risk of eviction.
Decrease CRHA eviction rates in 2025.

STRATEGY

3

1. Create Eviction Diversion Program to be implemented by CRHA resident services & property management staff
2. Utilize community partners and resources to support resident mental, physical, and financial health

ACTION

4

Formal referrals form created for staff to smooth the process of barriers assistance for residents. This allows more complete follow-up for long-term issues such as accommodations, self-care, etc.

REVISION

5

As more data collected, process can be streamlined to allow efficiency among staff and timely referrals to our partners.

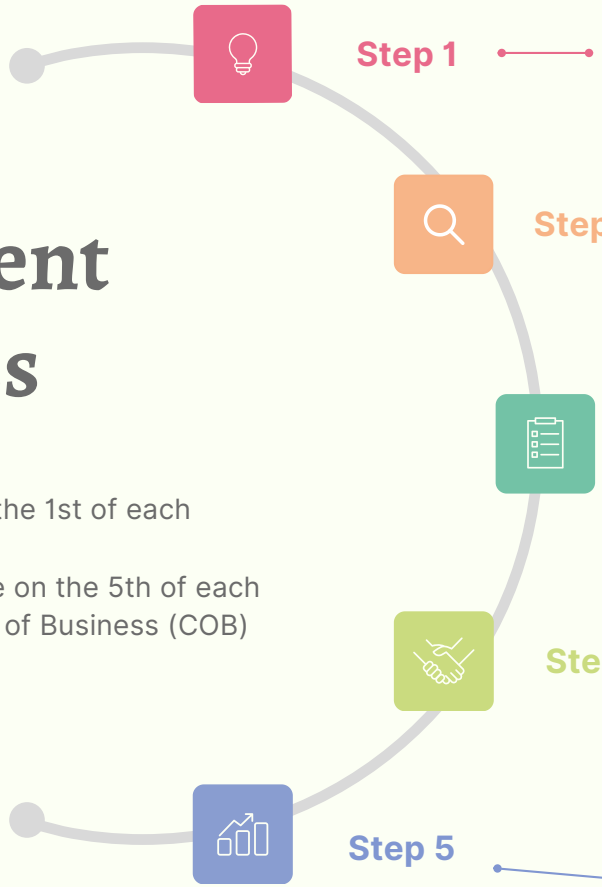
RESULT

6

Eviction avoided or as last resort eviction completed.

Late Rent Process

- Rent is due on the 1st of each month
- Considered late on the 5th of each month at Close of Business (COB)



Step 1

- 6th of each month issue, hand-deliver, and mail 30 day notice of non-payment of rent notices
- Should be completed and go out before COB on the 6th
- Include a copy of the Grievance form with each notice

Step 2

- On the 31st day, following issuance of the notice send a copy of the notice, a ledger, and copy of the entire lease
- No staples-Paper clips only; double-check everything is in order, neat, and legible before taking to Asset Collections Manger (ACM), Ms. Greene in person
- Do not scan or email anything. Keep copy for yourself in separate file

Step 3

After issuance of 30-day notice of non-payment of rent, call and door knock to follow-up with all affected residents. All attempts to contact by phone, door knocking, or in writing should be documented in the file and in Yardi. This is mandatory.

Step 4

- 31st day after issuance of notice (does not include day of delivery), send an email to ACM with names of residents who still have not paid and need an Unlawful Detention (UD) filed.
- ACM should not have to find you, this is Property Manager's responsibility

Step 5

Within 5 business days of the 31st day of issuance of the 30 day notice of non-payment of rent, the ACM will process the UD and file



72 Hour Termination

Health & Safety or Immediate Threats

EVENT OCCURS

Certain events on CRHA properties may threaten the safety and/or health of residents, staff, and the surrounding community. 24 CFR 966.4(l)(5)(vii)(B)

- **Consider circumstances -** Although certain lease provisions exist for criminal activity and substance abuse, HUD allows CRHA to consider all circumstances relevant to a particular case to determine whether to terminate the lease. Relevant circumstances may also be considered when terminating a lease for any other reason.
- **CRHA policy –** Before deciding to terminate a lease for any HUD required provisions or other reasons, CRHA will consider the seriousness of the offense, especially with respect to how other residents' safety or property are affected. The culpability of the leaseholder and extent of their participation or members of their household, their ages, abilities, and how they will be affected will also be considered. Victims of domestic violence, dating violence, sexual assault, or stalking are also considered with this policy.
- **Other considerations -** The effect of the community by the offender's termination, or of CRHA's failure to terminate the tenant lease are considered. CRHA's decision is also weighed by the public housing program integrity, and the demand for housing from eligible families who would adhere to lease obligations.

72 HOUR TERMINATION

Health & Safety or Immediate Threats

NOTICE

Notice to vacate is issued once investigated from camera footage, police, staff, and other witnesses.

- The resident or family is given 72 hours' notice to vacate the unit, not including the day the notice is issued.
- If necessary, CRHA consults their attorney with the information to ensure they are advised to continue the eviction process. However, if enough evidence is presented and fault is clear, attorney involvement may not be necessary.
- After the 72-hour period ends, if the resident or family vacates and turns in their keys, CRHA proceeds with the move out. If the resident or family does not vacate CRHA property, the next business day CRHA files an Unlawful Detainer for Non-Compliance and may notify their attorney of proceedings.

72 HOUR TERMINATION

Health & Safety or Immediate Threats

DEFINITION

Eviction notice means a notice to vacate, or a complaint or other initial pleading used under state or local law to begin an eviction action. 24 CFR 966.4(l)(4) and 966.4(m)

- **Court Action -** CRHA may only evict a tenant from their unit by starting a court action, unless the jurisdiction law allows eviction by administrative action, after a due process administrative hearing, and without a court determination of the rights and liabilities of the parties.
- **Non-compliance -** CRHA will follow state and local landlord-tenant law when filing an eviction action with the local court of its jurisdiction if a resident or family does not vacate the unit by the given deadline after receiving a termination notice.
- **Court involvement -** If an eviction is finalized in court and the tenant remains in the unit after the court deadline to vacate, CRHA will seek the court's assistance to remove the tenant
- **Documentation -** CRHA may not proceed with an eviction action if they have not made the case documents available. CRHA also may not proceed if they have not given the tenant the opportunity to examine and copy documentation in accordance with provision 24 CFR 966.4(l)(3) and (m).

Updates Since February Report

- Based on internal feedback, the referral report information will now be sent directly to Kathleen and TerAna via email.
- The referral form is now also used to report damages caused by outside entities
- We currently have 11 referrals for rent owed for this month (this number includes referrals that were carried forward from June).

- Staff training continues as referral process continues to roll out.
- Ross is working on seven referrals
- FSS has recently worked on two EDP challenges.
- RSCs are actively working on referrals.
- $15,053.15 in agency collected money to assist by PM & RS.
- Two evictions paused and several in process of intervention
- Next months numbers will be significantly higher as property management will be sending Non-payments to be reflected on the spreadsheet for August everyone that has late rent.

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

Resident Services Referral Protocol

A. Making a referral

1. Identifying the need for a referral:
   a. Identify the need for a referral when a program participant's situation requires specialized knowledge or treatment.
   b. This can be based on a resident asking for help, lease violation, or the observed need for a specific assistance or intervention.

2. Initiating the referral
   a. A referral is initiated by the person who sends the referral.
   b. Inter-agency this will involve contact from a staff to another copying their supervisor to initiate tracking.
   c. Referrals from outside agencies or to outside agencies also require copying appropriate supervisors to initiate tracking.
   d. ***A signed consent form will be part of this process in all situations.***
   e. This system includes resident contact information, the reason for the referral and any other pertinent information.

B. Receiving the referral

1. Facilitating the Referral:
   a. Review the information
   b. See if translation assistance is needed.
   c. Upon insuring there is a signed consent form reach out to the resident to make an appointment to meet. Set up translation assistance for this time if needed.
   d. If needed, consult with your supervisor on any questions
   e. Determine if outside agency assistance is needed.
   f. Information about the resident and the reason for the referral must be shared between the referring staff and the receiving staff.

2. Meet with the resident at a time and place that is private and acceptable to them.
   a. Began by talking about why you meeting to ensure that they are informed about and understand the referral process and their role in coordinating their support, such as scheduling appointments, gathering necessary information, working wit other groups if needed and any other ideas that are generated during your meeting.

C. Following up on the referral

   a. CRHA staff should communicate their plans and recommendations to the referring staff and the resident in a timely and clear manner.
   b. Close the loop
      i. The staff who is facilitating the referral should notify the referring staff if the resident does not agree to meet with them as well as no-shows, cancellations, or if the resident was referred elsewhere.
      ii. The staff will let the referring staff know if there is progress or completion.
      iii. The referring staff will update the staff facilitating the referral is the situation changes or if assistance is received by them that was sought by the facilitating staff.

D. Documentation and Tracking

   a. Referral information, including the date, time, and steps of the process, should be documented in the Family Metrics for Resident Services Staff or YARDI for other CRHA staff. All staff should also be in contact with their supervisor on progress so tracking can be documented for the agency.
   b. This documentation can be used to track the effectiveness of the referral process and identify areas for improvement.

Residents *FIRST!*

Residents *FIRST!* is grounded in the belief that those we serve have the knowledge, experience and power to drive the systemic change needed to sustain healthy communities and build bright futures.

CRHA Eviction Diversion Program (EDP)Property Management to Resident Services Referral Chart

Site/Address	FSS	Jobs Plus	RSC	ROSS	Youth Coordinator
6th ST- (707 demod) 709-713 6th ST SE Crescent Halls 500 1st ST S Madison Avenue 1609-1624 Madison Ave Michie Drive 2021-2025 Michie Drive Riverside Avenue 309-323 Riverside Avenue South 1st Street 1050- 1054 Westhaven 801-836 Hardy Drive 613 Hinton Avenue 905 Monticello Avenue 712 Elsom Street 715 Ridge Street	• Must be in good standing • Interested in increasing their earned income, reducing their reliance on public assistance, and achieve economic independence. • Very important that income/rent calc is accurate upon enrollment • Will have a five-year contract with CRHA that includes goals. • Includes escrow savings account. • Also works with our HUD voucher programs. • If Westhaven resident can be in JP and FSS BUT can only have either escrow or JPEID.	• MUST live at Westhaven • Must be in good standing • Interested in increasing their earned income, reducing their reliance on public assistance, and achieve economic independence. • Very important that income/rent calc is accurate upon enrollment. • Includes JPEID (grant pays increased in earned income portion of rent while in program and good standing)	• Behind on rent • Housekeeping • Lease violation • Housing stability challenges • Other needs individual or family is struggling with. • This is occasionally but not generally intensive case management. In many cases if that is needed the individual will be referred by the RSC to FSS or ROSS.	• Must be a public housing resident. • Need/interest in economic independence and housing self-sufficiency: • Achieving personal goals related to employment, education, and health: ROSS Service • Accessing supportive services and activities • Aging in place: For elderly and disabled residents, the program specifically helps them access supportive services to enhance their quality of life and remain in their homes for as long as possible.	• Young people, providing support, guidance, and opportunities for growth. • Focusing on areas that ultimately assist with violence interruption and EOP such as education, recreation, and personal development. • First teen center will be at 6th St
○ All of these RS programs have an element of one of RS core initiatives the Economic Opportunity Program (EOP). ○ This involves working towards reducing or eliminating reliance on housing subsidies and increasing earned. ○ Coordinators help residents develop individual work plans and connect them with resources and services to achieve these goals. These services can include needs assessments, case management, referrals to local service providers, job training, job interview assistance, and potentially financial education or coaching.					

Site/Address	FSS	Jobs Plus	RSC	ROSS	Youth Coordinator
6th ST- (707 demod) 709-713 6th ST SE	fss@cvillerha.com	NA	matthewsk@cvillerha.com Kathleen and Bridget as of 8/25/25 mossb@cvillerha.com	ONLY Public Housing ross@cvillerha.com	Brand New TBA as of the end of July before can email Kathleen or RSC
Crescent Halls 500 1st ST S			Shennel cowherds@cvillerha.com		
Madison Avenue 1609-1624 Madison Ave			matthewsk@cvillerha.com Kathleen and Bridget as of 8/25/25 mossb@cvillerha.com		
Michie Drive 2021-2025 Michie Drive			matthewsk@cvillerha.com Kathleen and Bridget as of 8/25/25 mossb@cvillerha.com		
Riverside Avenue 309-323 Riverside Avenue			matthewsk@cvillerha.com Kathleen and Bridget as of 8/25/25 mossb@cvillerha.com		
South 1st Street 1050- 1054			matthewsk@cvillerha.com Kathleen and Bridget as of 8/25/25 mossb@cvillerha.com		
Westhaven 801-836 Hardy Drive		jobsplus@cvillerha.com	Joy Johnson johnsonj@cvillerha.com		
613 Hinton Avenue 905 Monticello Avenue 712 Elsom Street 715 Ridge Street		NA	matthewsk@cvillerha.com Kathleen and Bridget as of 8/25/25 mossb@cvillerha.com		

It is essential when you make a referral that you:

- Copy TerAna and Kathleen on the email
- Place the name on the EDP tracker or else they could fall between the cracks.
- Make sure. If the situation has not been resolved, they get moved on to the next month on the tracker.
- Once someone has been referred it is very important to update RS staff if the situation changes in their status so we can be sure to assist.

Next Steps and Needs

- Transportation to clinics and social services. Marie has virtual and walk in options for social services appointments at Blue Ridge on Tuesdays from 1pm-4pm.
- Include Marie's information on flyers and resident outreach.
- Growing partnerships
- Childcare and rent assistance
- Increasing services at Crescent Hall Clinic
- October Virginia Housing Alliance Tax Credit Conference panel



Q and A

Thank you for

being here!

If you have any questions

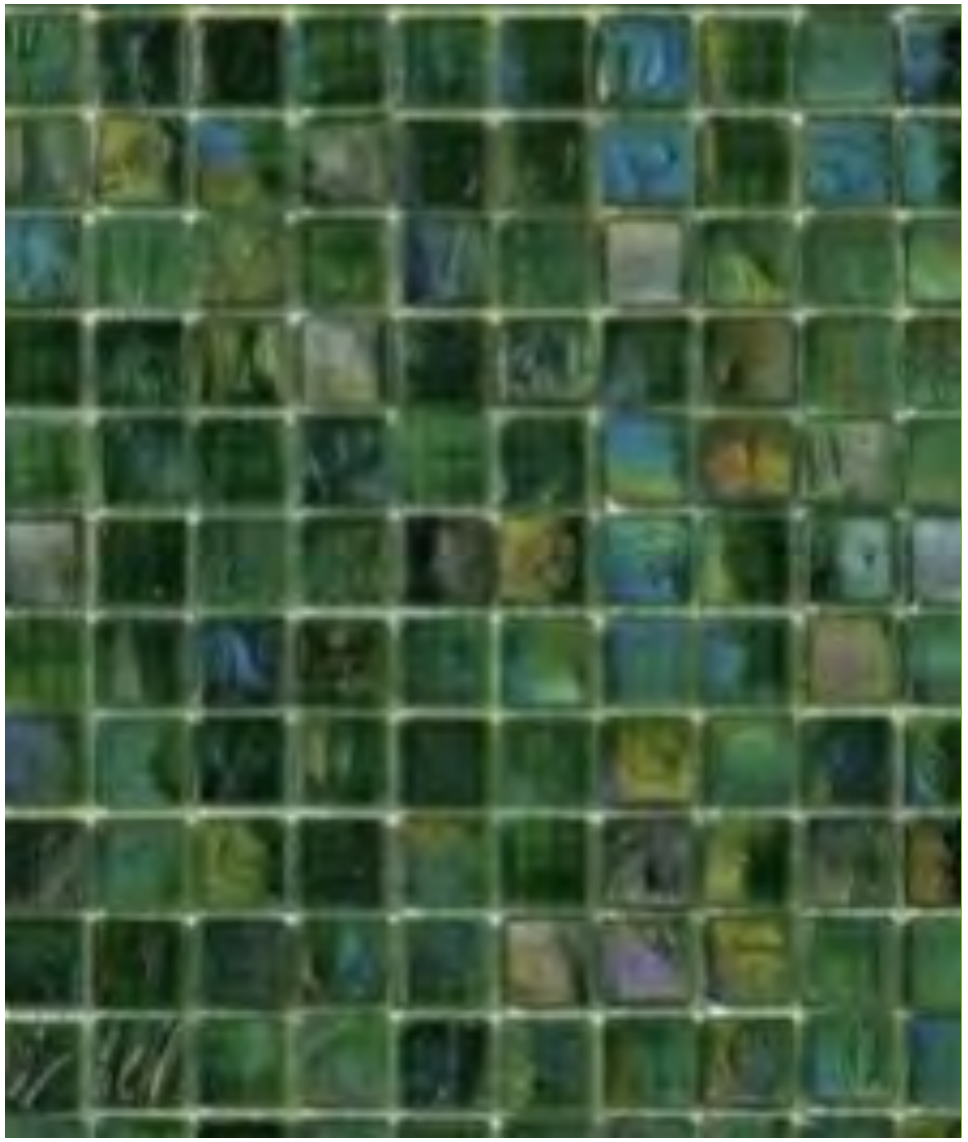
please reach out to:

TerAna Banks at

banksterana@cvillerha.com
or

Kathleen Glenn-Matthews at

matthewsk@cvillerha.com or
434-422-9298.



Charlottesville Redevelopment and Housing Authority
Board of Commissioners Board Meeting
Monday, July 28, 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 6:08 p.m. on July 28th, 2025, at the City Council Chambers, with Commissioner Payne presiding.

I. Call to Order

Commissioner Payne called the Board Meeting to order at approximately 6:08 p.m. on July 28th, 2025.

Roll Call of Commissioners

	Present	Absent
Payne, Commissioner	**X**	
Hicks, Commissioner	**X**	
Wicks, Commissioner		**X**
Raudales, Commissioner	**X**	
Clavel, Commissioner		**X(not sworn in)**
Rosenblith, Commissioner	**X**	

Staff Present:

John Sales, Executive Director
Kathleen Glenn-Matthews, Deputy Director
Maria Carey, Executive Assistant
TC Nichols, Controller

Moment of Silence:

Commissioner Payne 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 (August 14th at 6 pm)

CRHA Board Regular Meeting: Every fourth Monday at 6:00 pm (August 25th at 6 pm)

II. Approval of Board Minutes from June 23rd, 2025,

Commissioner Raudales motioned to approve the minutes of the Board of Commissioners meeting held on July 28th, 2025. The "Ayes" and "Nays" were as follows.

	Ayes	Nays	Abstain	Absent
Payne, Commissioner	**X**			
Wicks, Commissioner				**X**
Hicks, Commissioner	**X**			
Raudales, Commissioner				
Rosenblith, Commissioner			**X**	
Clavel, Commissioner				**X(not sworn in)**

III. <u>Strategic plan update: Kathleen Glenn Matthews</u>

- Adopted three central goals: Resident first, community building, and inspiring transformation.
- Summary of progress:
  - Resident first: increase resident participation.
  - Hiring residents within their community
  - Monthly events are organized by the resident service department and property managers that cover all sites
  - Site beautification (curb appeal on all sites)
  - A hiring guide that includes resident participation (resident panel)
  - Wealth-building programs with the city and outside partners
  - Expansion of the Family Self-Sufficiency (FSS) and the Resident Opportunities and Self-Sufficiency (ROSS) program, and Jobs Plus
  - Actively working with PHAR leadership to expand collaboration and improve relationships
  - Transform the whole organization to trauma-informed customer service
  - Strengthening relationships with the local affordable housing ecosystem. Like the recurring meeting with the PHAR council, CHAACH meetings, and the monthly housing director and regional housing partnership meeting with TJPDC
  - Establish communication strategies with monthly redevelopment updates that are shared with partners and stakeholders.

- Identifying and utilizing solutions, working with LEAP to conduct energy use audits at the sites and update parallel track homes with energy-efficient upgrades.
- Property management is addressing capacity needs and striving to be more responsive through regular safety meetings, parking policies, and additional staff hired.
- Leverage knowledge and expertise of affordable housing tools with staff attending trainings and conferences. Applying for grant opportunities to support affordable housing and the bi-annual trainings with HCV landlords.
- Collaboration is very important to be responsive to the residents' needs. The eviction diversion program and the monthly managers' meetings are helping tremendously.
- The SOPs have been established for all departments.
- Constantly evaluating the organization's needs and making sure the needs are met. One way of ensuring this is through the resident satisfaction surveys, which will launch in 2025 to evaluate overall needs in the communities.

Commissioner Payne:

-What actions or changes will be made to reflect a trauma-informed agency?

Kathleen Glenn Matthews:

-Any documents or letters coming from CRHA will be designed to show that.

John Sales:

-Rethink how CRHA works and responds to everything in a trauma-informed way

IV. Eviction Diversion update: Kathleen Glenn Matthews:

- Developed a higher-level report system where only TerAna and Kathleen can see referrals.
- The referral form is now used to report damages caused by outside entities
- Currently have 11 referrals for rent owed for July.
- ROSS is working on seven referrals (only for Public housing residents, and you do not have to be in good standing)
- FSS has worked on two EDP challenges
- RSC is working on referrals
- Two evictions were paused, and several are in the process of intervention
- Next month's numbers will be higher because the Property managers will be sending every family as soon as they are no longer in good standing

Next Step:

- Provide better transportation
- Growing partnerships
- Increasing services at Crescent Halls Clinic

Commissioner Payne:

- **What are the biggest gaps in terms of the resources that you would need to do this work?**

Kathleen Glenn Matthews:

- **RS department with increased funding opportunities for rental assistance, CRHA could expand beyond housing support to offer enriching educational programs that can focus on the greater need.**

John Sales:

- **This year, CRHA received less funding, but it was still the most effective.**
- **EDP is also necessary because many residents have exhausted their local resources, and market rent is too much.**
- **Mental health, substance abuse, and adult abuse are three of the main issues. So adult services and PACE have been brought in to assist**

Commissioner Rosenblith:

- **Have there been any tracking with the EDP?**

Kathleen Glenn Matthews:

- **CRHA is tracking with Family metrics, and property management has been working with the new VISTA Bridget.**

V. **Public Housing update: John Sales**

- Currently tracking everyone who comes to each property (office)
- $15,000 received in collections this month (RS/PH working together)
- PM will continue to attend trainings and conferences
- 30 vacant units (12 in Greenleaf and Dogwood properties, which have been gutted out and will be rented out by rooms to assist with the closing of other housing)
- Michie, Madison, Riverside, and scattered sites have 6 vacant units (3 will not be rented out will be deploying the parallel track on those)
- Westhaven has 4 vacancies, Crescent Halls have 3 vacancies (2 are being worked on), South 1st Street has 5 vacancies
- 38 non-payment notices have gone out, and 16 unlawful detainers have been filed.
- Now tracking all the delinquents (living on site and no longer) $338,432
- Write off recommendation will be brought to the board to write off the families that have moved out.
- CRHA enrolled in a tax program last year so that if a debt is owed to the housing authority, you can enroll that debt in the tax program. If a tax is generated for that family, the debt is paid off, and the family will be able to be rehoused in any public housing program.
- 2553 is currently on the housing waitlist
- Speaking with someone about selling their portfolio. At least 10 properties

VI. **HVC update: John Sales**

- CRHA was shortfall last year, so no new vouchers have been issued.
- 6th Street will be utilizing 41 vouchers (project-based vouchers) SFS will utilize 55 project-based vouchers
- 450 participants ($500,840 in HAP and $63,911 in Utilities)

- Waitlist of 1700 families
- The crossings waitlist is 1239 families
-

VII. Finance update: TC Nichols

- The FDS and audit report for the fiscal year of 2025 have been accepted by HUD
- IT/Finance is working on a way to do paperless files to eliminate waste

VIII. Public Comments/ PHAR Comments:

- **Brandon Collins:**
- LV Collective is seeking to build by the basketball court (Westhaven) and on Main Street a 12-story apartment building that the residents of Westhaven and the community are not happy with.
- A meeting with the Westhaven planners and the 10th and Page neighborhood association will be on Thursday at 6 pm at the Jefferson School.

IX. Adjournment

Commissioner Payne motioned to adjourn the meeting at 7:31 p.m.

	Ayes	Nays	Absent
Payne, Commissioner	**X**		
Wicks, Commissioner			**X**
Hicks, Commissioner	**X**		
Raudales, Commissioner	**X**		
Rosenblith, Commissioner	**X**		
Clavel, Commissioner			**X(not sworn in)**

CHARLOTTESVILLE REDEVELOPMENT
& HOUSING AUTHORITY

P.O. BOX 1405
CHARLOTTESVILLE, VIRGINIA 22902

TELEPHONE: (434) 326-4672
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Charlottesville Redevelopment and Housing Authority
Board of Commissioners Board Meeting
Monday, July 28, 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 6/23/2025	Attachment *A*
V.	Strategic Plan update: Kathleen Glenn Matthews	Attachment B
VI.	Eviction Diversion Program update: Kathleen/TerAna Banks	*AttachmentC*
VII.	Housing Director Update	*Attachment D*
VIII.	HCV Program Manager Update	Attachment E
IX.	Finance Update (Verbal)	
X.	Public Comments	
XI.	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.

CRHA Meeting Announcements

CRHA Board Work Session: Thursday, August 14, 2025, at 6:00 pm
CRHA Board Regular Meeting: Monday, August 25, 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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