| CRHA - HCV STATS July 2026 | | | | | | |
|---|---|---|---|---|---|---|
| **PROGRAMS** | **PARTICIPANTS** | **HAP** | **UTILITIES** | **WAITLIST** | **UNLEASED UNITS** | **TOTAL VOUCHERS AWARDED** |
| hcv - Housing Choice Voucher | 427 | $ 479,852.00 | $ 60,332.00 | 1727 | 1 | DO NOT PULL FROM WAITLIST |
| msv (Mainstream Vouchers) | 32 | $ 35,242.00 | $ 4,038.00 | 4 | 1 | 40 |
| pbv-crh (CRHA Crescent Halls (HUD Subsidy) | 50 | $ 61,989.00 | $ - | | | 52 |
| pbv-sfp1 (PBV for SFS Phase I) | 23 | $ 29,052.00 | $ - | | 1 | 24 |
| tc (The Crossings) | 16 | $ 14,100.00 | $ - | 2,631 | 0 | 21 |
| ev(Enhanced Vouchers) | 3 | $ 2,058.00 | $ 228.00 | | | SPECIAL PROGRAM |
| ehv -(EMERGENCY HOUSING VOUCHERS) | 10 | $ 10,256.00 | $ 961.00 | | 1 | DO NOT ISSUE |
| tpv (Tenant Protection Voucher) | 8 | $ 5,076.00 | $ 1,105.00 | | | RELOCATION |
| trv (Tenant Relocation Vouchers - CH) | 7 | $ 7,108.00 | $ 797.00 | | | RELOCATION |
| va (VASH) | 4 | $ 3,143.00 | $ 474.00 | | 1 | 5 |
| fyi - Fostering Youth Independence | 16 | $ 17,851.00 | $ 1,623.00 | 9 | 1 | 25 |
| Portable Vouchers | 16 | $ 25,460.00 | $ 3,012.00 | | | DO NOT ABSORB |
| **TOTAL** | **612** | **$ 691,187.00** | **$ 72,570.00** | | | |
| **CSRAP -** Charlottesville Supplemental Rental Assistance Program | **65** | **$ 71,089.00** | **$ -** | **4** | 2 | DO NOT GO OVER 70K HAP |
| **PROGRAM SIZE** | **677** | | | | | |

| | |
|---|---|
| **Vouchers on the Street** | 12 |
| **New Admissions** | 2 |

| **HQS INSPECTIONS COMPLETED** | | | |
|---|---|---|---|
| | INITIAL | | 20 |
| | ANNUALS | | 41 |
| | SPECIAL | | 5 |
| | QC | | 11 |
| | **TOTAL** | | **77** |

| **RECERTIFICATIONS** | | | |
|---|---|---|---|
| ANNUAL RECERTIFICATIONS | | | 33 |
| RECERTIFICATIONS PENDING/PAST DUE | | | 0 |

| CRHA - HCV STATS July 2026 | | | | | | |
|---|---|---|---|---|---|---|
| **PROGRAMS** | **PARTICIPANTS** | **HAP** | **UTILITIES** | **WAITLIST** | **UNLEASED UNITS** | **TOTAL VOUCHERS AWARDED** |
| hcv - Housing Choice Voucher | 431 | $ 476,824.00 | $ 61,410.00 | 1727 | 1 | DO NOT PULL FROM WAITLIST |
| msv (Mainstream Vouchers) | 34 | $ 38,519.00 | $ 4,196.00 | 4 | 1 | 40 |
| pbv-crh (CRHA Crescent Halls (HUD Subsidy) | 49 | $ 59,351.00 | $ - | | | 52 |
| pbv-sfp1 (PBV for SFS Phase I) | 23 | $ 29,052.00 | $ - | | 1 | 24 |
| tc (The Crossings) | 15 | $ 11,394.00 | $ - | 2,631 | 0 | 21 |
| ev(Enhanced Vouchers) | 3 | $ 1,808.00 | $ 228.00 | | | SPECIAL PROGRAM |
| ehv -(EMERGENCY HOUSING VOUCHERS) | 10 | $ 10,356.00 | $ 994.00 | | 1 | DO NOT ISSUE |
| tpv (Tenant Protection Voucher) | 8 | $ 5,076.00 | $ 1,105.00 | | | RELOCATION |
| trv (Tenant Relocation Vouchers - CH) | 7 | $ 7,117.00 | $ 797.00 | | | RELOCATION |
| va (VASH) | 4 | $ 3,094.00 | $ 474.00 | | 1 | 5 |
| fyi - Fostering Youth Independence | 17 | $ 17,272.00 | $ 1,811.00 | 9 | 1 | 25 |
| Portable Vouchers | 16 | $ 25,483.00 | $ 3,012.00 | | | DO NOT ABSORB |
| **TOTAL** | **617** | **$ 685,346.00** | **$ 74,027.00** | | | |
| **CSRAP -** Charlottesville Supplemental Rental Assistance Program | **66** | **$ 71,089.00** | **$ -** | **4** | 2 | DO NOT GO OVER 70K HAP |
| **PROGRAM SIZE** | **683** | | | | | |

| | |
|---|---|
| **Vouchers on the Street** | 12 |
| **New Admissions** | 0 |

| **HQS INSPECTIONS COMPLETED** | | | |
|---|---|---|---|
| | INITIAL | | 10 |
| | ANNUALS | | 80 |
| | SPECIAL | | 5 |
| | QC | | 0 |
| | **TOTAL** | | **95** |

| **RECERTIFICATIONS** | | | |
|---|---|---|---|
| ANNUAL RECERTIFICATIONS | | | 52 |
| RECERTIFICATIONS PENDING/PAST DUE | | | 3 |

| CRHA - HCV STATS April 2026 | | | | | | |
|---|---|---|---|---|---|---|
| PROGRAMS | PARTICIPANTS | HAP | UTILITIES | WAITLIST | UNLEASED UNITS | TOTAL VOUCHERS AWARDED |
| hcv - Housing Choice Voucher | 432 | $ 477,843.00 | $ 61,452.00 | 1727 | 1 | DO NOT PULL FROM WAITLIST |
| msv (Mainstream Vouchers) | 36 | $ 39,716.00 | $ 4,350.00 | 4 | 1 | 40 |
| pbv-crh (CRHA Crescent Halls (HUD Subsidy) | 49 | $ 59,641.00 | $ - | 5 | | 52 |
| pbv-sfp1 (PBV for SFS Phase I) | 23 | $ 29,052.00 | $ - | 1 | 1 | 24 |
| tc (The Crossings) | 18 | $ 13,658.00 | $ - | 2,631 | 0 | 21 |
| ev(Enhanced Vouchers) | 3 | $ 1,808.00 | $ 228.00 | | | SPECIAL PROGRAM |
| ehv -(EMERGENCY HOUSING VOUCHERS) | 10 | $ 10,387.00 | $ 994.00 | | 1 | DO NOT ISSUE |
| tpv (Tenant Protection Voucher) | 8 | $ 5,043.00 | $ 1,072.00 | | | RELOCATION |
| trv (Tenant Relocation Vouchers - CH) | 7 | $ 7,117.00 | $ 797.00 | | | RELOCATION |
| va (VASH) | 4 | $ 3,116.00 | $ 480.00 | 1 | 1 | 5 |
| fyi - Fostering Youth Independence | 17 | $ 18,781.00 | $ 1,781.00 | 9 | 1 | 25 |
| Portable Vouchers | 16 | $ 26,225.00 | $ 3,012.00 | | | DO NOT ABSORB |
| **TOTAL** | **623** | **$ 692,387.00** | **$ 74,166.00** | | | |
| **CSRAP -** Charlottesville Supplemental Rental Assistance Program | **66** | **$ 71,089.00** | **$ -** | **4** | 2 | DO NOT GO OVER 70K HAP |
| **PROGRAM SIZE** | **689** | | | | | |

| | |
|---|---|
| **Vouchers on the Street** | 12 |
| **New Admissions** | 0 |

| **HQS INSPECTIONS COMPLETED** | | | |
|---|---|---|---|
| | INITIAL | | 17 |
| | ANNUALS | | 79 |
| | SPECIAL | | 6 |
| | QC | | 0 |
| | **TOTAL** | | **102** |

| **RECERTIFICATIONS** | | | |
|---|---|---|---|
| ANNUAL RECERTIFICATIONS | | | 52 |
| RECERTIFICATIONS PENDING/PAST DUE | | | 3 |

| CRHA - HCV STATS March 2026 | | | | | | |
|---|---|---|---|---|---|---|
| **PROGRAMS** | **PARTICIPANTS** | **HAP** | **UTILITIES** | **WAITLIST** | **UNLEASED UNITS** | **TOTAL VOUCHERS AWARDED** |
| hcv - Housing Choice Voucher | 436 | $ 484,628.00 | $ 61,823.00 | 1729 | 1 | DO NOT PULL FROM WAITLIST |
| msv (Mainstream Vouchers) | 37 | $ 40,525.00 | $ 4,538.00 | 4 | 1 | 40 |
| pbv-crh (CRHA Crescent Halls (HUD Subsidy) | 49 | $ 59,612.00 | $ - | 5 | | 52 |
| pbv-sfp1 (PBV for SFS Phase I) | 23 | $ 30,182.00 | $ - | 1 | 1 | 24 |
| tc (The Crossings) | 18 | $ 13,658.00 | $ - | 2,583 | 0 | 21 |
| ev(Enhanced Vouchers) | 3 | $ 1,808.00 | $ 228.00 | | | SPECIAL PROGRAM |
| ehv -(EMERGENCY HOUSING VOUCHERS) | 11 | $ 11,160.00 | $ 1,182.00 | | 1 | DO NOT ISSUE |
| tpv (Tenant Protection Voucher) | 8 | $ 5,043.00 | $ 1,072.00 | | | RELOCATION |
| trv (Tenant Relocation Vouchers - CH) | 7 | $ 7,128.00 | $ 797.00 | | | RELOCATION |
| va (VASH) | 4 | $ 3,116.00 | $ 480.00 | 1 | 1 | 5 |
| fyi - Fostering Youth Independence | 17 | $ 18,382.00 | $ 1,781.00 | 9 | 1 | 25 |
| Portable Vouchers | 16 | $ 24,030.00 | $ 3,007.00 | | | DO NOT ABSORB |
| **TOTAL** | **629** | **$ 699,272.00** | **$ 74,908.00** | | | |
| **CSRAP -** Charlottesville Supplemental Rental Assistance Program | **66** | **$ 71,089.00** | **$ -** | **4** | 2 | DO NOT GO OVER 70K HAP |
| **PROGRAM SIZE** | **695** | | | | | |

| | |
|---|---|
| **Vouchers on the Street** | 12 |
| **New Admissions** | 0 |

| **HQS INSPECTIONS COMPLETED** | | | |
|---|---|---|---|
| | INITIAL | | 6 |
| | ANNUALS | | 57 |
| | SPECIAL | | 1 |
| | QC | | 7 |
| | **TOTAL** | | **71** |

| **RECERTIFICATIONS** | | | |
|---|---|---|---|
| ANNUAL RECERTIFICATIONS | | | 52 |
| RECERTIFICATIONS PENDING/PAST DUE | | | 3 |

| CRHA - HCV STATS February 2026 | | | | | | |
|---|---|---|---|---|---|---|
| **PROGRAMS** | **PARTICIPANTS** | **HAP** | **UTILITIES** | **WAITLIST** | **UNLEASED UNITS** | **TOTAL VOUCHERS AWARDED** |
| hcv - Housing Choice Voucher | 436 | $ 481,832.00 | $ 62,133.00 | 1729 | 1 | DO NOT PULL FROM WAITLIST |
| msv (Mainstream Vouchers) | 36 | $ 39,055.00 | $ 4,499.00 | 4 | 1 | 40 |
| pbv-crh (CRHA Crescent Halls (HUD Subsidy) | 47 | $ 58,631.00 | $ - | 5 | | 52 |
| pbv-sfp1 (PBV for SFS Phase I) | 23 | $ 30,821.00 | $ - | 1 | 1 | 24 |
| tc (The Crossings) | 19 | $ 14,603.00 | $ - | 2,583 | 0 | 21 |
| ev(Enhanced Vouchers) | 3 | $ 1,808.00 | $ 228.00 | | | SPECIAL PROGRAM |
| ehv -(EMERGENCY HOUSING VOUCHERS) | 9 | $ 9,145.00 | $ 946.00 | | 1 | DO NOT ISSUE |
| tpv (Tenant Protection Voucher) | 8 | $ 5,043.00 | $ 1,072.00 | | | RELOCATION |
| trv (Tenant Relocation Vouchers - CH) | 8 | $ 7,329.00 | $ 778.00 | | | RELOCATION |
| va (VASH) | 4 | $ 3,116.00 | $ 480.00 | 1 | 1 | 5 |
| fyi - Fostering Youth Independence | 17 | $ 18,598.00 | $ 1,781.00 | 9 | 1 | 25 |
| Portable Vouchers | 15 | $ 21,532.00 | $ 2,845.00 | | | DO NOT ABSORB |
| **TOTAL** | **625** | **$ 691,513.00** | **$ 74,762.00** | | | |
| **CSRAP -** Charlottesville Supplemental Rental Assistance Program | **66** | **$ 71,089.00** | **$ -** | **4** | 2 | DO NOT GO OVER 70K HAP |
| **PROGRAM SIZE** | **691** | | | | | |

| | |
|---|---|
| **Vouchers on the Street** | 7 |
| **New Admissions** | 0 |

| **HQS INSPECTIONS COMPLETED** | | | |
|---|---|---|---|
| | INITIAL | | 10 |
| | ANNUALS | | 54 |
| | SPECIAL | | 6 |
| | QC | | 0 |
| | **TOTAL** | | **70** |

| **RECERTIFICATIONS** | | | |
|---|---|---|---|
| ANNUAL RECERTIFICATIONS | | | 48 |
| RECERTIFICATIONS PENDING/PAST DUE | | | 7 |

| CRHA - HCV STATS January 2026 | | | | | | |
|---|---|---|---|---|---|---|
| **PROGRAMS** | **PARTICIPANTS** | **HAP** | **UTILITIES** | **WAITLIST** | **UNLEASED UNITS** | **TOTAL VOUCHERS AWARDED** |
| hcv - Housing Choice Voucher | 441 | $ 485,912.00 | $ 62,736.00 | 1706 | 1 | DO NOT PULL FROM WAITLIST |
| msv (Mainstream Vouchers) | 37 | $ 40,603.00 | $ 4,687.00 | 7 | 1 | 40 |
| pbv-crh (CRHA Crescent Halls (HUD Subsidy) | 47 | $ 58,631.00 | $ - | 5 | | 52 |
| pbv-sfp1 (PBV for SFS Phase I) | 23 | $ 30,812.00 | $ - | 1 | 1 | 24 |
| tc (The Crossings) | 19 | $ 14,783.00 | $ - | 1,239 | 0 | 21 |
| ev(Enhanced Vouchers) | 3 | $ 1,808.00 | $ 228.00 | | | SPECIAL PROGRAM |
| ehv -(EMERGENCY HOUSING VOUCHERS) | 10 | $ 10,065.00 | $ 1,134.00 | | 1 | DO NOT ISSUE |
| tpv (Tenant Protection Voucher) | 8 | $ 5,043.00 | $ 1,072.00 | | | RELOCATION |
| trv (Tenant Relocation Vouchers - CH) | 8 | $ 7,174.00 | $ 778.00 | | | RELOCATION |
| va (VASH) | 4 | $ 3,062.00 | $ 480.00 | 1 | 1 | 5 |
| fyi - Fostering Youth Independence | 18 | $ 19,989.00 | $ 1,969.00 | 9 | 1 | 25 |
| Portable Vouchers | 16 | $ 25,431.00 | $ 3,012.00 | | | DO NOT ABSORB |
| **TOTAL** | **634** | **$ 703,313.00** | **$ 76,096.00** | **2954** | | |
| **CSRAP -** Charlottesville Supplemental Rental Assistance Program | **67** | **$ 74,491.00** | **$ -** | **4** | 2 | DO NOT GO OVER 70K HAP |
| **PROGRAM SIZE** | **701** | | | | | |

| | |
|---|---|
| **Vouchers on the Street** | 2 |
| **New Admissions** | 0 |

| **HQS INSPECTIONS COMPLETED** | | | |
|---|---|---|---|
| | INITIAL | | 8 |
| | ANNUALS | | 53 |
| | SPECIAL | | 2 |
| | QC | | 0 |
| | **TOTAL** | | **63** |

| **RECERTIFICATIONS** | | | |
|---|---|---|---|
| ANNUAL RECERTIFICATIONS | | | 62 |
| RECERTIFICATIONS PENDING/PAST DUE | | | 4 |

| CRHA - HCV STATS December 2025 | | | | | | |
|---|---|---|---|---|---|---|
| **PROGRAMS** | **PARTICIPANTS** | **HAP** | **UTILITIES** | **WAITLIST** | **UNLEASED UNITS** | **TOTAL VOUCHERS AWARDED** |
| hcv - Housing Choice Voucher | 443 | $ 482,748.00 | $ 63,077.00 | 1706 | 2 | DO NOT PULL FROM WAITLIST |
| msv (Mainstream Vouchers) | 37 | $ 40,603.00 | $ 4,687.00 | 7 | 1 | 40 |
| pbv-crh (CRHA Crescent Halls (HUD Subsidy) | 49 | $ 60,746.00 | $ - | 5 | | 52 |
| pbv-sfp1 (PBV for SFS Phase I) | 23 | $ 31,543.00 | $ - | 1 | 1 | 24 |
| tc (The Crossings) | 19 | $ 14,752.00 | $ - | 1,239 | 0 | 21 |
| ev(Enhanced Vouchers) | 4 | $ 2,245.00 | $ 315.00 | | | SPECIAL PROGRAM |
| ehv -(EMERGENCY HOUSING VOUCHERS) | 10 | $ 10,210.00 | $ 1,134.00 | | 1 | DO NOT ISSUE |
| tpv (Tenant Protection Voucher) | 8 | $ 5,043.00 | $ 1,072.00 | | | RELOCATION |
| trv (Tenant Relocation Vouchers - CH) | 8 | $ 7,204.00 | $ 778.00 | | | RELOCATION |
| va (VASH) | 4 | $ 3,062.00 | $ 480.00 | 1 | 1 | 5 |
| fyi - Fostering Youth Independence | 18 | $ 20,025.00 | $ 1,969.00 | 9 | 1 | 25 |
| Portable Vouchers | 15 | $ 24,209.00 | $ 2,865.00 | | | DO NOT ABSORB |
| **TOTAL** | **638** | **$ 702,390.00** | **$ 76,377.00** | **2954** | | |
| **CSRAP -** Charlottesville Supplemental Rental Assistance Program | **69** | **$ 74,491.00** | **$ -** | **4** | 2 | DO NOT GO OVER 70K HAP |
| **PROGRAM SIZE** | **707** | | | | | |

| | |
|---|---|
| **Vouchers on the Street** | 2 |
| **New Admissions** | 1 |

| **HQS INSPECTIONS COMPLETED** | | | |
|---|---|---|---|
| | INITIAL | | 14 |
| | ANNUALS | | 72 |
| | SPECIAL | | 2 |
| | QC | | 0 |
| | **TOTAL** | | **88** |

| **RECERTIFICATIONS** | | | |
|---|---|---|---|
| ANNUAL RECERTIFICATIONS | | | 71 |
| RECERTIFICATIONS PENDING/PAST DUE | | | 7 |

| CRHA - HCV STATS October 2025 | | | | | | |
|---|---|---|---|---|---|---|
| PROGRAMS | PARTICIPANTS | HAP | UTILITIES | WAITLIST | UNLEASED UNITS | TOTAL VOUCHERS AWARDED |
| hcv - Housing Choice Voucher | 450 | $ 496,260.00 | $ 62,765.00 | 1706 | 5 | DO NOT PULL FROM WAITLIST |
| msv (Mainstream Vouchers) | 37 | $ 39,904.00 | $ 4,643.00 | 7 | 1 | 40 |
| pbv-crh (CRHA Crescent Halls (HUD Subsidy) | 49 | $ 61,066.00 | $ - | 5 | | 52 |
| pbv-sfp1 (PBV for SFS Phase I) | 23 | $ 30,447.00 | $ - | 1 | 1 | 24 |
| tc (The Crossings) | 20 | $ 15,480.00 | $ - | 1,239 | 0 | 21 |
| ev(Enhanced Vouchers) | 5 | $ 2,899.00 | $ 405.00 | | | SPECIAL PROGRAM |
| ehv -(EMERGENCY HOUSING VOUCHERS) | 11 | $ 10,582.00 | $ 1,173.00 | | 2 | DO NOT ISSUE |
| tpv (Tenant Protection Voucher) | 8 | $ 5,043.00 | $ 1,072.00 | | | RELOCATION |
| trv (Tenant Relocation Vouchers - CH) | 8 | $ 7,077.00 | $ 779.00 | | | RELOCATION |
| va (VASH) | 4 | $ 3,062.00 | $ 480.00 | 1 | 1 | 5 |
| fyi - Fostering Youth Independence | 17 | $ 20,642.00 | $ 1,885.00 | 9 | 4 | 25 |
| Portable Vouchers | 13 | $ 21,324.00 | $ 2,647.00 | | | DO NOT ABSORB |
| **TOTAL** | **645** | **$ 713,786.00** | **$ 75,849.00** | **2954** | | |
| **CSRAP -** Charlottesville Supplemental Rental Assistance Program | **71** | **$ 72,900.00** | **$ -** | **4** | 5 | DO NOT GO OVER 70K HAP |
| **PROGRAM SIZE** | **716** | | | | | |

| | |
|---|---|
| **Vouchers on the Street** | 5 |
| **New Admissions** | 0 |

| **HQS INSPECTIONS COMPLETED** | | | |
|---|---|---|---|
| | INITIAL | | 4 |
| | ANNUALS | | 66 |
| | SPECIAL | | 2 |
| | QC | | 0 |
| | **TOTAL** | | **72** |

| **RECERTIFICATIONS** | | | |
|---|---|---|---|
| ANNUAL RECERTIFICATIONS | | | 74 |
| RECERTIFICATIONS PENDING/PAST DUE | | | 2 |

| CRHA - HCV STATS August 2025 | | | | | | |
|---|---|---|---|---|---|---|
| PROGRAMS | PARTICIPANTS | HAP | UTILITIES | WAITLIST | UNLEASED UNITS | TOTAL VOUCHERS AWARDED |
| hcv - Housing Choice Voucher | 455 | $ 496,839.00 | $ 63,259.00 | 1706 | 10 | DO NOT PULL FROM WAITLIST |
| msv (Mainstream Vouchers) | 37 | $ 37,566.00 | $ 4,474.00 | 7 | 1 | 40 |
| pbv-crh (CRHA Crescent Halls (HUD Subsidy) | 50 | $ 46,597.00 | $ - | 5 | | 52 |
| pbv-sfp1 (PBV for SFS Phase I) | 24 | $ 31,239.00 | $ - | 1 | 1 | 24 |
| tc (The Crossings) | 19 | $ 14,707.00 | $ - | 1,239 | 0 | 21 |
| ev(Enhanced Vouchers) | 5 | $ 2,698.00 | $ 408.00 | | | SPECIAL PROGRAM |
| ehv -(EMERGENCY HOUSING VOUCHERS) | 11 | $ 10,641.00 | $ 1,169.00 | | 1 | DO NOT ISSUE |
| tpv (Tenant Protection Voucher) | 8 | $ 5,807.00 | $ 1,062.00 | | | RELOCATION |
| trv (Tenant Relocation Vouchers - CH) | 8 | $ 6,587.00 | $ 719.00 | | | RELOCATION |
| va (VASH) | 4 | $ 3,093.00 | $ 475.00 | 1 | 3 | 5 |
| fyi - Fostering Youth Independence | 17 | $ 20,377.00 | $ 1,882.00 | 9 | 2 | 25 |
| Portable Vouchers | 13 | $ 19,430.00 | $ 2,642.00 | | | DO NOT ABSORB |
| **TOTAL** | **651** | **$ 695,581.00** | **$ 76,090.00** | **2954** | | |
| **CSRAP -** Charlottesville Supplemental Rental Assistance Program | **71** | **$ 73,913.00** | **$ -** | **4** | | DO NOT GO OVER 70K HAP |
| **PROGRAM SIZE** | **722** | | | | | |

| | |
|---|---|
| **Vouchers on the Street** | 8 |
| **New Admissions** | 0 |

| **HQS INSPECTIONS COMPLETED** | | | |
|---|---|---|---|
| | INITIAL | | 11 |
| | ANNUALS | | 62 |
| | SPECIAL | | 6 |
| | QC | | 0 |
| | **TOTAL** | | **79** |

| **RECERTIFICATIONS** | | | |
|---|---|---|---|
| ANNUAL RECERTIFICATIONS | | | 54 |
| RECERTIFICATIONS PENDING/PAST DUE | | | 6 |

| CRHA - HCV STATS July 2025 | | | | | | |
|---|---|---|---|---|---|---|
| PROGRAMS | PARTICIPANTS | HAP | UTILITIES | WAITLIST | UNLEASED UNITS | TOTAL VOUCHERS AWARDED |
| hcv - Housing Choice Voucher | 459 | $ 500,840.00 | $ 63,911.00 | 1706 | 10 | DO NOT PULL FROM WAITLIST |
| msv (Mainstream Vouchers) | 37 | $ 37,520.00 | $ 4,474.00 | 7 | 2 | 40 |
| pbv-crh (CRHA Crescent Halls (HUD Subsidy) | 50 | $ 46,603.00 | $ - | 5 | | 52 |
| pbv-sfp1 (PBV for SFS Phase I) | 24 | $ 31,239.00 | $ - | 1 | 1 | 24 |
| tc (The Crossings) | 19 | $ 14,707.00 | $ - | 1,239 | 0 | 21 |
| ev(Enhanced Vouchers) | 5 | $ 2,698.00 | $ 408.00 | | | SPECIAL PROGRAM |
| ehv -(EMERGENCY HOUSING VOUCHERS) | 11 | $ 10,641.00 | $ 1,169.00 | | 1 | DO NOT ISSUE |
| tpv (Tenant Protection Voucher) | 8 | $ 5,807.00 | $ 1,062.00 | | | RELOCATION |
| trv (Tenant Relocation Vouchers - CH) | 8 | $ 6,587.00 | $ 719.00 | | | RELOCATION |
| va (VASH) | 4 | $ 3,093.00 | $ 475.00 | 1 | 2 | 5 |
| fyi - Fostering Youth Independence | 17 | $ 20,377.00 | $ 1,882.00 | 9 | 2 | 25 |
| Portable Vouchers | 13 | $ 19,430.00 | $ 2,642.00 | | | DO NOT ABSORB |
| **TOTAL** | **655** | **$ 699,542.00** | **$ 76,742.00** | **2954** | | |
| **CSRAP -** Charlottesville Supplemental Rental Assistance Program | **71** | **$ 69,160.00** | **$ -** | **4** | | DO NOT GO OVER 70K HAP |
| **PROGRAM SIZE** | **726** | | | | | |

| | |
|---|---|
| **Vouchers on the Street** | 9 |
| **New Admissions** | 8 |

| **HQS INSPECTIONS COMPLETED** | | | |
|---|---|---|---|
| | INITIAL | | 0 |
| | ANNUALS | | 32 |
| | SPECIAL | | 3 |
| | QC | | 6 |
| | **TOTAL** | | **41** |

| **RECERTIFICATIONS** | | | |
|---|---|---|---|
| ANNUAL RECERTIFICATIONS | | | 65 |
| RECERTIFICATIONS PENDING/PAST DUE | | | 10 |

| CRHA - HCV STATS June 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 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 |

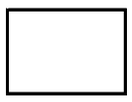
| **HQS INSPECTIONS COMPLETED** | | | |
|---|---|---|---|
| | INITIAL | | 10 |
| | ANNUALS | | 2 |
| | SPECIAL | | 0 |
| | QC | | 0 |
| | **TOTAL** | | **12** |

| **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 |

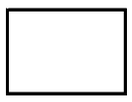
| | | DECEMBER |
|---|---|---|
| **HQS INSPECTIONS COMPLETED** | | |
| | INITIAL | 18 |
| | ANNUALS | |
| | SPECIAL | |
| | | |
| **RECERTIFICATIONS** | | |
| ANNUAL RECERTIFICATIONS | | 79 |
| RECERTIFICATIONSPENDING/PAST DUE | | 3 |



| 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 |

CHARLOTTESVILLE REDEVELOPMENT
& HOUSING AUTHORITY

P.O. BOX 1405
CHARLOTTESVILLE, VIRGINIA 22902

TELEPHONE: (434) 326-4672
www.cvillerha.com

Residents *FIRST*!

**Charlottesville Redevelopment and Housing Authority**
**Board of Commissioners Board Meeting**
**Monday, July 27th, 2026 at 6:00 pm**

# Annual Meeting

## Agenda

| | | |
|---|---|---|
| I. | Call to Order<br>Roll Call of Commissioners<br>Moment of Silence | |
| II. | Board Elections | |
| III. | General Announcements / Meeting Dates / Reminders | |
| IV. | Updates from Commissioners and Discussion | |
| V. | Public Comments followed by PHAR Comments | |
| *VI.* | Approval of Board Minutes from 6/22/2026 | Attachment A |
| *VII.* | Draft Policy- Education reimbursement | Attachment B |
| VIII. | Draft Minimum Rent Policy | Attachment C |
| IX. | Housing Director Update | Attachment D |
| X. | HCV Program Manager Update | Attachment E |
| XI. | Resident Services Update | Attachment F |

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.

XII. Finance Update (verbal)

XIII. Closed Session:
**Legal: Section 2.2-3711(A)(7)**
**Personnel: Section 2.2-3711(A)(1)**

XIV. Public Comments

XV. Adjournment

**CRHA Meeting Announcements:**

**CRHA Board Work Session:** Thursday, August 13th, 2026, at 6:00 pm
**CRHA Board Regular Meeting:** Monday, August 24th , 2026, 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

**Safety Committee meeting:** Every 3rd Wednesday of the month, at **12:00- 1:00 pm:**
**Resident Services Committee:** Quarterly on the 2nd Tuesday of the month
**at 1:00 pm** Join Zoom Meeting
https://zoom.us/j/95147780948?pwd=YUExYmZCOVBQUkQ3cy9zZ1NVYkg2UT09
One tap mobile
+16465588656,,95147780948#
Dial in
+1 312 626 6799
Meeting ID: 951 4778 0948
Passcode: 692943

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.

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 22nd, 2026 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 6:00 p.m. on June 22nd,2026, at the City Council Chambers, with Chair O'Rourke presiding.

I. **Call to Order**

Chair O'Rourke called the Board Meeting to order at approximately 6:00 p.m. on June 22nd, 2026.

**Roll Call of Commissioners**

| | Present | Absent |
|---|---|---|
| **O'Rourke, Chair** | **X** | |
| **Payne, Commissioner** | **X** | |
| **Hicks, Commissioner** | **X** | |
| **Rosenblith, Commissioner** | **X** | |
| **Moss Commissioner** | **X** | |

**Staff Present:**

Kathleen Glenn-Matthews, Deputy Director
Maria Carey, Executive Assistance
TerAna Banks (virtual), Director of Property Management/ Compliance Manager
Robert Harvey (virtual), Director of Facilities and Maintenance
Quentia Taylor (virtual), Director of Redevelopment
Delphine Carnes (virtual), CRHA Legal Council

**Moment of Silence:**

Chair O'Rourke called for a moment of silence.

**General Announcements / Meeting Dates / Reminders**

Safety Committee every 2nd Wednesday of the month at 12:00p
Resident Services Committee: Quarterly on the 2nd at 1:00 pm
CRHA Board Work Session: Thursday, July 10th , 2026, at 6:00 pm
CRHA Board Regular Meeting: Monday, July 27th , 2026, at 6:00pm

III. **Closed Session- Section 2.2-3711 (A)(3) and Section 2.2-3711 (A)(7)**

Commissioner Hicks motioned to approve the closed session, and Commissioner Payne seconded. The "Ayes" and "Nays" were as followed.

| | Ayes | Nays | Abstain. | Absent |
|---|---|---|---|---|
| **O'Rourke, Chair** | X | | | |
| **Payne, Commissioner** | X | | | |
| **Hicks, Commissioner** | X | | | |
| **Rosenblith, Commissioner** | X | | | |
| **Moss, Commissioner** | X | | | |

IV. **Closed Session- Section 2.2-3711 (A)(3) and Section 2.2-3711 (A)(7)**

Commissioner Hicks motioned to end the closed session, and Commissioner Payne seconded. The "Ayes" and "Nays" were as followed.

| | Ayes | Nays | Abstain. | Absent |
|---|---|---|---|---|
| **O'Rourke, Chair** | X | | | |
| **Payne, Commissioner** | X | | | |
| **Hicks, Commissioner** | X | | | |
| **Rosenblith, Commissioner** | X | | | |
| **Moss, Commissioner** | X | | | |

V. **Public Comments followed by PHAR Comments**

**Emily Dryfus: PHAR** elections are underway; please contact the PHAR office to obtain additional information about the nomination process and election procedures.

VI. **Updates from Commissioners and Discussion**

Chair O'Rourke welcomed the new CRHA Board member Briget Moss.

II. **A. Approval of Board Minutes from April 27th, 2026,**
Commissioner Hicks motioned to approve, and Commissioner Payne seconded the minutes of the Board of Commissioners. The "Ayes" and "Nays" were as followed.

| | Ayes | Nays | Abstain. | Absent |
|---|---|---|---|---|
| **O'Rourke, Chair** | **X** | | | |
| **Payne, Commissioner** | **X** | | | |
| **Hicks, Commissioner** | **X** | | | |
| **Rosenblith, Commissioner** | **X** | | | |
| **Moss, Commissioner** | | | **X** | |

**VI.<u>Eviction Diversion Update:</u>**
**Kathleen Glenn Matthews, Deputy Director/ TerAna Banks (virtual), Director of Property Management/ Compliance Manager:**

- Approximately 900 households participated in the program during the reporting period.
- The program averaged approximately 25 new referrals each month, primarily from Property Management.
- A total of 143 households successfully exited the program and returned to good standing.
- Approximately 74% of active cases carried over from previous months.
- The average length of participation in the Eviction Diversion Program was 68 days.
- Forty-one percent of households at Sixth Street and scattered-site properties were referred to the program.
- Eighteen households were actively enrolled in the emergency rental assistance component.
- Sixty-seven percent of eligible back rent had been repaid.
- The average participation period for households receiving rental assistance was 114 days.
- Sixty-four percent of households successfully completed the rental assistance program; however, approximately 39% later re-enrolled, demonstrating continued financial instability.
- Ms. Banks reminded the Board that the Eviction Diversion Program addresses a broad range of barriers beyond unpaid rent and stressed the importance of addressing underlying causes to promote long-term housing stability.

**Commissioner Rosenblith discussed:**

- The percentage of residents who do not engage with the Eviction Diversion Program despite outreach efforts.
- The importance of documenting communication attempts and evaluating resident engagement strategies.
- The relatively small dollar amounts associated with some eviction filings and whether alternative approaches could be considered.
- Existing hardship exemption policies and federal requirements governing rent collection and eviction procedures.
- The importance of balancing fairness to all residents while maintaining financial sustainability and compliance with federal regulations.
- The need to improve resident awareness of available resources and encourage earlier engagement with staff.

VII. **Property Management update:**
**TerAna Banks (virtual), Director of Property Management/ Compliance Manager**

- Two staff members successfully earned Tax Credit Specialist certification.
- Two additional staff members completed Public Housing Specialist training and were awaiting examination results.
- The next Safety Meeting is scheduled for **July 8**.
- The Westhaven Beautification Day is scheduled for **July 17**.
- Community Day events are planned for South First Street and scattered-site communities.
- Leasing activity continues in preparation for Phase II occupancy.

VII. **HCV manager update:**
**John Sales- Executive Director**

- 429 families currently participate in the regular Housing Choice Voucher Program.
- 1,726 families remain on the waiting list.
- Mainstream vouchers currently serve 33 households.
- Crescent Halls has leased 50 of 52 available vouchers.
- South First Street Phase I has leased 23 of 24 vouchers.
- The Crossings has leased 15 of 21 eligible vouchers.
- Emergency Housing Vouchers are expected to sunset and merge into the regular voucher program.
- The agency currently administers approximately 615 voucher participants across all programs.

The City-funded Housing Stability Program continues serving 66 households, with 16 vouchers currently available for households already participating in the program.

VIII. **Resident Services update:**
**Kathleen Gleen-Matthews: Deputy Director**

- Summer youth programming continues with increased participation.
- Transportation services remain active.
- Additional educational and wellness programming is being planned
- A new Little Free Pantry is being installed at Riverside, expanding the food pantry initiative to additional CRHA communities.

IX. **Public comment/PHAR comment**
**Emily Dryfus:**

- Thanked staff for participating in recent discussions regarding the Eviction Diversion Program and encouraged continued evaluation of program implementation and resident outreach. Also, she requested:

- Updated reporting on property vacancy rates.
- Continued review of eviction practices involving relatively small balances.
- Public communication regarding ongoing litigation involving the Authority.

X. **Adjournment**
Commissioner Hicks motioned to adjourn the meeting at 7:37 p.m.; and Commissioner Moss seconded.

| | Ayes | Nays | Absent |
|---|---|---|---|
| **O'Rourke, Chair** | **X** | | |
| **Payne, Commissioner** | **X** | | |
| **Hicks, Commissioner** | **X** | | |
| **Rosenblith, Commissioner** | **X** | | |
| **Moss, Commissioner** | **X** | | |

**CHARLOTTESVILLE REDEVELOPMENT & HOUSING AUTHORITY**

**PROFESSIONAL DEVELOPMENT REIMBURSEMENT POLICY**

## Objective

Charlottesville Redevelopment and Housing Authority encourages employees to enhance their skills and network with other professionals. This policy is intended to provide employees with professional development opportunities that enhance their knowledge and contributions to the organization. Providing professional development to our employees is an investment in their careers and the organization's future.

## Eligibility

Full-time regular employees are eligible for reimbursement of organization-approved education costs after six months of continuous employment, provided they are in good standing and are not on probation of any kind.

## Eligible Expenses

Employees are responsible for identifying courses and other training opportunities that support their career development, relate directly to their current role, and align with the organization's mission. Eligible professional development may include seminars, educational courses, webinars, exams, exam prep, credentialing, accredited courses and e-learning, workshops, conferences, and degree programs that help employees perform their essential job functions and increase their contributions to the organization.

Membership fees to professional organizations, subscriptions for scholarly journals, books and computer-based resources are also included.

## Procedure

To qualify for Professional Development Reimbursement, employees must submit a "CRHA Expense Report" to their immediate supervisor. The supervisor will forward the form to the Executive Director and Director of Finance for review. The request must include the applicable course of study, purpose, cost, dates and the name of the institution or training provider. If the request is approved, the employee and supervisor will be notified via email.

**The employee may incur expenses only after receiving approval from the Executive Director and their supervisor.**

Approval by the employee's supervisor for attendance to any training program that directly affects an employee's work schedule must be submitted **at least** a month in advance. Employees may attend one off-site seminar, conference, or workshop annually that is paid for by CRHA with prior approval by the Executive Director.

**Reimbursement**

Upon satisfactory completion of the training and/or coursework (i.e. ongoing classes), the employee must provide the documentation to support completion of the course and receipt to receive reimbursement if the courses have been pre-paid. All receipts should be submitted in a timely manner to the Executive Director and Director of Finance.

If an employee wishes to attend a short-study course, such as a seminar, workshop, professional exam, certificate program, or e-learning course, the employee must submit the required information to their supervisor at least **one month** in advance. If approved by the Supervisor and Executive Director, the supervisor may pay for the course using their company credit card, complete the "CRHA Expense Report," and forward the report to the Director of Finance.

Memberships in professional organizations and magazine subscriptions must have a direct relationship to the employee's job duties. The employee must provide supporting documentation outlining the benefits to CRHA and submit the request to their Supervisor and Executive Director for approval. If approved, the supervisor should complete the "CRHA Expense Report" and forward it to the Director of Finance.

The maximum reimbursement amount will be $1500.00 per calendar year. The amount does not roll into the next calendar year; it is forfeited if not used. Travel expenses may be permitted if the training is not available locally. See company travel policy for approval and reimbursement procedure.

For **degree programs**, the following criteria applies:

- Grade A = 100% reimbursement
- Grade B = 75% reimbursement
- Grade C = 50% reimbursement

Any grade less than a "C" is not eligible for reimbursement.

A **pass/fail course** is 100% reimbursable if passed successfully. CRHA will not pay for an employee to retake a training course.

**Payback Requirements**

As a matter of record, employees accepting the terms of this policy for a **degree program** will be required to sign a written agreement to remain with the organization for two years from the date of the educational reimbursement. If the employee terminates within this timeframe, he or she will be required to pay a monthly prorated amount to the organization.

**Highlights**

- Full-time regular employees may qualify after six months of continuous employment, if in good standing and not on probation

- Includes approved courses, seminars, webinars, exams, credentials, workshops, conferences, degree programs, professional memberships, journals, books, and computer-based resources.
- Employees and/or their supervisors must submit a CRHA Expense Report and receive approval **before** incurring expenses.
- Training that affects the work schedule must be requested at least **one month** (30 days) in advance.
- Employees may attend one CRHA-paid off-site seminar, conference, or workshop per year with prior approval.
- Employees must provide proof of completion **(for degree programs)** and receipts in a timely manner.
- Reimbursement is limited to **$1,500 per calendar year** and unused amounts do not roll over.
- Degree programs with a grade below a C are not reimbursable. Pass/fail courses are 100% reimbursable if successfully passed.
- CRHA does not pay for an employee to retake a training course.
- Employees reimbursed for a degree program must sign a two-year agreement or repay a prorated amount if they leave CRHA early.

**ACKNOWLEDGEMENT:**

By my signature below, I agree that I have received, read and understand the above-mentioned policy. I agree to abide by these guidelines and understand that failure to do so may result in disciplinary action. I also understand that this policy does not constitute an employment contract in any way.

_____ Date: _____

Employee

## DRAFT PART III: CALCULATING RENT

### 6-III.A. OVERVIEW OF INCOME-BASED RENT CALCULATIONS

The first step in calculating income-based rent is to determine each family's total tenant payment (TTP). Then, if the family is occupying a unit that has tenant-paid utilities, the utility allowance is subtracted from the TTP. The result of this calculation, if a positive number, is the tenant rent. If the TTP is less than the utility allowance, the result of this calculation is a negative number, and is called the utility reimbursement, which may be paid to the family or directly to the utility company by the CRHA.

**TTP Formula [24 CFR 5.628]**

HUD regulations specify the formula for calculating the total tenant payment (TTP) for a tenant family. TTP is the highest of the following amounts, rounded to the nearest dollar:

- 30 percent of the family's monthly adjusted income (adjusted income is defined in Part II)
- 10 percent of the family's monthly gross income (annual income, as defined in Part I, divided by 12)
- The welfare rent (in as-paid states only)
- A minimum rent between $0 and $50 that is established by the CRHA

The CRHA has authority to suspend and exempt families from minimum rent when a financial hardship exists, as defined in section 6-III.B.

***Welfare Rent [24 CFR 5.628]***

CRHA Policy

Welfare rent does not apply in this locality.

***Minimum Rent [24 CFR 5.630]***

CRHA Policy

The minimum rent for CRHA is $0.

## 6-III.B. FINANCIAL HARDSHIPS AFFECTING MINIMUM RENT [24 CFR 5.630]

CRHA Policy

The financial hardship rules described below does NOT apply in this jurisdiction because the CRHA has established a minimum rent of $0.

### Overview

If the CRHA establishes a minimum rent greater than zero, the CRHA must grant an exemption from the minimum rent if a family is unable to pay the minimum rent because of financial hardship.

The financial hardship exemption applies only to families required to pay the minimum rent. If a family's TTP is higher than the minimum rent, the family is not eligible for a hardship exemption. If the CRHA determines that a hardship exists, the TTP is the highest of the remaining components of the family's calculated TTP.

### HUD-Defined Financial Hardship

Financial hardship includes the following situations:

(1) The family has lost eligibility for or is awaiting an eligibility determination for a federal, state, or local assistance program. This includes a family member who is a noncitizen lawfully admitted for permanent residence under the Immigration and Nationality Act who would be entitled to public benefits but for Title IV of the Personal Responsibility and Work Opportunity Act of 1996.

CRHA Policy

A hardship will be considered to exist only if the loss of eligibility has an impact on the family's ability to pay the minimum rent.

For a family waiting for a determination of eligibility, the hardship period will end as of the first of the month following (1) implementation of assistance, if approved, or (2) the decision to deny assistance. A family whose request for assistance is denied may request a hardship exemption based upon one of the other allowable hardship circumstances.

(2) The family would be evicted because it is unable to pay the minimum rent.

CRHA Policy

For a family to qualify under this provision, the cause of the potential eviction must be the family's failure to pay rent or tenant-paid utilities.

(3) Family income has decreased because of changed family circumstances, including the loss of employment.

(4) A death has occurred in the family.

CRHA Policy

In order to qualify under this provision, a family must describe how the death has created a financial hardship (e.g., because of funeral-related expenses or the loss of the family member's income).

(5) The family has experienced other circumstances determined by the CRHA.

CRHA Policy

The CRHA has not established any additional hardship criteria.

| CRHA - HCV STATS May 2026 | | | | | | |
|---|---|---|---|---|---|---|
| PROGRAMS | PARTICIPANTS | HAP | UTILITIES | WAITLIST | UNLEASED UNITS | TOTAL VOUCHERS AWARDED |
| hcv - Housing Choice Voucher | 429 | $ 472,643.00 | $ 60,900.00 | 1726 | 1 | DO NOT PULL FROM WAITLIST |
| msv (Mainstream Vouchers) | 33 | $ 36,738.00 | $ 4,132.00 | 4 | 1 | 40 |
| pbv-crh (CRHA Crescent Halls (HUD Subsidy) | 50 | $ 61,991.00 | $ - | | | 52 |
| pbv-sfp1 (PBV for SFS Phase I) | 23 | $ 29,052.00 | $ - | | 1 | 24 |
| tc (The Crossings) | 15 | $ 13,344.00 | $ - | 2,631 | 0 | 21 |
| ev(Enhanced Vouchers) | 3 | $ 2,058.00 | $ 228.00 | | | SPECIAL PROGRAM |
| ehv -(EMERGENCY HOUSING VOUCHERS) | 10 | $ 10,256.00 | $ 994.00 | | 1 | DO NOT ISSUE |
| tpv (Tenant Protection Voucher) | 8 | 5,076.00 | $ 1,105.00 | | | RELOCATION |
| trv (Tenant Relocation Vouchers - CH) | 7 | $ 7,117.00 | $ 797.00 | | | RELOCATION |
| va (VASH) | 4 | $ 3,094.00 | $ 474.00 | | 1 | 5 |
| fyi - Fostering Youth Independence | 17 | $ 19,178.00 | $ 1,811.00 | 9 | 1 | 25 |
| Portable Vouchers | 16 | $ 25,468.00 | $ 3,012.00 | | | DO NOT ABSORB |
| **TOTAL** | **615** | **$ 686,015.00** | **$ 73,453.00** | | | |
| **CSRAP** - Charlottesville Supplemental Rental Assistance Program | **66** | **$ 73,911.00** | **$ -** | | | DO NOT GO OVER 70K HAP |
| **PROGRAM SIZE** | **681** | | | | | |

| | |
|---|---|
| **Vouchers on the Street** | 16 |
| **New Admissions** | 2 |

| **HQS INSPECTIONS COMPLETED** | | | |
|---|---|---|---|
| | INITIAL | | 10 |
| | ANNUALS | | 24 |
| | SPECIAL | | 3 |
| | QC | | 0 |
| | **TOTAL** | | **37** |

| **RECERTIFICATIONS** | | | |
|---|---|---|---|
| ANNUAL RECERTIFICATIONS | | | 34 |
| RECERTIFICATIONS PENDING/PAST DUE | | | 3 |

CHARLOTTESVILLE REDEVELOPMENT & HOUSING AUTHORITY

P.O. BOX 1405, CHARLOTTESVILLE, VIRGINIA 22902

TELEPHONE/TTY/711: (434) 326-4672 FAX: (434) 971-4797

www.cvillerha.com

Residents *FIRST*!

**CRHA Resident Services (RS) Department Report**
**For July 27, 2026, Board of Commissioners**
**Prepared by Kathleen Glenn-Matthews on 7/22/2026**

**I. Resident Services: Planning for the August 1st Westhaven Community Day is underway. The registration information is attached.**

*Housing Stability.*

**A.** Eviction Diversion Plan (EDP) Please see some attached materials form door knocking and outreach. CRHA staff continue to look at increasing local partnerships to assist with eviction assistance funding and support programs as the need continues to grow to find rental assistance funding for our communities. CRHA has a VISTA starting mid-August and we intend to have them help us look at creative ways to adjust our software and train staff to collect more detailed EDP data.

**B.** Once nonprofit launched, CRHA wants to become a partner with the local food bank and establish a program where residents can work on balance through assisting with food program.

**C.** Self Sufficiency
1. FSS- Please see the attached Resident Services Summary.
2. ROSS- Please see the attached Resident Services Summary.

**D.** *Economic Opportunity (EOP)*
1. CRHA has submitted an application for a Youth Build grant through the Department of Labor. YouthBuild is a community-based pre-apprenticeship program that provides job training and educational services for opportunity youth ages 16-24 who left school without a diploma. https://www.dol.gov/agencies/eta/youth/youthbuild The announcement of awards has been delayed by the DOL. They said they will have a training on 8/5.
2. CRHA is working on increasing partnerships with providers of childcare and transportation especially those that can help transport mothers and children.
3. Jobs Plus- Please see the attached RS summary report.
4. *Community Engagement for Redevelopment and Modernization*

*Resident Services staff continue to work* on intersections with Redevelopment, preservation of CRHA history, Section 3 and service needs as well as conversations around community/ program space and soft cost needs.

5. *Youth Programs*

CRHA's Youth programs continue to build with the assistance of the Firearm Violence Intervention Grant (FVIP). Please see the attached RS summary report.

***E.*** *Self-Determined Community Programs*
1. Resident Services staff met with residents of SFS and will be setting up a follow-up meeting to talk about what services residents want in their community spaces and how RS staff can assist.
2. 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

EQUAL HOUSING OPPORTUNITY 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.

individuals who may not have had an opportunity to learn how to read or have visual or hearing challenges. The IT program has begun a program with the RS team to assist in getting older laptops donated to residents with instructions for accessing online programs. CRHA staff are working with parents to setup computer lab processes for youth.

3. Here is the link to the newsletter: https://cvillerha.com/newsletter/
4. The Resident Services committee continues to focus on looking at the best ways to offer community support. Attached are notes form the July meeting. This committee is now quarterly, and the next meeting is in October. Staff continue working on partnerships with community partners. Currently we are very focused on the impacts of budget cuts and support our communities may need in navigating changes to Medicare.
5. CRHA RS Staff continues working on the process of becoming a Certified Organization for Resident Engagement & Services (CORES). Staff are currently analyzing the data from the end of 2025 for all site surveys and submitting an application for certification by in 2027 with the assistance of the VISTA.
   https://coresonline.org/certification. This will be a big lift as it requires the following exercises for submission.
   - Community Resource Scan
   - Resident Opportunities and Priorities Assessment,
   - Property Services Plan
   - Resident Indicators and Analysis Report
6. Continue to meet as needed with residents to discuss what services they would like to have in their communities and make connections with providers.
7. Resident Services staff continue to increase activities on calendars for outreach at rotating sites.

## II. Grants/Development:

**A.** CRHA staff continue to look for ways to diversify funding streams and setting up a nonprofit around the end of 2026 once forms have been filed by our attorney.

**B.** CRHA has been awarded a VISTA who once hired will be assisting with our Grants/Development efforts this summer.

**C.** Please see the attached report from the Grants and Development Coordinator.

## III. Emergency Operating Plan Draft

**A.** Continue working on preparing emergency plans or disaster response plans to prepare staff and tenant households for emergencies as well as Climate Change preparedness.

1. A calendar for taking the draft to community meetings for feedback is being worked on.
2. Ongoing changes over the next few years to accommodate redevelopment with any final drafts to be reviewed by Fire Chief. Then will be going to either the Maintenance and or Safety Committee. Once finalized, annual training and reevaluations of the plan will be put in place for staff and residents. Currently, different sites are working on updates.
3. Discussed exploring partnerships or sponsorships with local groups for resident training and assistance with emergency kits.

**B.** Response Protocol

1. The Resident Service team continues working on setting up a response plan with community partners for when violence happens in the community to include community meetings and a field response. We continue setting up community meetings around this to discuss partnerships.

2. Attending meetings with other local housing agencies around uncertainties with many federal funding cuts.
3. Staff continue to work on plans around Business Continuity and Succession Planning to address sudden changes or disasters.
4. We will continue to reach out to the city to see if we can partner with their process.

**C.** CRHA staff are making progress in securing AED donations for sites as well as secure/safe ways to house them and train the community.

**D.** DED attends the Local Emergency Planning Committee.

**E.** **Strategic Planning**: CRHA staff continue to work on new reporting systems for streamlining reporting on Strategic Planning to combine with new monthly reporting formats.

## IV. Annual and Five-Year Plans

**A.** The FY 2025- 2026 Annual Plan was submitted to HUD in January 2025 via the portal and email to our Field Office.

**B.** The FY 2026- 2027 annual plan was submitted to HUD via the portal and email this month. Here is a link to the annual plan documents: https://cvillerha.com/key-documents/

**C.** Meetings with the RAB for the FY 2027- 2028 Annual Plan begin this summer on 6/30/26. At the PHAR May board meeting CRHA staff discussed looking at having AP pop-up information at events this summer and early fall to help increase involvement in the process. In January 2028 we will start discussing working on the Five-Year Plan for FY 2029- 2034.

**D.** An amended version of the FY 2026- 2027 Annual Plan was posted July 1st. Please see the attached posting memo.
CRHA did this revision to the FY 2026- 2027 Annual Plan showing the Significant Amendment/Modification and New Activities below:
*CRHA intends to reposition its public housing stock through demolition/disposition under Section 18 of the Housing Act of 1937. The demolition/disposition action will involve Westhaven in AMP VA016000001. In accordance with HUD's Section 18 approval process, CRHA will be submitting a Section 18 application in approximately Q4 2026 for the above-noted property.*

*CRHA has engaged a development partner and is pursuing a low-income housing tax credit (LIHTC) award for Phase I of the Westhaven redevelopment, which will deliver two five-story buildings with approximately 164 units. The new units will be affordable for families at or below 80% of area median income, with approximately 164 subsidized with project-based vouchers. Future phases are planned to deliver approximately 102 townhouse units as well as resident amenities and multi-use space.*

*CRHA will be submitting/has submitted a Section 18 Demolition and/or Disposition application for Westhaven in approximately Q4 2026. CRHA anticipates receiving approximately 126 tenant protection vouchers (TPVs) after SAC approval of this Section 18 action. The housing authority intends to project-base approximately 82 of these TPVs at the Westhaven redevelopment. Project basing these units is consistent with the goals of CRHA's Annual Plan as it allows CRHA to continue serving residents at Westhaven, thereby providing long-term rental assistance at these properties and assisting the housing authority in maintaining these communities as affordable housing serving families earning at or below 80% AMI. We anticipate project basing all 126 TPV's back into the*

*development. We will fill the remaining units in Phase 1 with PBV's from our regular program.*

V. **Partnership Engagement**

A. Continue to have the opportunity to serve on PHAR Advisory Council.
B. Continue to serve on the Advisory Team for PHAR's Residents for Respectful Research "R3".
C. Quarterly Strategic Partnership Meetings with Piedmont Area Workforce
D. Monthly Housing Director and Regional Housing Partnership Meeting with TJPDC
E. Continue to be very involved in supporting conversation around support of residents.
F. 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.
G. Continue to meet quarterly with Westhaven CARES Center Steering Committee
H. CRHA continues to partner with UVA's Internship Placement Program with the Career Center.

**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.

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

Residents *FIRST*!

## CRHA Resident Services Summary and Section 3 Report

July 16, 2026

## Resident Services Summary

*The following table uses data from 6/16/26 – 7/16/26*

| Site/Program | Individuals* Served This Month | Individuals Served Last Month | Individuals Served In 2026 |
|---|---|---|---|
| **ALL** | **135** | **66** | **662** |
| Westhaven | 65 | 44 | 284 |
| Crescent Halls | 6 | 0 | 83 |
| 6th | 18 | 8 | 70 |
| South First St | 27 | 14 | 170 |
| Scattered Sites | 19 | 0 | 55 |

*individuals are non-unique

## Self-Sufficiency Programs

| Program | Number of Participants | New Participants This Month |
|---|---|---|
| FSS | 51 | 0 |
| ROSS | 50 | 0 |
| Jobs Plus | 63 | 0 |

## Section 3

*The following table uses data from June 2026 of CRHA employees.*

| Type | Total Hours | Benchmark Actuals | HUD Benchmark Goals |
|---|---|---|---|
| **All Labor** | 8734.71 | | |
| **Section 3** | 5586.67 | 64% | 25% |
| **Targeted Worker** | 516.88 | 6% | 5% |
| **Other Targeted** | 0 | | |

Total CRHA Section 3 Employees: 44
Total CRHA Targeted Workers: 5
Total CRHA Employees: 69

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

EQUAL HOUSING OPPORTUNITY 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 & 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

Residents FIRST!

# Grants and Development Report

7/16/26 – Prepared by Katrina Beitz

## Upcoming Grants

- Bama Works – 8/31/26
  - Applying for funds for individuals to attend professional development trainings
- Twice is Nice Fund – 8/31/26
  - Applying for Resident Services at Crescent Halls
- PB&J Fund – 10/14/26
  - Applying for food program support
- Community Impact VHA – 10/31/26
  - Funds for Resident Planner activities
- Capacity Building Training VHA – 10/31/26
  - Staff training funds

## Grant Updates

- Starting work on late summer/early fall application cycle
- Finished interviews for the AmeriCorps VISTA position and offer has been accepted. Our VISTA will start mid-August.
- Updating grant application materials to reflect FY25 data.
- Extension request for HOME Down Payment Assistance funds was approved. We are working diligently to expend these funds before the new deadline.
- Had annual meeting with Twice Is Nice staff to go over grant accomplishments for the year.
- Final report submitted for the South First Street Public Housing Revitalization grant.
- Quarterly report submitted for FVIP.
- Amended Jobs Plus Work Plan and budget accepted by HUD.
- We are still waiting decisions for a few grant applications and an award letter for one other. The YouthBuild grant we anticipate hearing back about by the end of the month. Housing Affordability Breakthrough should announce first round selection in late summer.
  Overview of current grant funds:
  - **Total requested (FY25 – FY26)**: $7,500,722
  - **Active Grants (FY25 – FY26)**: $2,937,939
  - **Multi-Year Awards**: $2,218,344
  - **Submitted, awaiting response**: $3,587,540
    - Federal: YouthBuild (DOL), Housing Related Hazards (HRH)
    - Other: Housing Affordability Breakthrough Challenge (Wells Fargo/Enterprise)

## Other/Miscellaneous

- Updating Resident Services database and cleaning up existing records.
- Auditing Jobs Plus related files and information as new staff come on-board.
- Training new staff on the Resident Services database and grant requirements for individual programs.
- Continuing to meet with RS staff on their grant requirements and program updates.

EQUAL HOUSING OPPORTUNITY

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.

# Monthly Report

**Employee:** Nicole Richardson
**Position:** Jobs Plus Case Manager
**Reporting Period:** July 6–17, 2026

## Summary

This reporting period represents my first week transitioning into the Jobs Plus Case Manager role. My focus has been on learning program operations, building relationships with residents and community partners, improving program processes, and preparing to provide employment and supportive services to Westhaven residents.

## Accomplishments & Activities

### Program Development & Process Improvement

- Reviewed and updated the Jobs Plus Pre-Enrollment Form to better align with the Residents Connect intake process.
- Worked to streamline the enrollment process by creating consistency between the Jobs Plus intake process and Residents Connect procedures.
- Reviewed Jobs Plus program materials, including "What Can Jobs Plus Do for You?", to prepare for upcoming resident meetings and outreach efforts.

### Resident Support & Community Engagement

- Connected a South First Street resident with a job opportunity and provided a referral to Rico Harris, Resident Services Coordinator, for continued follow-up and additional support.
- Engaged with Westhaven youth and community members during South First Street Community Day to build relationships, increase awareness of Jobs Plus services, and encourage resident participation.
- Participated in Westhaven Beautification Day by working with staff and community members to improve the neighborhood environment and promote community pride.

### Workforce Development & Employment Partnerships

- Attended the ACDSS Job Networking Event to develop employer connections and identify employment opportunities for residents.
- Assisted residents with connecting to job leads and resume-building resources.
- Identified five employment opportunities and began exploring a potential future guest speaker opportunity with Crutchfield to support resident career development.
- Attended Network2Work Training at the Bolick Center to learn the platform, resources, and processes available to assist residents with employment opportunities.

### Collaboration & Team Support

- Participated in the Resident Services Committee Meeting to provide team updates, receive community partner updates, and collaborate on resident service efforts.
- Represented the Director at the Economic Development Strategic Plan – Goal 3 meeting due to competing priorities. Shared project updates, documented action items, and communicated decisions back to the Jobs Plus team.
- Prepared and shared monthly updates to ensure the team remained informed of program activities, progress, and upcoming initiatives.

### Operational Support

- Reached out to M. Carey regarding access to a company vehicle to support community outreach, networking events, employer engagement, and resident services.

## Challenges Identified

- Becoming familiar with new systems, procedures, and workflows while transitioning into the Jobs Plus Case Manager role.
- Increasing resident awareness and understanding of Jobs Plus services and available resources.
- Identifying resources needed to support consistent outreach and community engagement.

## Goals for Next Month

- Begin regular meetings with Westhaven residents to assess needs and connect them with employment resources.
- Continue developing relationships with employers, community partners, and workforce organizations.
- Increase resident participation in Jobs Plus workforce development services.
- Implement the updated pre-enrollment process and monitor effectiveness.
- Continue attending community events and networking opportunities to expand program visibility.

## Overall Assessment

The first reporting period has been productive and focused on establishing a strong foundation in the Jobs Plus Case Manager role. I have made progress in building partnerships, improving programming processes, connecting residents to opportunities, and preparing for continued resident engagement. Moving forward, I will continue strengthening community relationships and supporting Westhaven residents through employment and career development opportunities.

**CRHA Resident Services Committee**

July 14th, 2026, 1pm Hybrid at the Westhaven Community Center and via Zoom: https://zoom.us/j/95147780948?pwd=YUExYmZCOVBQUkQ3cy9zZ1NVYkg2UT09, +13126266799,,95147780948#

JUST A REMINDER THESE MEETINGS ARE RECORDED SO WE CAN SHARE THEM WITH FOLKS WHO CAN NOT MAKE IT

I. Welcome and Introductions

Joy Johnson (RS), Georgia Wyatt (RS), Kathleen Glenn-Matthews (CRHA), Zabiullah Rahmati (CRHA), Asia Green (PHAR), Brett Titman (PM/CRHA), Ayanna Hall (RS/ROSS), Ismael Mbadinga (RS/YS), Nic Biernacki (RS/YS Intern), John Johnson (RS), Ricco Harris (CRHA/RS), Will Davis (CRHA Intern), Amir (CAYIP Intern), Kaneyko Bands (CRHA/JP), Cyndi Ivery (CRHA/JP), Shelly Bryant (Clinic/City), Christina Feggans (UVA School of Nursing), Stephanie Macnamara (VCW), Nicole Richardson (CRHA/JP).

II. Agencies Update

Chacha Mahiri – FSS
Growing FSS gradually, ~50 participants across HCV and PH, keep reaching out with referrals

Ricco Harris – RS Coordinator
Reaching out to clients on caseload, getting to know participants

Nicole Richardson – JobsPlus
Working on new enrollment forms and revamping intake process

Ayanna Hall - ROSS
Caseload is open, checking in with what residents want and need, heavily involved with RS

Ishmael – Youth Services
Weekly beautification at SFS, WH, and 6th Street. Field trips last week of July to Kings Dominion, African American Museum, Richmond. Dance workshops at SFS. Wednesday's 5pm Prolyfyck runs all summer at Westhaven.

John Johnson – Redevelopment
Close to moving in to SFS Phase 2 by end of July

KJ Howard – Cultivate
Next market day is July 24th at Westhaven. Will meet with Georgia about Westhaven Day.

Asia Green – PHAR
Youth program, bird house/food box project upcoming. Outreach with book bus. Reaching out to UVA, PVCC, and trade school for older kids. Meeting with Ish about end of summer/back to school. Programming for homeschooled children this fall.

Stephanie MacNamara – VCW

Sarah Morton has been in contact about donations for Westhaven Day, JobsPlus workshops launching in the fall.

Shelly Bryant – City, Westhaven Cares Clinic
12 gift cards from the City to graduating students and FSS participant. Pantry on site for all CRHA residents. Out of ACs now but gave out several to families in need. Produce every 4th Wednesday. Massages every third Wednesday 10am-12pm.

Christina Feggans – UVA Nursing
Sports physicals confirmed for WCD, upstairs in community center from 10am-2pm (Jackie Martin). School of nursing mobile units hoping to conduct monthly visits to CRHA sites. Beginning with Westhaven in October hopefully.

III. Featured Topic – Westhaven Day

Emphasis on free sports physicals, reach out to wyattg@cvillerha.com for questions about tabling or volunteering. Looking for adult and kids bingo prizes, please drop off at 801 Hardy Drive. Event is Saturday, August 1st. Please also reach out to Georgia with any questions about joining planning committee meetings.

IV. Suggested Items for Next Meeting

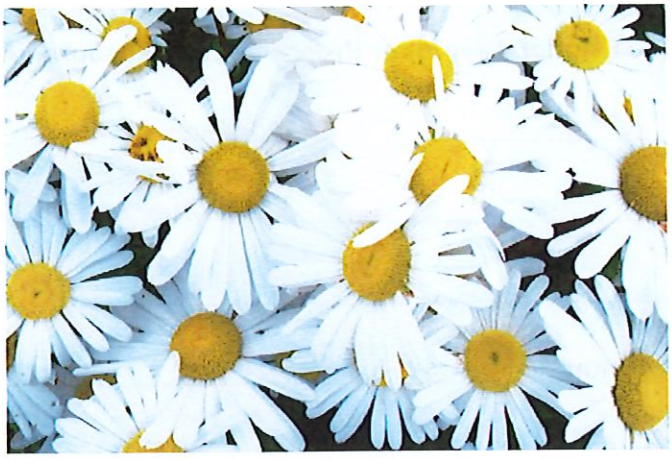
Email any questions or recommendations to Joy (johnsonj@cvillerha.com) and Georgia (wyattg@cville.rha)

Next meeting October 13th, 2026, at 1pm

- Https://us06web.zoom.us/rec/share/bPWlBYN36NI1FbQw4rBJ2JygOk3P_qgezWfZLokLZB2I9JVOhn2gEe6EuJtp940.FchfvIlBlu4Birry?startTime=1760460551000
- Passcode: =u+8#=kQ

**Thank you for being here!**

CHARLOTTESVILLE REDEVELOPMENT AND HOUSING AUTHORITY
500 1st Street South
CHARLOTTESVILLE, VIRGINIA 22902
TELEPHONE: (434) 326-4672
www.cvillerha.com



**CRHA Resident Services**

We're Here to Help You Stay Home

Finding yourself behind on rent, keeping up with a home or having any challenges with your lease can be overwhelming at times. We want to work *with* you.

Life happens. We understand that this is stressful and that your housing stability matters.

**Support Available:**

- We can chat about connecting you with our staff to work on a plan that fits your current budget or employment resources.
- Get connected to rent assistance and or other community support in a safe space.
- Our focus is on solving this together, not blame.

Please contact us if you would like to meet.
I would welcome the opportunity to sit down and talk to see how we can partner with you:

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

EQUAL HOUSING OPPORTUNITY 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
500 1st Street South, CHARLOTTESVILLE, VIRGINIA 22902
TELEPHONE: (434) 326-4672
www.cvillerha.com

**CRHA's Resident Services Eviction Diversion Program (EDP) Resource Assistance Signup**

Your Name: _____ Address: _____

Phone: _____ Can we text you? ☐ Yes ☐ No

Email: _____

What do you need assistance with: _____

_____

_____

☐ **Pathways Community Resource Hotline**- Charlottesville provides emergency financial assistance for rent, mortgage, and utilities to low-income residents.
Contact them at **1-833-524-2904** (Monday–Friday, 9 AM–5 PM) or visit 907 E Jefferson St.
*Very important you return their calls to keep your place on the list.*

☐ Piedmont Housing Alliance (PHA) **Financial Opportunity Center (FOC) Support Services:** Offers housing stability counseling, rental counseling, and tenant rights information for those at risk. 806 High St., Charlottesville (Mon-Fri, 9 AM–5 PM) **(434) 979-7310**.

☐ **The Society of St. Vincent de Paul (SVdP)** provides emergency assistance to residents facing eviction by helping with rent and utilities.
401 Alderman Rd, **434-226-8022.** They may provide financial support for residents in crisis after a phone interview and home visit. They help pay rent directly to landlords to prevent homelessness.

☐ **The Point Church HUB-** If you need assistance, ***please note that they only serve people in-person.*** **105 Ridge ST, Thursdays 10:30am- 12:30pm,** 434-995-8957

☐ Charlottesville residents can access free budgeting and financial coaching classes at the **Financial Opportunity Center (FOC) + Housing Hub**, located at **806 E. High St.** Call **(434) 242-5165** or visit the Piedmont Housing Alliance Financial Opportunity Center to schedule one-on-one budgeting help

Please complete consent form so that we can help refer you to resources.

Questions: **matthewsk@cvillerha.com** or 434-422-9298*Questions:*
*matthewsk@cvillerha.com or 434-422-9298*

EQUAL HOUSING OPPORTUNITY 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.

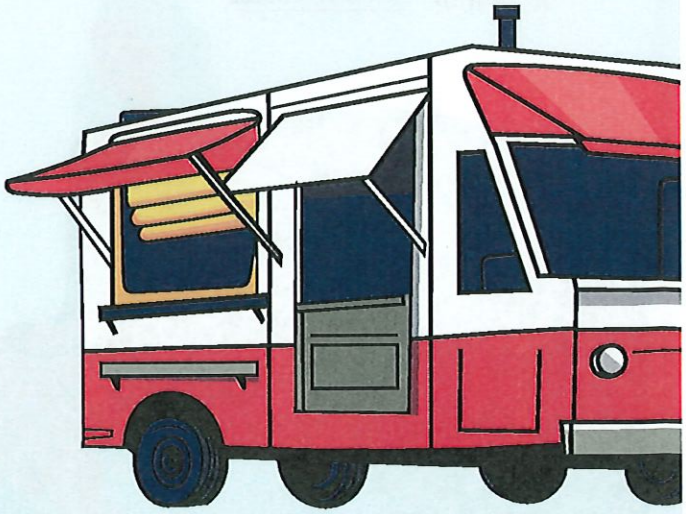
# Please join CRHA for

# SFS COMMUNI DAY

## FRIDAY, JULY 10TH
## 12-4PM

1050 1st St South, Charlottesville, VA





**Join CRHA and community organizatior**

Thinking of going to college or taking a class or two?

# CRHA Jobs Plus Invites you to the:

# *Piedmont Community College*

# *Fall Session Presentation*

**on Tuesday, July 28, 2026**

**12 Noon**

**Presentation by: Riley Doherty**

**For more information, please contact: Cyndi Ivery @ 434-981-6351 or email @ iveryc@cvillerha.com**



ONE STOP.

# ONE STOP

*One Community. Every Resource.*





**SUPPORT FOR YOUTH. RESOURCES FOR FAMILIES. OPPORTUNITIES FOR ALL.**

**JULY 23RD**
12:00 PM – 3:00 PM

**JEFFERSON SCHOOL LAWN**
COME OUT. GET CONNECTED.
LEAVE EMPOWERED.

## THIS FREE COMMUNITY EVENT IS FOR YOU!

— DRIVEN BY COMMUNITY. FUELED BY PURPOSE. —

### GET ACCESS TO:

- FREE GIVEAWAYS
- COMMUNITY SUPPORT
- YOUTH SUPPORT
- HAIRCUTS
- BABY SUPPLIES
- JOBS
- HEALTHCARE RESOURCES
- JOB TRAINING
- MENTORSHIP
- DMV ID & RIGHTS RESTORATION
- AND MORE!

**FOOD BY** *Chef G*

**MUSIC BY** *DJ Runaway*

**CPR**
LEARN. SAVE. EMPOWER.

**YOUTH SERVICES**
Resources, support, and opportunities made for YOU!

**ADULT SERVICES**
Parents and caregivers can connect to services and support for YOU!

**ONE DAY. ONE PLACE. ENDLESS POSSIBILITIES.**

*We're Better Together.*

FOR MORE INFORMATION: | mtolbert@fountainfund.org | FountainFund.org

ALL ARE WELCOME | EVERY RESOURCE MATTERS | STRONGER TOGETHER

CHARLOTTESVILLE parks & recreation

You are invited to join Charlottesville Parks and Recreation for a craft

On

Wednesday July 15

from 2:30pm - 4:00 pm

In the Community Room



Sign-Up

1
2
3
4
5
6
7
8

THE GOOD FOUNDATION PRESENTS...

# An evening with *Joy Johnson*

**From Advocacy to Action:**
**Charlottesville's Housing Journey**

**Conversation • Jazz • Dancing • Community**



## Choose Your Evening

*Celebrate community and enjoy a summer evening of music and dancing.*

*Attend one part or stay for the entire evening!*

*Refreshments provided.*

**Jazz & Networking.....5:30 - 6:30 pm**
Meet neighbors, community leaders, and advocates.

**Housing Forum.....6:30 - 7:30 pm**
Learn about Charlottesville's housing progress, challenges, and opportunities.

**Dance Party**
**with DJ Runway.....7:30 - 10:00 pm**

**Questions?** Please contact Jackie Martin at goodfoundationcville@gmail.com.

**July 24, 2026**
**5:30 - 10:00 p.m.**

**The Brick Cellar**
**@ the Dairy Market**
**946 Grady Avenue**
**Charlottesville**

***Ms. Joy Johnson***
***2021 Dolbeare Lifetime Service Award Winner***
***National Low Income Housing Coalition***

**The GOOD Foundation is raising funds.**
**$25 donation**

GOOD

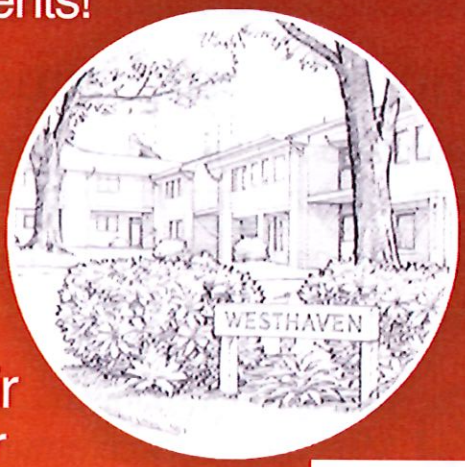
A foundation supporting black ideas for improving black health.

goodfoundationcville@gmail.com / 434-202-8034 / Cville GOOD Foundation
**goodfoundationcville.com**

CONNECT SHARE CELEBRATE

# 29TH WESTHAVEN COMMUNITY DAY

Join us for the 29th Annual Westhaven Community Day!
Free Sports Physicals, Free Food, Music, Games and Memorable Moments!




## AUGUST 1ST, 2026

Sign up for resource fair as vendor

Sign up to Volunteer



## THIS IS OUR HOME

Contact PHAR for any questions

https://www.pharcville.org/donate/

DONATE to PHAR or Purchase from Amazon Wishlist

Connect Share Celebrate

# 29th Annual Westhaven Community Day

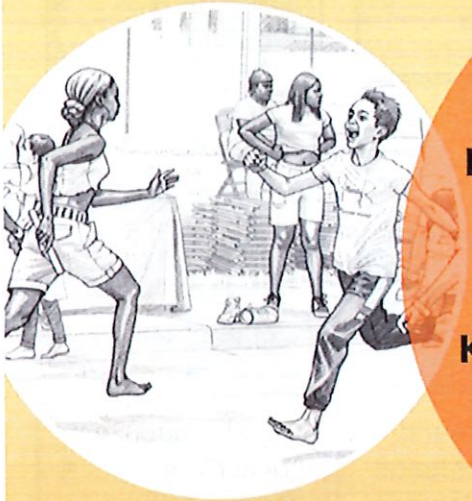
## August 1st, 2026

PHAR CVILLE

MOON BOUNCE ✦ FACE PAINTING ✦ COMMUNITY VENDORS

SPORTS PHYSICALS ✦ COTTON CANDY ✦ GAME TRUCK

PETTING ZOO ✦ FOAM PARTY ✦ LIVE MUSIC



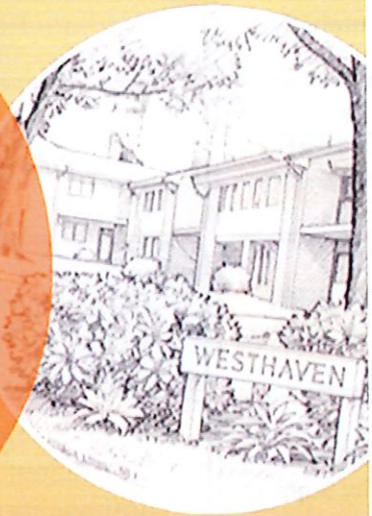
Community Awards – 10am

Dunk Tank – 10:30am - 11:30am

Lunch - 12pm - 1:45pm

Kids & Adult Bingo - 2pm - 4pm

Da Reset Band - 4pm - 5pm



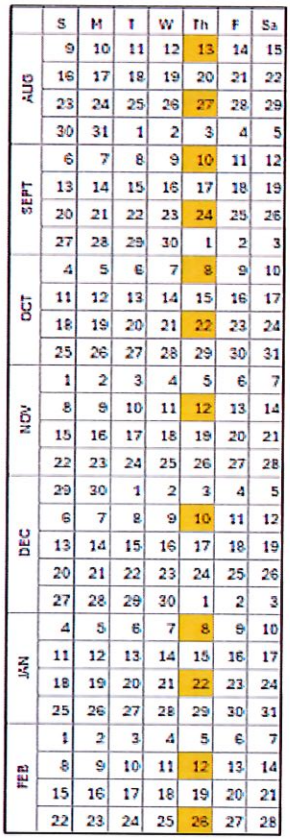

## 801 - 836 Hardy Drive

# Jobs Plus
## at Westhaven

A PROUD PARTNER OF VIRGINIA CAREER WORKS
PIEDMONT REGION

**2nd & 4th Thursdays, 11 AM-Noon in the Community Center**

| MONTH ⬇⬇ | Topics | |
|---|---|---|
| **AUGUST:** Professional Skills | Professional Email Tactics | Phone Etiquette & Expectations |
| **SEPTEMBER:** Workplace Culture | Understanding Workplace Norms & Behavior | Employer Expectations & Professional Conduct |
| **OCTOBER:** Accountability | Time Management for Real Life | Setting Goals You Can Stick To |
| * **NOVEMBER:** Financial Literacy | Finance 101 | Finance 102 |
| * **DECEMBER:** Employment Services | Accessing & Navigating Community Resources | The Power of Networking: Building Your Community |
| **JANUARY:** Community Support | Peer Mentoring & Resident Ambassadors | Transportation Solutions & Best Practices | Wraparound Services: Mental Health, Housing | Collaboration with Local Nonprofits & Service Providers |
| **FEBRUARY:** Strategic Partners | Public Housing Authority (EID Coordination) | Job Placement, Sector Training Openings | Training Providers, Community College & Pathways | Social Services, FBO, & Civic Organizations |




## SIGN UP for updates:

By providing your email, you'll receive updates about Jobs Plus events and opportunities. This does not commit you to attend.
LINK: https://forms.gle/kjBA2CxS8TBj7r7C6

## Questions?

**Email Kathleen:**
matthewsk@cvillerha.com

* NO CLASSES will be held the 4th Thursdays of November & December.

**Find more resources at vcwpiedmont.com & by contacting the VCWP Career Center:**

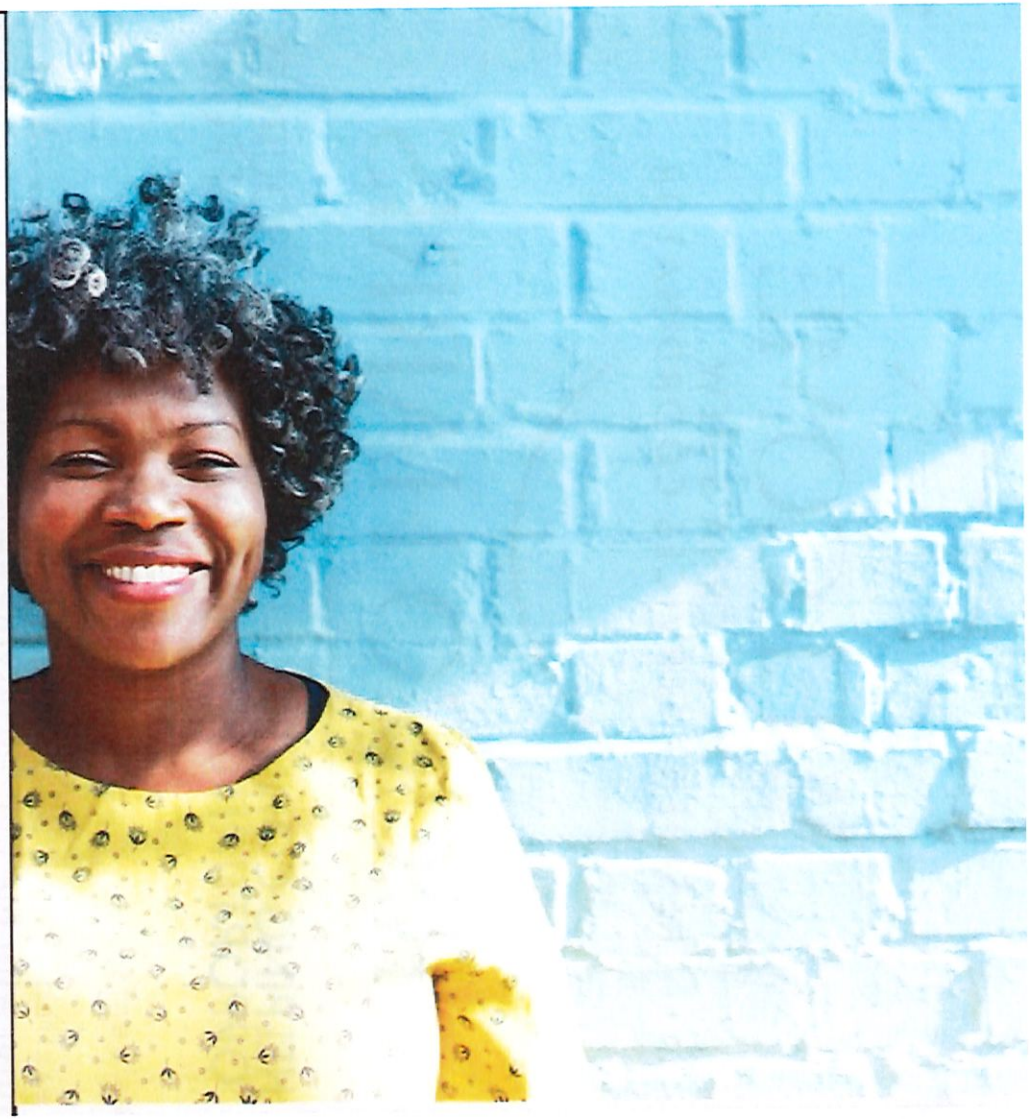
**Virginia Career Works – Piedmont Region is an Equal Opportunity Employer/Program. Auxiliary Aids and Services are available upon request to individuals with disabilities. TDD-VA Relay: 711. Funded by Federal, State, and Local funds. Interpreters available upon request. EO Officer | info@vcwpiedmont.com | 434-290-0026**

# THE WOMEN'S INITIATIVE

WILL BE AT CRESCENT HALLS
TO PROVIDE ONE-ON-ONE, INDIVIDUAL SUPPORT AS NEEDED.
WE WILL BE AVAILABLE TO MEET PRIVATELY AND PROVIDE A CONFIDENTIAL AND SAFE SPACE

## WED JULY 15, 2026
## 10:30AM – 11:45AM
## PROVIDED BY
## GRACE WINT,MS

FEEL FREE TO DROP IN FOR QUESTIONS OR JUST TO SAY HELLO!



# WELCOME

MEET CRHA'S NEW
RESIDENT SERVICES COORDINATOR

# RICCO HARRIS

## HELPING CONNECT RESIDENTS TO RESOURCES, OPPORTUNITIES, AND COMMUNITY SUPPORT

Hello Residents,

I am excited to introduce myself as your new Resident Services Coordinator with the Charlottesville Redevelopment & Housing Authority.

My mission is to support residents by connecting individuals and families with valuable programs, services, and opportunities that enhance quality of life and promote long-term success.

HOW I CAN ASSIST YOU

✓ Community Resources & Referrals
✓ Employment & Career Development
✓ Education & Training Opportunities
✓ Health & Wellness Resources
✓ Youth & Family Support Services
✓ Community Engagement Programs
✓ Resident Events & Activities
✓ Connections to Local Service Providers

CONTACT INFORMATION

RICCO HARRIS
RESIDENT SERVICES COORDINATOR
(434)906-0472

# CHARLOTTESVILLE REDEVELOPMENT AND HOUSING AUTHORITY

500 1st Street South
CHARLOTTESVILLE, VIRGINIA 22902
TELEPHONE: (434) 326-4748
www.crha.com


**To:** CRHA Program Participants, Staff, Board of Commissioner and Stakeholders
**From:** CRHA Administration
**Date:** July 1, 2025
**Subject:** Posting Draft Amended FY 2026- 2027 CRHA Annual Plan

The Charlottesville Redevelopment & Housing Authority (CRHA) will hold a Public Hearing regarding the Amended FY 2026- 2027 Annual Plan, as required by HUD under Section 511 of the Quality Housing and Work Responsibility Act of 1998. The public hearing will be held as a hybrid event via an electronic meeting platform, Zoom and in person at the Westhaven Center at 801 Hardy Drive, Charlottesville, VA, on Tuesday August 18, 2026, at 5pm. On Monday August 24, 2026 at 6pm the Amended Draft will go to the CRHA Board of Commissioners Meeting to approve the Amended Annual Plan. Members of the public may participate in person, by computer, tablet, or phone. Details for accessing this meeting will be included on CRHA's website. Individuals who need access to a printed or translated copy of the plan may do so by emailing matthewsk@cvillerha.com or calling 434-422-9298 and asking to set up a time to view or check-out a copy of the draft. Hardcopies will be posted for public review at the CRHA Offices at 500 1st Street S, 715 6th ST SE, 110 5th Street NE, 1050 1st ST S and at the at 801 Hardy Drive. An electronic copy can be found at https://www.cvillerha.com/key-documents/.

Written comments will be accepted through 5pm **August 17, 2025**, and should be submitted to Kathleen Glenn-Matthews, Deputy Executive Director via email or PO Box 1405, Charlottesville VA 22902 or to matthewsk@cvillerha.com.

Public Meeting on Annual Plan

1. 8/18/26 5pm hybrid public hearing at Westhaven Community Center 801 Hardy Drive, Charlottesville, VA
2. 8/24/26 6pm CRHA Board of Commissioners meeting to approve the annual plan via resolution at City Hall Chambers, 605 E Main ST, Charlottesville

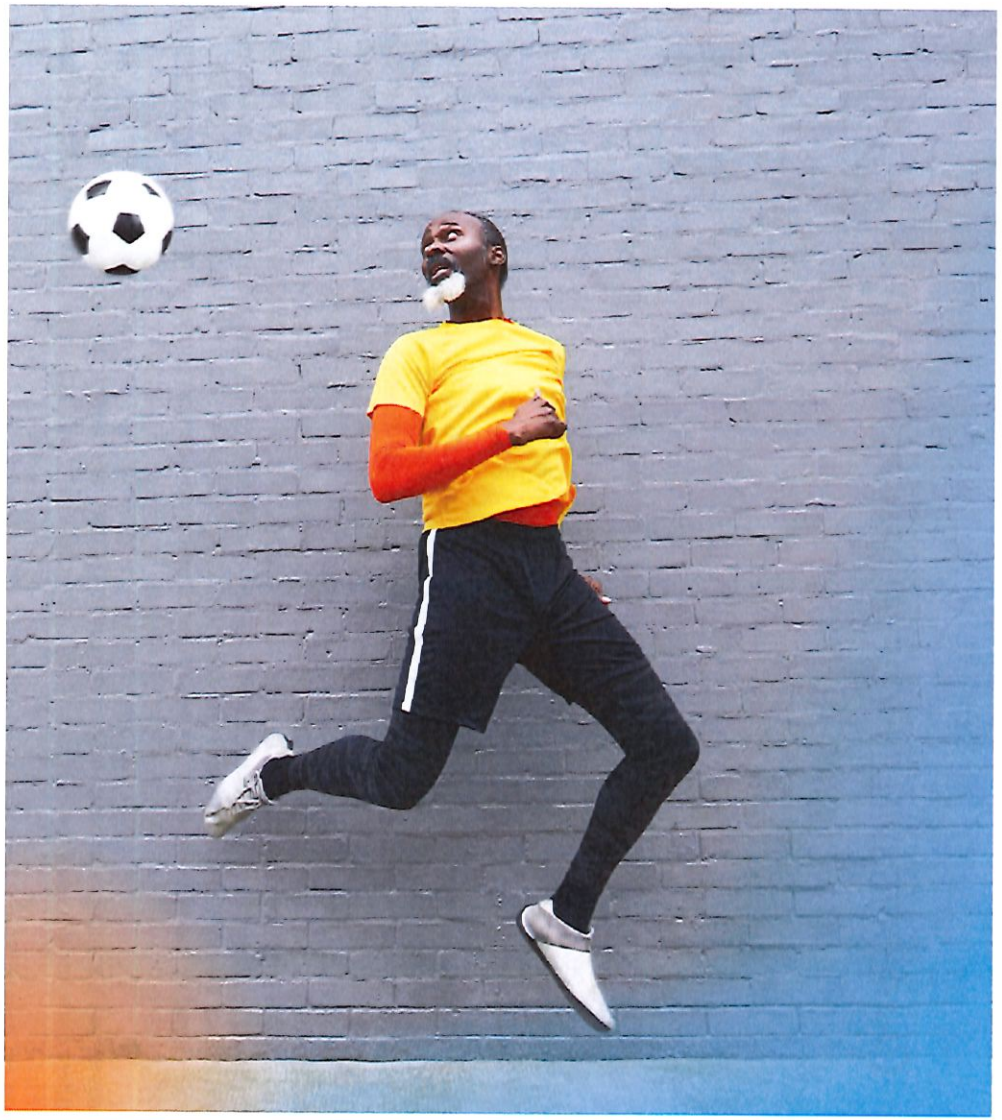
The virtual link for all of the meetings (with the exception of the 8/24/26 meeting in City Council Chambers which will be posted on the city website https://www.charlottesville.gov/zoom) is:

https://us06web.zoom.us/j/87858012123?pwd=VQaBMuY3Uj2hQT51tinsN4w8eQHrzW.1
Meeting ID: 878 5801 2123 Passcode: 853163 One tap mobile: +13126266799,,87858012123#


EQUAL HOUSING OPPORTUNITY 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 Annual Plan Kick-off

June 30, 2026



# Agenda

I. **Welcome and introductions**

**In attendance:** Latricia Giles, WadeLewis, Angela Carr and Kathleen Glenn-Matthews

I. **Overview of process**

II. **Next steps**



# Let's get started

- An Annual Plan is a list of goals that an agency wants to achieve within the next year. It often includes ambitions with specific timelines and measurements. This short-term plan provides concrete goals to work towards and makes it possible to develop smaller goals to help achieve the larger goals on your five-year plan.
- A plan can significantly increase the likelihood that a Housing Authority will reach their goals. Creating a plan helps to clarify goals, ensure that they are specific and measurable and confirm that they are what you really want.




Plans developed by your housing authority contain a lot of information about your housing authority's rules. If changes are made before posting the draft, they get attached to the PHA Plan so that everything is in one place. These documents give more detail about specific issues. These can include:

- Admin Plan for the Voucher Program
- Section 3 Plan
- FSS Action Plan
- Admission and Occupancy Plan (ACOP)



**HUD has forms that the housing authority follows when developing these Plans.**

**Each Plan has two parts:**

**The Annual Plan- talks about the next 12 months-Templates** (HUD-50075-ST, HUD-50075-HP, HUD-50075-SM, HUD-50075-HCV) The Annual Plan Template should be submitted by Standard, Troubled, Small, High Performing, and Section 8-only PHAs each year.

**The 5-Year Plan- talks about long-term goals for your housing authority. Templates** (HUD-50075-5Y) The 5-Year Plan Template should be submitted by all PHAs (Standard, Troubled, Small, High Performing, Section 8-only, and qualified) once every 5 fiscal years. Ours currently runs FY 2024- 2029 so we will start working on it again at the beginning of 2028.

- The bulk of the document is the attachments.



# Certifications

- **PHA Certifications of Compliance with PHA Plans and Related Regulations** (HUD-50077-CRT-SM, HUD-50077-ST-HCV-HP) (MS Word). These certifications are the standard certification PHAs submit indicating their compliance with PHA Plan, Civil Rights Certification, and related regulations.
- **Civil Rights Certifications** (HUD-50077-CR) (MS Word) Annually, qualified PHAs are required to make a civil rights certification of the public housing program in accordance with 5A of the Act, as amended by HERA.
- **Certification by State or Local Office of PHA Consistency with the Consolidated Plan** (HUD-50077-SL) (MS Word) The appropriate state or local officials must certify that the PHA Plan is consistent with its Consolidate Plan(s). If the PHA is located in more than one jurisdiction, it must include a certification from each appropriate official.



## WHY ARE PHA PLANS IMPORTANT?

**Your housing authority uses the PHA Plan to ask the government for money.**

This money is called "capital fund" money. Capital funds pay for your development's major repairs and upgrades. Each year, your housing authority has to decide how it wants to spend this money. Resident input is very important because residents know what needs to be fixed and what needs fixing now!

**What we are going over today is the step-by-step process of writing out the Plan.**

CRHA has to follow each step, every year. A big part of the process is resident participation. The annual PHA Plan process is your chance to get involved, ask questions, talk about important issues, and make your voice heard. You can say what you like and don't like about your development. It is your chance to try to change and improve the rules.

# The major steps of the process are:

1. The housing authority meets with the RAB to talk about and work on the the PHA Plan.
2. The housing authority asks the RAB for comments on the Plan and responds.
3. The housing authority holds public meetings followed by a public hearing on the PHA Plan. The housing authority's Board of Commissioners talks about the Plan and answers questions.
4. The housing authority sends the PHA Plan into HUD. HUD will approve it or send it back for more work.





The PHA Plan and Plan process help to make your housing authority accountable for the decisions it makes. These decisions affect public housing programs, the conditions of apartments, and the residents.

Residents can get involved by being a member of the RAB, talking to RAB members about the Plan and the comments, and going to the public hearing. Residents can always get a copy of the Plan—it is their right to read and review the document anytime they want.

You have the power to influence your housing authority's policies. You have the power to hold your housing authority accountable.

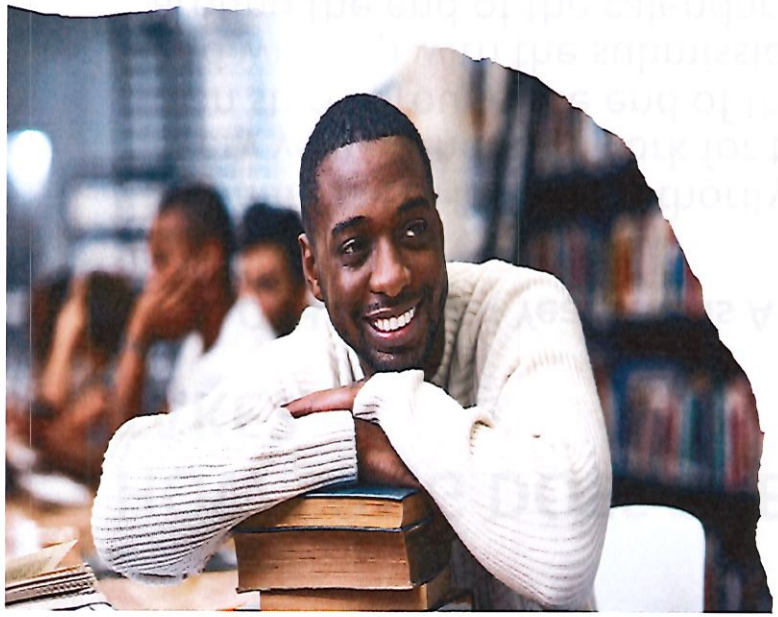
# HOW LONG DOES THE PROCESS TAKE?

- **The CRHA's Fiscal Year (FY) is April 1st- March 31st**
- **Annual Plan:** Housing authority has to do every year. Generally, work for the annual plan starts around the end of the summer and wrap up with the submission to HUD around the end of the calendar year. beginning to end, the whole process takes about five months. Ask your housing authority, your Resident Council, or your Resident Advisory Board about when the process begins, how you can participate, and when the Plan is supposed to be finished.



**Where to find all of this every year:**

- Posted ___October, 2026- for 45-day public review period prior to the board hearing and submission to HUD. Taking into consideration December board meeting is usually a week early. Hard copies can be checked out of CRHA offices by appointment by calling 434-326-4672.
- The majority of RAB Members have hard copies or access to them
- Available to view on the CRHA website www.cvillerha.com at http://www.cvillerha.com/key-documents/
- *On our website we also have last*
- *year's plan and our five-year plan.*



## HOW DO YOU GET INVOLVED?

There are many ways to get involved such as:

- Work with your Resident Council to make comments on the PHA Plans.
- Try to become a member of your housing authority's Board of Commissioners next time there is a vacancy. The Board of Commissioners oversees the housing authority.
- Meet with your housing authority staff to comment on the PHA Plans.
- Attend the public hearing and make comments on the PHA Plans.



The Five-Year Plan is due in the 5th fiscal year (FY) following the PHA's last 5-Year Plan submission which is the latest a PHA can submit their new 5-Year plan.

However, PHAs may choose to update their 5-year Plans every year as good management practice by checking the box indicating a 'Revised 5-Year Plan Submission' on form HUD-50075-5Y.

Field Office reviewers must determine which PHA FYs are covered by the 5-Year Plan submission as this will inform when the next 5-Year PHA Plan is due. PHAs must ensure that a current 5-Year Plan is always in effect and new 5-Year Plans are submitted at least once every 5 fiscal years and no later than 75 days before the commencement of the PHA's FY.

- References: 24 CFR 903.5(a)(4)

# Important Note

CRHA is currently working on a revision for the FY 2026- 2027 Annual Plan that will be posted tomorrow. This is in response to Westhaven Redevelopment planning.

CRHA did this revision to the FY 2026- 2027 Annual Plan showing the Significant Amendment/Modification and New Activities.

*CRHA intends to reposition its public housing stock through demolition/disposition under Section 18 of the Housing Act of 1937. The demolition/disposition action will involve Westhaven in AMP VA016000001. In accordance with HUD's Section 18 approval process, CRHA will be submitting a Section 18 application in approximately Q4 2026 for the above-noted property.*

***Revision Continued:***

*CRHA has engaged a development partner and is pursuing a low-income housing tax credit (LIHTC) award for Phase I of the Westhaven redevelopment, which will deliver two five-story buildings with approximately 164 units. The new units will be affordable for families at or below 80% of area median income, with approximately 164 subsidized with project-based vouchers. Future phases are planned to deliver approximately 102 townhouse units as well as resident amenities and multi-use space.*

*CRHA will be submitting/has submitted a Section 18 Demolition and/or Disposition application for Westhaven in approximately Q4 2026. CRHA anticipates receiving approximately 126 tenant protection vouchers (TPVs) after SAC approval of this Section 18 action. The housing authority intends to project-base approximately 82 of these TPVs at the Westhaven redevelopment. Project basing these units is consistent with the goals of CRHA's Annual Plan as it allows CRHA to continue serving residents at Westhaven, thereby providing long-term rental assistance at these properties and assisting the housing authority in maintaining these communities as affordable housing serving families earning at or below 80% AMI. We anticipate project basing all 126 TPV's back into the development. We will fill the remaining units in Phase 1 with PBV's from our regular program.*

# CHARLOTTESVILLE REDEVELOPMENT AND HOUSING AUTHORITY

500 1st Street South
CHARLOTTESVILLE, VIRGINIA 22902
TELEPHONE: (434) 326-4748
www.crha.com


**To:** CRHA Program Participants, Staff, Board of Commissioner and Stakeholders
**From:** CRHA Administration
**Date:** July 1, 2025
**Subject:** Posting Draft Amended FY 2026- 2027 CRHA Annual Plan

The Charlottesville Redevelopment & Housing Authority (CRHA) will hold a Public Hearing regarding the Amended FY 2026- 2027 Annual Plan, as required by HUD under Section 511 of the Quality Housing and Work Responsibility Act of 1998. The public hearing will be held as a hybrid event via an electronic meeting platform, Zoom and in person at the Westhaven Center at 801 Hardy Drive, Charlottesville, VA, on Tuesday August 18, 2026, at 5pm. On Monday August 24, 2026 at 6pm the Amended Draft will go to the CRHA Board of Commissioners Meeting to approve the Amended Annual Plan. Members of the public may participate in person, by computer, tablet, or phone. Details for accessing this meeting will be included on CRHA's website. Individuals who need access to a printed or translated copy of the plan may do so by emailing matthewsk@cvillerha.com or calling 434-422-9298 and asking to set up a time to view or check-out a copy of the draft. Hardcopies will be posted for public review at the CRHA Offices at 500 1st Street S, 715 6th ST SE, 110 5th Street NE, 1050 1st ST S and at the at 801 Hardy Drive. An electronic copy can be found at https://www.cvillerha.com/key-documents/.

Written comments will be accepted through 5pm **August 17, 2025**, and should be submitted to Kathleen Glenn-Matthews, Deputy Executive Director via email or PO Box 1405, Charlottesville VA 22902 or to matthewsk@cvillerha.com.

Public Meeting on Annual Plan

1. 8/18/26 5pm hybrid public hearing at Westhaven Community Center 801 Hardy Drive, Charlottesville, VA
2. 8/24/26 6pm CRHA Board of Commissioners meeting to approve the annual plan via resolution at City Hall Chambers, 605 E Main ST, Charlottesville

The virtual link for all of the meetings (with the exception of the 8/24/26 meeting in City Council Chambers which will be posted on the city website https://www.charlottesville.gov/zoom) is:

https://us06web.zoom.us/j/87858012123?pwd=VQaBMuY3Uj2hQT51tinsN4w8eQHrzW.1
Meeting ID: 878 5801 2123 Passcode: 853163 One tap mobile: +13126266799,,87858012123#


EQUAL HOUSING OPPORTUNITY 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.

# Draft Timeline

| Month | Events | Notes |
|---|---|---|
| May 2026 | CRHA and PHAR Planning | Process planning |
| June 2026 | Kickoff CRHA & RAB Mtgs | Discuss outreach and any trainings needed |
| July 2026 | Monthly AP planning meetings RAB and CRHA | Training? |
| August 2026 | Monthly AP planning meetings RAB and CRHA | Review current goals<br>Get big item list from CRHA and PHAR |
| September 2026 | Monthly AP planning meetings RAB and CRHA | Discuss plans for public meetings |
| October 2026- Consider it being part of resident meeting at CH? | Monthly AP Planning Meetings RAB and CRHA<br>**Draft Plan posted by 10/27/26** | Formalize plans for public meetings<br>Send City Manager Draft and HUD 50077-SL to sign |
| November 2026 | Public Meetings on AP<br>CRHA BOC Meeting on AP | Collect all feedback from public meetings and include in notes on AP draft |
| December 2026 | Public Meetings on AP<br>AP Hearing<br>AP Special Board of Commissioner Meeting for Approval 12/11/25 | Get signed:<br>HUD 50077-SL from City Manager<br>Resolution for AP from BOC<br>HUD attachment forms signed |
| January 2027 | AP submitted to HUD via portal by 1/12/27 | The Annual Plan is due 75 days before the start of their fiscal year which 4/1/27. |

# Next steps

Set agendas for meetings with key items such as:

- Review last year plan goals
- Set meeting around goal planning and invite group to start collecting suggested focus items.
- Planning for public meetings
- Discuss policies or plans that will be updated in the near future



# Notes from 6.30.26 RAB AP meeting:

- Ms. Giles asked if someone could come to a Westhaven planner meeting and make sure the residents understand what the changes in the revised FY26-27 Annual Plan will look like with TPVs, PBVs, etc. Kathleen said she would reach out to Mr. Sales.
- Ms. Carr asked if we could talk about working on different sites for the public meetings.
- Kathleen said she would email the group about the next meeting in July to talk about the best location to have a hybrid meeting.

# Thank you for being here!

If you have any questions please contact Kathleen at matthewsk@cvillerha.com or 434-422-9298



CHARLOTTESVILLE REDEVELOPMENT
AND HOUSING AUTHORITY
Housing Choice Voucher (HCV) Program
110 Fifth St, NE
Charlottesville, VA 22902

Phone 434-422-9132

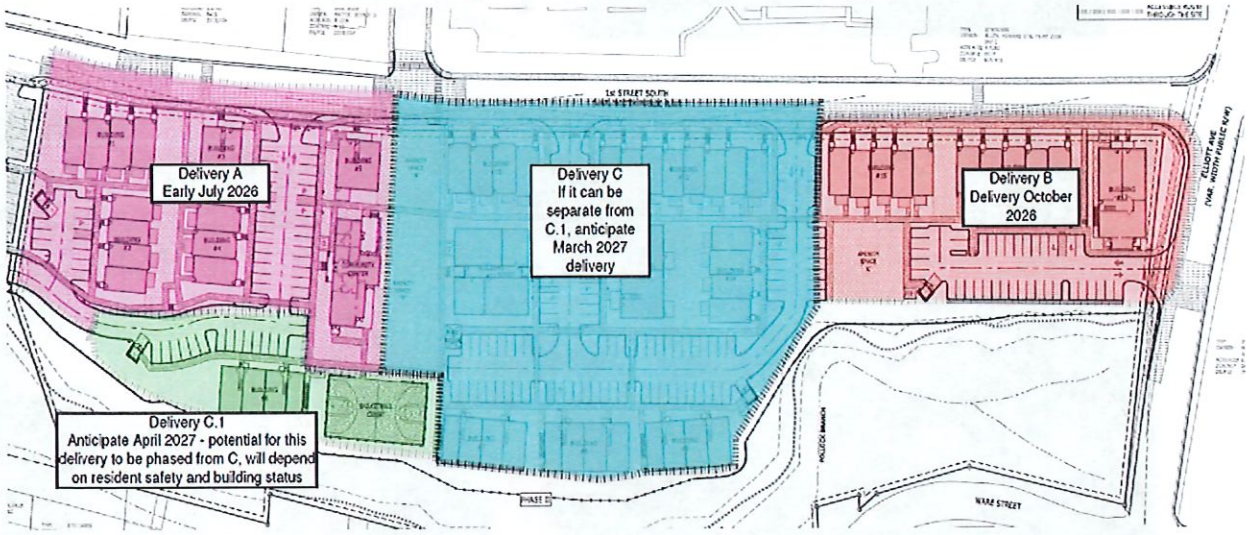
# July Redevelopment Board Report

**Prepared by Quentia J. Taylor**

This report covers activities of June 15, 2026 – July 17, 2026

## I. Site Updates

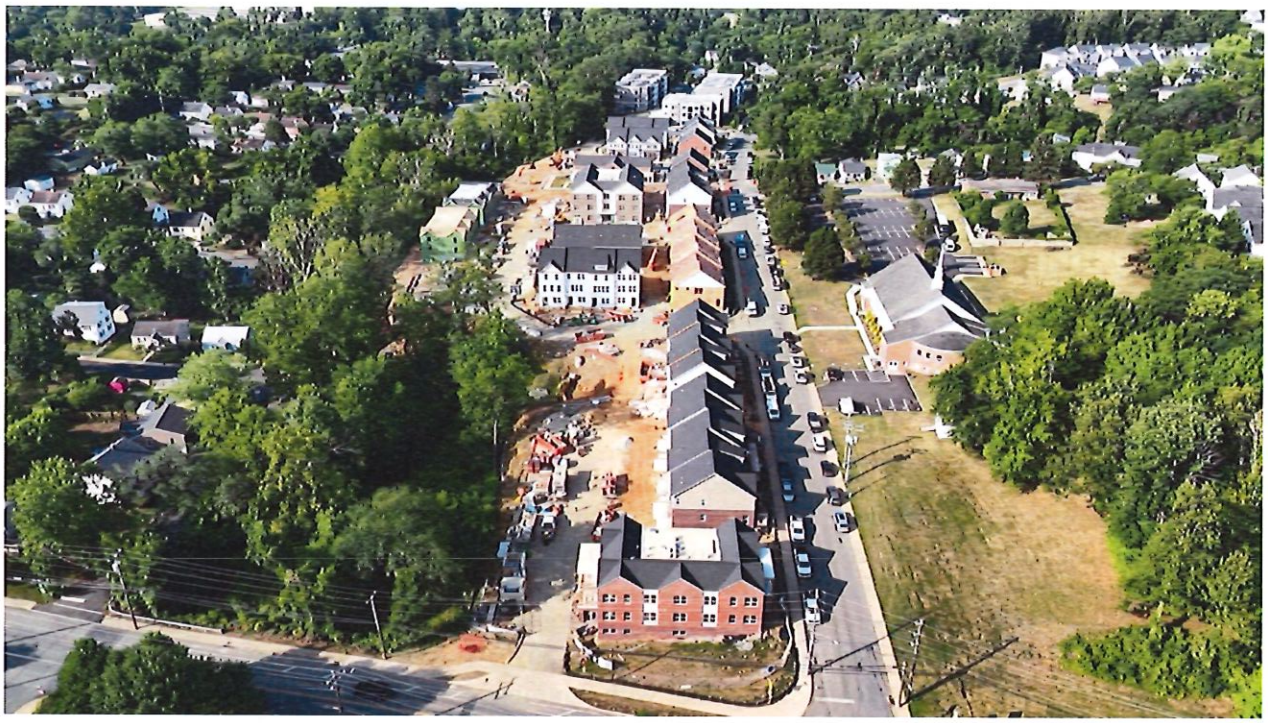
- **South First Street Phase II:**




Contour Construction has completed the remaining building pads for the Phase C delivery to Greenwood Townhomes and Urbancore Construction (UCC). UCC and Greenwood's vertical crews and trades continue working on the buildings in Delivery B and C. We anticipate moving the first families back home at the beginning of August, 2026. The City is completing final inspections for occupancy of the Delivery A. The overall site completion date has slipped from December, 2026 to April, 2027. The redevelopment and property management team are working together with families interested in returning back to SFS along with families impacted by future public housing redevleopments. The redevelopment team continues to work closely with the property manager at 1st S to ensure that all potential impacts due to construction are communicated well in advance to residents (see progression pics below).

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.









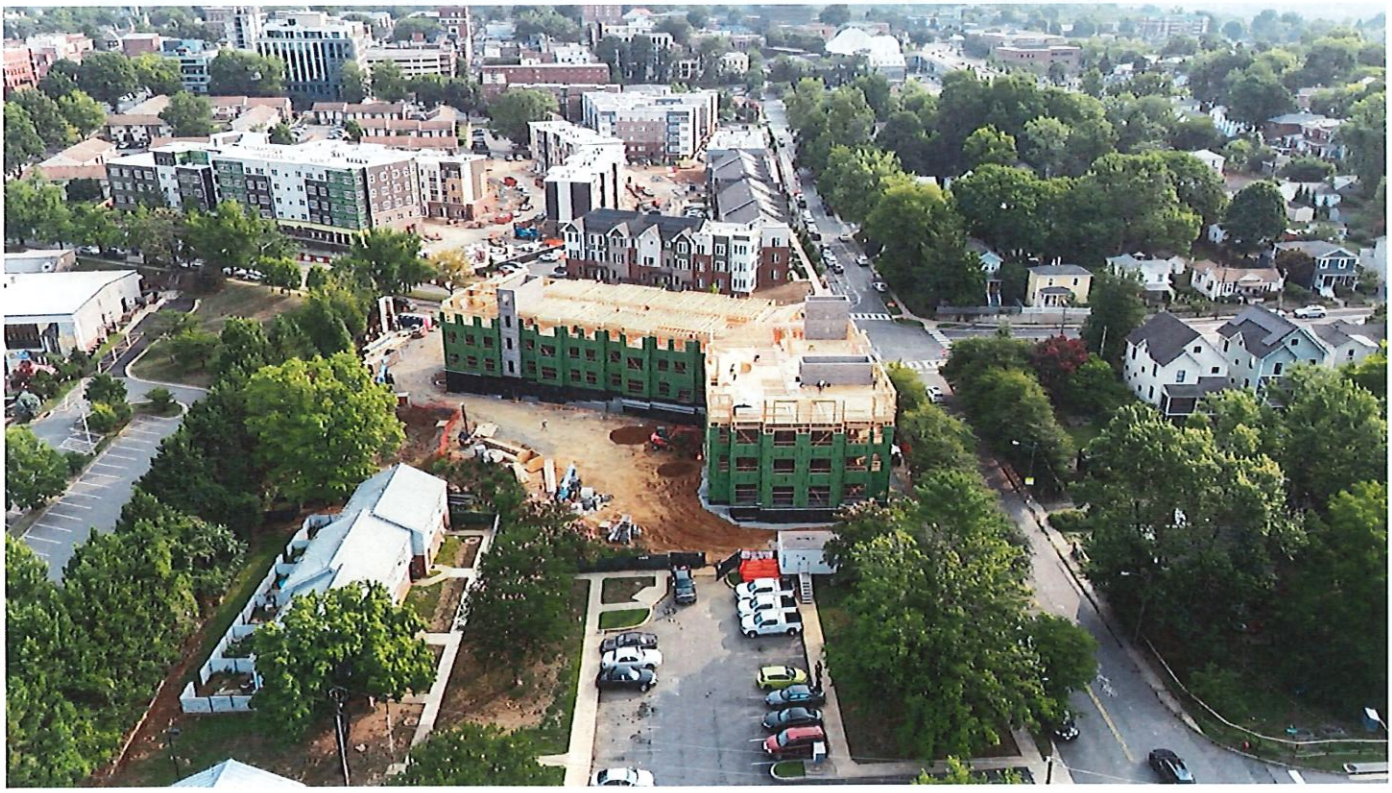
- **6th Street "Building A"**



Urbancore Construction (UCC) has received building pad approval and are progressing with vertical construction. The masonry work on the elevator shaft and both interior stairwells are completed. The first floor framing and sheathing is approximately 95% complete, 90% complete on 2nd floor and 45% complte on the 3rd floor.. The project is currently behind schedule due to weather delays, unknown site constraints and site plan amendments needed. The project is currently expected to be completed in April, 2027. The redevelopment team continues to work closely with the property manager at 6th street to ensure that all potential impacts due to construction are communicated well in advance to residents. (See 6th Street progression pics below)







- **Westhaven**
  - CRHA in conjunction with the Development team submitted the Westhaven Phase 1A 9% LIHTC. Based on self scoring our application scored the highest in the Housing Authority pool. The application round is very competitieve based on the number of housing authorities undertaking redevelopment utilizing the 9% LIHTC. We anticipate the Virginia Housing board approving the 9% LIHTC allocation this month. There is still funding that is required from DHCD that will not be awarded until the late 2026 or early 2027.
  - The Development team submitted the Westhaven Phase 1B 4% Tax Exempt bond application for a May submission. The 4% Tax exempt bonds are non-competitive but the Virginia Housing Opprotuinity Tax Credit (HOTC) allocation is compeititive based on overall usage. Unfortunately, our application is currently not positioned to receive the HOTC allocation. The development team is analyzing other financing mechanisms for Phase 1B. There is currently a $2-3 million dollar gap for Phase 1Bwith only a 4% bond allocation.
  - See resident engagement report for resident planning updates at Westhaven.

- **Michie/Madison/Riverside/Scattered Houses "Parallel Track"**
  - 2023 A Michie ("hotel unit") is complete and the first family move took place on 6/5/26 (see below pics). The unit is fully furnished and has been pre-treated for pests and had rounds of cleanings. The resident is pleased with the temporary accomodations, and the Relocation Coordinator will have weekly check ins with that resident until move back.
  - Renovations for our second unit at Michie (2025 A) is slated to be complete the third week in July. Next will come inspections with the relocation coordinator and property management to ensure a smooth transition for the resident into their newly renovated home. The next renovation will take place at 2025 B. started on 6/10/26. We anticipate 3-4 weeks of work. (see construction progress pics below).






## II. Relocation

Michie Drive

- The first relocation at Michie Dr will wrap up at the end of July. The relocation coordinator is working with the resident to schedule a date for move back. We will then be moving the second household into the temporary hotel unit while their unit is being fully renovated

South First Street Phase 2

- South First Street relocation efforts are moving forward with the goal of having the first resident move take place in early August. 7 relocated families have already chosen their new homes and are excited to return to South First Street.
- The relocation Coordinator and the Development Manager continue to meet with CCS to ensure that school and bus transitions run smoothly.

## III. HCV Homeownership

- Home Ownership has been quiet this month. There have been no new applications sent or received. We met with NACA to clarify program expectations and discuss next steps for one resident who has completed NACA's HUD counseling program. The hope is that the resident will be pre-appreoved for a NACA mortgage in August.
- The HCV office continues to refer interested HCV recipients to the homeownership program. Housing prices in our area along with the higher interest rate environment continue to be the biggest obstacle to achieving homeownership for program participants.
- The table below reflects home ownership activity since the start of this year

| Total 2025 | 28 | 23 | 11 | 38 |
|---|---|---|---|---|
| Month | New Particpants | Apps sent | apps received | Particpant meetings |
| 2026 | | | | |
| January | 3 | 2 | 1 | 3 |
| February | 2 | 2 | | 3 |
| March | 1 | 1 | | 2 |
| April | 1 | | 1 | 3 |
| May | 1 | 1 | 1 | 1 |
| June | 1 | 1 | | 2 |

**CRHA Redevelopment Coordinator Monthly Report- June 13,2026-July 15, 2026**
Prepared by Brandon Collins on July 15, 2026
This report covers activities from 6/13 - 7/15/26 with a report on June resident engagement.

In this reporting period I continued to work through art and memory for Sixth Street, South First Street, and Westhaven. Printing of all selected artwork for S. 1st St is underway, and we are moving forward with other pieces of public art/memory including an indoor mural. I have spent time scanning old documents and more photos from Sixth St to develop an understanding of the neighborhood before CRHA built public housing there and working with residents to develop artwork based on the photos. Westhaven Planners have been deeply focused on the connection to W Main and all of the issues surrounding that.
A brief list of duties performed:

- Check Ins w/ Development Mgr. weekly
- Westhaven Design Team Mtgs weekly
- Redevelopment Committee & Minutes
- Board Report
- Newsletter Update and PDF version
- New/old unit counts for resident services
- History blurb for CRHA newsletter
- Website pictures to IT
- Scanning and mapping 6th St properties
- Westhaven Summary of W. Main Input
- Check Ins w/ Betsy & Development Mgr
- Westhaven Day Planning Meetings
- S 1st St Art pricing/ordering
- S 1st St Historical display options
- S 1st St Community Event,prep, outreach
- S 1st St Resident Planners, prep, outreach
- S 1st Resident Walkthrough
- Michie Dr. Planners Mtg, outreach, prep
- 6th St Planners Mtgs x 2, outreach, prep
- Westhaven Planners Meetings Prep, Outreach & One on Ones
- Westhaven Youth Session
- Ninjio Cyber Security Training

Resident Engagement Content and Topics- June 13 – July 15, 2026

**Westhaven:** The Resident Planners Group met twice in this reporting period, and we have been adding and recruiting more residents to be planners. The focus of the planners' meetings have been on understanding the proposed, large, apartment building adjacent to Westhaven on W Main St, and what areas around the building can be adjusted or made better to reduce the impact. A summary of resident input and questions has been drafted to share with LV Collective in advance of their meeting with residents on July 23. We held Youth Session focused on understanding the exteriors and interiors of the different building types and discussed next topics to work with the youth on. Westhaven Community Day is coming up and offers a chance to engage the full neighborhood and the resident planners' meetings will take a break for the rest of August to allow the team to reset and develop the next planning curriculum.

**South First Street:** S 1st Street Resident Planners had another opportunity to conduct walkthroughs of some of the homes and site for "Delivery A". Additionally, CRHA held a community event on the site and the redevelopment team had a chance to engage residents who participated, sharing pictures of the new buildings and interiors, answering questions, gaining feedback on historical display options, and polling to schedule the mural planning process. S 1st St. Resident Planners met to receive updates, evaluate proposed historical display options, and

schedule the first mural planning meeting. The mural planning is set to begin next week with a few meetings, open to all including youth, scheduled to develop a design. Once a design has been developed and approved, residents will work with the Mural Collective to paint the indoor mural. Resident Planners meetings will be coming to a close after a few more months with very little planning work left to do, construction updates will continue.

**Sixth Street:** Resident Planners met twice in this reporting period. Residents approved the revised design scheme for the game room, reviewed outdoor amenity spaces and the terrace area with Grimm and Parker, discussed the function and updates on the Medical Clinic, and continued to look at the ever-growing number of historical photos to eventually choose 3 pieces of art for the new building. Moving forward, residents may need to review or evaluate play equipment options and determine a final slate of artwork.

**Parallel Track:** Michie Drive Resident Planners met as the first family to receive the renovation was underway. Residents were excited to see video and pictures of the fully renovated "relocation unit" and received information on the relocation and renovation effort. Moving forward, parallel track sites will be meeting to discuss potential future projects and guide the unit-by-unit renovation process.

A quick look at June engagement:

| May-26 | MAY | MAY | MAY | MAY |
|---|---|---|---|---|
| | mtg individs unique | # of meetings | one on ones | note/other |
| S 1st St | 8 | 1 | | Walkthrough 9 residents |
| 6th St | 7 | 1 | | |
| Westhaven | 30 | 2 | 10 | Youth session 11 kids |
| Michie Drive | 8 | 1 | | |
| TOTAL | 53 | 5 | 10 | |

- Monthly e-mail newsletter expanded to 60 residents.
- June total youth engagement: 20

CHARLOTTESVILLE REDEVELOPMENT &
HOUSING AUTHORITY

P.O. BOX 1405

CHARLOTTESVILLE, VIRGINIA 22902

TELEPHONE/TTY/711: (434) 326-4672 FAX: (434) 971-4797

www.cvillerha.com

Residents *FIRST*!

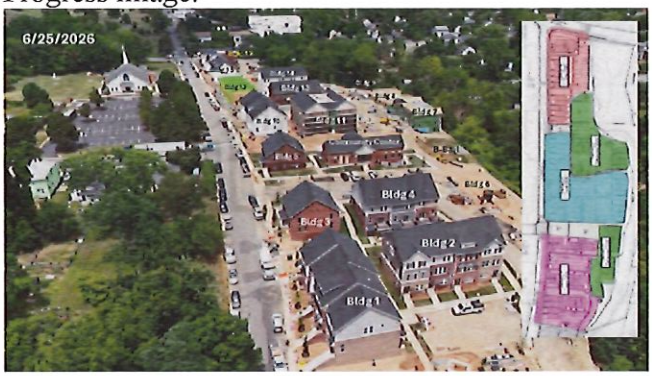
CRHA Redevelopment Committee
3:00 pm, Thursday, July 2nd, 2026
https://zoom.us/j/9588556349

July 2026 Redevelopment Committee Meeting Minutes

I. Attendees
Brandon Collins, John Sales, John Johnson, Emily Dreyfus, Madelyn Metlzler

II. Welcome and Introductions

III. Site Updates
   a. South First Street
      i. Work is proceeding on time, Delivery A is close to completion and expected to begin lease up for returning families in early August.
      ii. Brandon shared drone pictures and pictures from recent resident walkthroughs.
      iii. Residents have selected the main artwork and working on developing a historical display. Resident planning with the Mural Collective to begin soon, will include youth.
      iv. Yes, the art plan includes some pieces for Phase 1.
      v. Progress image:






EQUAL HOUSING OPPORTUNITY

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.

b. Sixth Street
    i. Brandon shared pictures from drone footage and some renderings of the terrace and outside amenity areas.
    ii. Framing is moving quickly, hope to have roof on before August.
    iii. Filling in the perimeter of the building.
    iv. Team and residents have re-worked the game room, design theme approved by residents, still working to adjust the doorway connecting to main community room.
    v. Have additional artwork to share with residents, historic photos. Wall paper of old mural is usable and will be in the Youth Activity Room across the top of one wall.
    vi. Progress images:






c. Parallel Track
    i. First family to move and begin renovation at Michie Drive has occurred.
    ii. CRHA addressing any other issues that pop up in the units, thus some may take longer than others to complete.
    iii. Hope to complete first unit by mid-July.
    iv. Progress images:

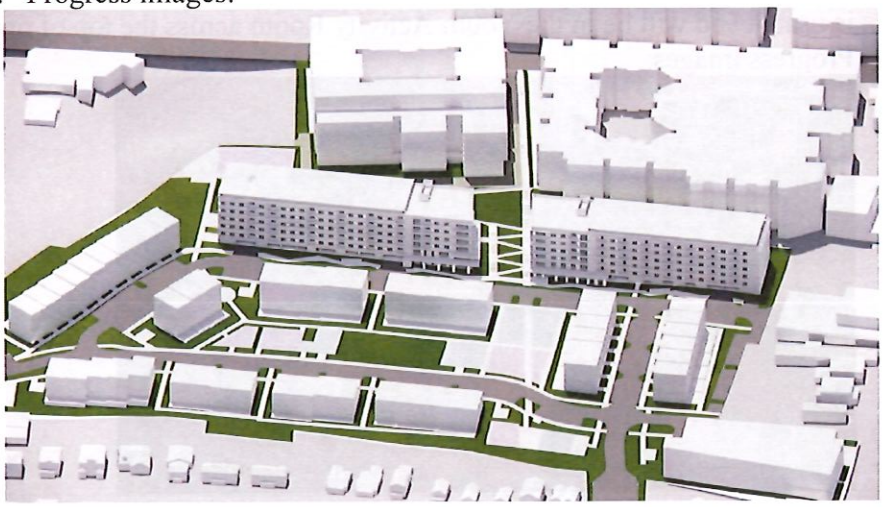








d. Westhaven
    i. Phase 1A (senior building) receiving 9% LIHTC award.
    ii. Not able to access the state HOTC award which affects the 4% LIHTC application. Team is working on back up plans, may involve getting another $2 Million and moving forward with a 4% deal or doing the 9% in March 2027. CRHA will keep everyone updated.
    iii. Working with residents on the areas around the LV building on West Main Street.
    iv. Expect to meet with residents and LV on July 23.
    v. Progress images:



IV. Other
    a. Working through an issue on the Crescent Halls traffic gate. The police department recently installed passes for the Schools project and do not want to put another scan sticker on their fleet, if we enact the gate now they have said they would break through the gate if there was a call. CRHA is working towards a resuktion for this involving using the existing scan stickers for CPD.

V. Next Meeting
    a. The next Redevelopment Committee Meeting is Thursday, August 6th , 2026, at 3:00 pm.

Minutes respectfully submitted by Brandon Collins July 15, 2026.

CHARLOTTESVILLE REDEVELOPMENT
& HOUSING AUTHORITY

P.O. BOX 1405
CHARLOTTESVILLE, VIRGINIA 22902

TELEPHONE: (434) 326-4672
www.cvillerha.com

Residents *FIRST*!

**Charlottesville Redevelopment and Housing Authority**
**Board of Commissioners Work Session**
**City Council Chambers**
**Thursday, July 9th, 2026, at 6:00 pm**

## Agenda

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

II. Minimum rent discussion: *John Sales- Executive Director*

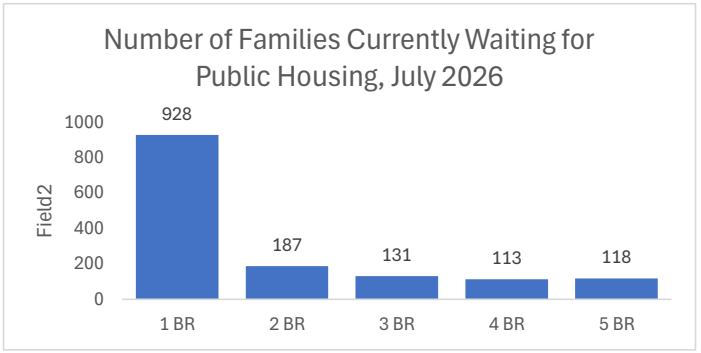
III. PHAR Comments/ Public Comments

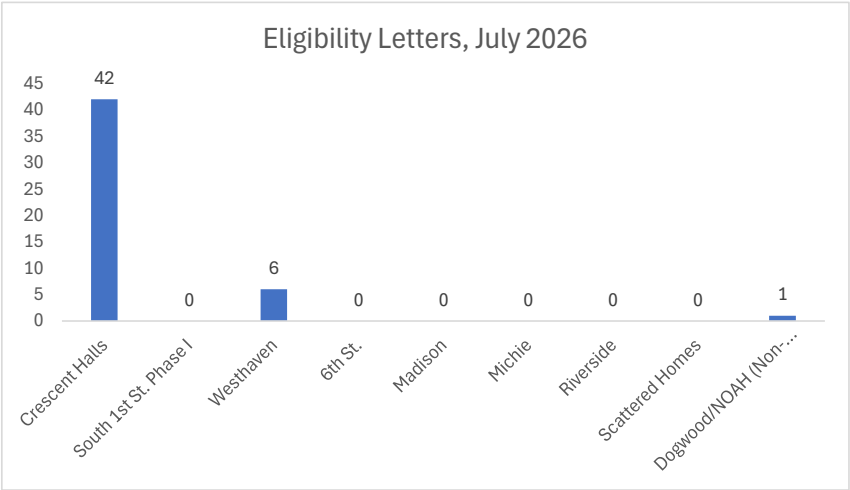
IV. Adjournment

EQUAL HOUSING OPPORTUNITY

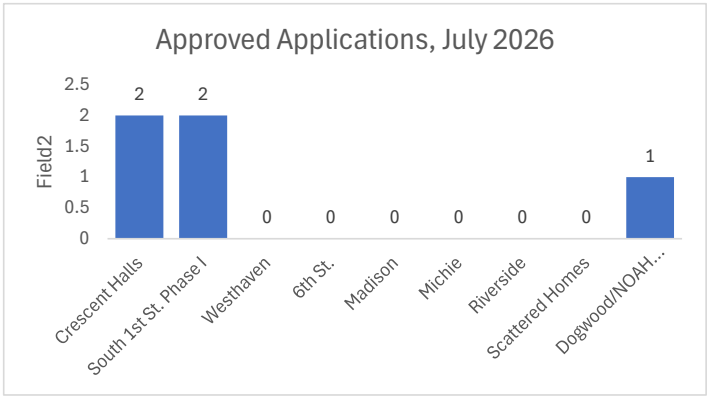
CRHA does not discriminate on the basis of race, color, sex, age, religion, national origin, disability, veteran status, or union affiliations in any of its federally assisted programs and activities.

| | |
|---|---|
| **Number of Families Currently Waiting for Public Housing** | 1477 |
| 1 BR | 928 |
| 2 BR | 187 |
| 3 BR | 131 |
| 4 BR | 113 |
| 5 BR | 118 |
| | |
| **Notices to Vacate** | 2 |
| Crescent Halls | 0 |
| South 1st St. Phase I | 0 |
| Westhaven | 0 |
| 6th St. | 0 |
| Madison | 0 |
| Michie | 0 |
| Riverside | 0 |
| Scattered Homes | 0 |
| Dogwood/NOAH (Non-Subsidized) | 2 |
| | |
| **Eligibility Letters** | 49 |
| Crescent Halls | 42 |
| South 1st St. Phase I | 0 |
| Westhaven | 6 |
| 6th St. | 0 |
| Madison | 0 |
| Michie | 0 |
| Riverside | 0 |
| Scattered Homes | 0 |
| Dogwood/NOAH (Non-Subsidized) | 1 |



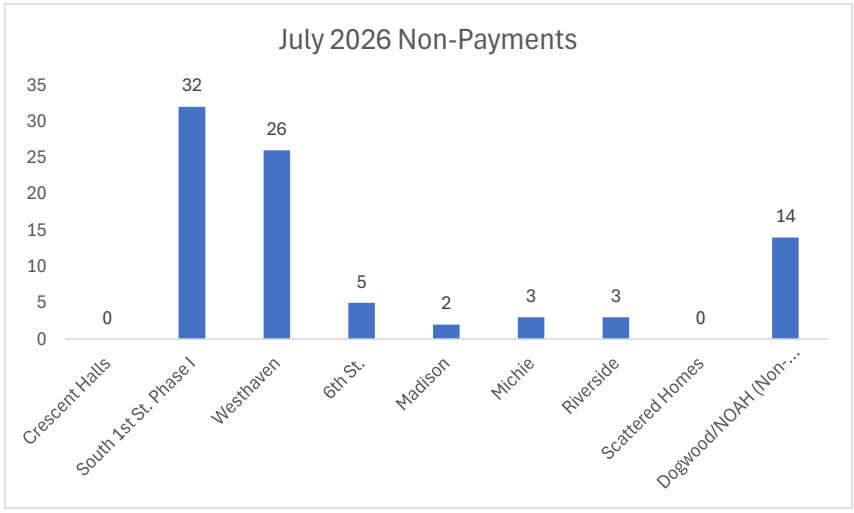



| | |
|---|---|
| **Approved Applications** | 5 |
| Crescent Halls | 2 |
| South 1st St. Phase I | 2 |
| Westhaven | 0 |
| 6th St. | 0 |
| Madison | 0 |
| Michie | 0 |
| Riverside | 0 |
| Scattered Homes | 0 |
| Dogwood/NOAH (Non-Subsidized) | 1 |



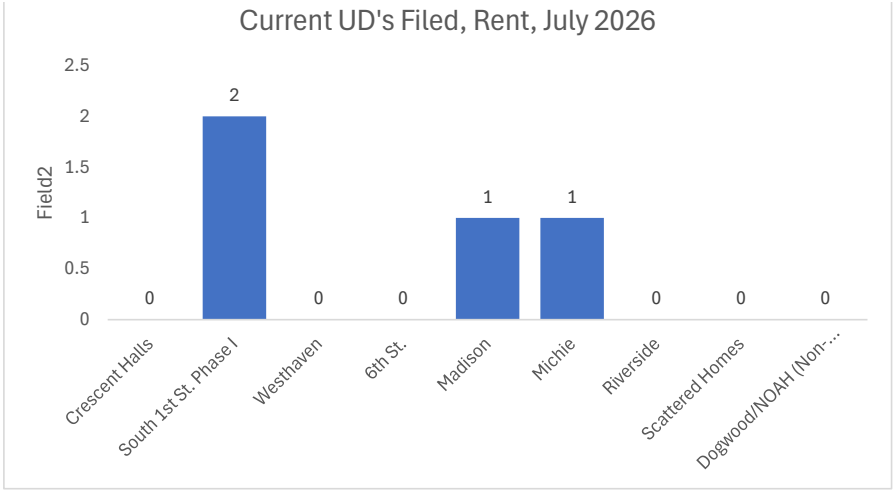

| | |
|---|---|
| **Unit Offers (Pending Rent Readiness)** | 4 |
| Crescent Halls | 2 |
| South 1st St. Phase I | 1 |
| Westhaven | 0 |
| 6th St. | 0 |
| Madison | 0 |
| Michie | 0 |
| Riverside | 0 |
| Scattered Homes | 0 |
| Dogwood/NOAH (Non-Subsidized) | 1 |

| | |
|---|---|
| **Current Month Non-Payments** | 156 |
| Crescent Halls | 0 |
| South 1st St. Phase I | 32 |
| Westhaven | 26 |
| 6th St. | 5 |
| Madison | 2 |
| Michie | 3 |
| Riverside | 3 |
| Scattered Homes | 0 |
| Dogwood/NOAH (Non-Subsidized) | 14 |




| | |
|---|---|
| **Current UD's Filed, Rent** | 4 |

| | |
|---|---|
| Crescent Halls | 0 |
| South 1st St. Phase I | 2 |
| Westhaven | 0 |
| 6th St. | 0 |
| Madison | 1 |
| Michie | 1 |
| Riverside | 0 |
| Scattered Homes | 0 |
| Dogwood/NOAH (Non-Subsidized) | 0 |



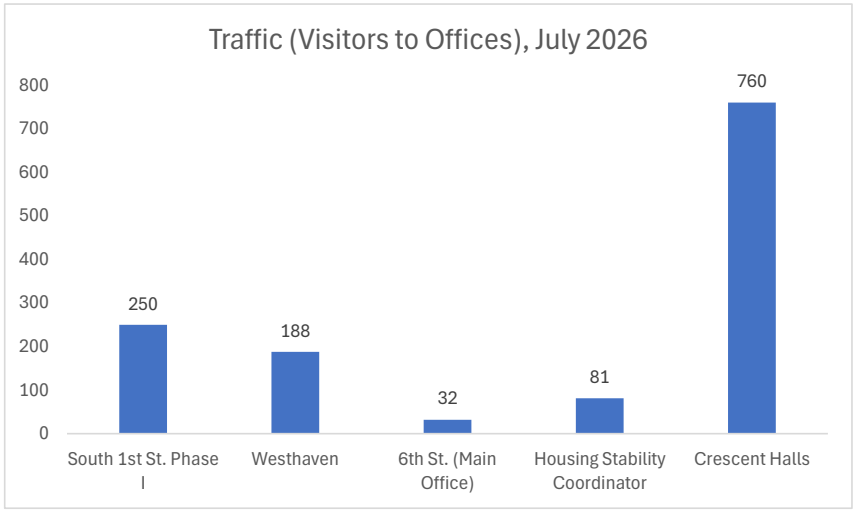

| | |
|---|---|
| **Current UD's Filed, Non-Rent/Non-Compliance** | 1 |
| Crescent Halls | 0 |
| South 1st St. Phase I | 1 |
| Westhaven | 0 |
| 6th St. | 0 |
| Madison | 0 |
| Michie | 0 |
| Riverside | 0 |
| Scattered Homes | 0 |
| Dogwood/NOAH (Non-Subsidized) | 0 |

| | |
|---|---|
| **Pending 1st Returns** | 6 |
| Crescent Halls | 0 |
| South 1st St. Phase I | 1 |
| Westhaven | 4 |
| 6th St. | 0 |
| Madison | 0 |
| Michie | 0 |
| Riverside | 0 |
| Scattered Homes | 0 |
| Dogwood/NOAH (Non-Subsidized) | 1 |

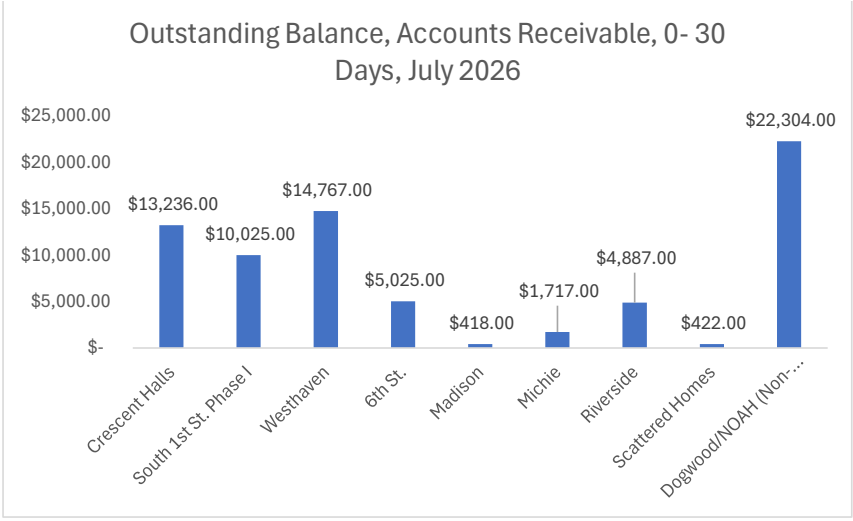



| | |
|---|---|
| **Pending Trials** | 5 |
| Crescent Halls | 0 |
| South 1st St. Phase I | 4 |
| Westhaven | 0 |
| 6th St. | 0 |
| Madison | 0 |
| Michie | 0 |
| Riverside | 0 |

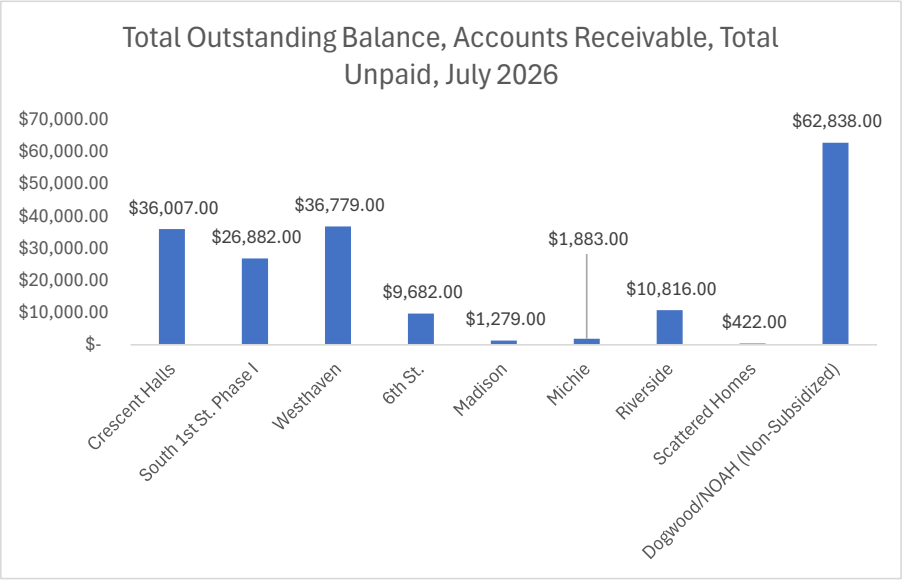
| | |
|---|---|
| Scattered Homes | 0 |
| Dogwood/NOAH (Non-Subsidized) | 1 |
| | |
| **Pending Writs** | 1 |
| Crescent Halls | 0 |
| South 1st St. Phase I | 0 |
| Westhaven | 1 |
| 6th St. | 0 |
| Madison | 0 |
| Michie | 0 |
| Riverside | 0 |
| Scattered Homes | 0 |
| Dogwood/NOAH (Non-Subsidized) | 0 |
| | |
| **Purchases in Progress (Non-Subsidized)** | 0 |
| Crescent Halls | 0 |
| South 1st St. Phase I | 0 |
| Westhaven | 0 |
| 6th St. | 0 |
| Madison | 0 |
| Michie | 0 |
| Riverside | 0 |
| Scattered Homes | 0 |
| Dogwood/NOAH (Non-Subsidized) | 0 |
| | |
| **Traffic (Visitors to Offices)** | 1311 |
| South 1st St. Phase I | 250 |
| Westhaven | 188 |
| 6th St. (Main Office) | 32 |
| Housing Stability Coordinator | 81 |
| Crescent Halls | 760 |



| | |
|---|---|
| **120-day Eviction Amount** | $ 44,815.00 |
| **30-Day Pending Evictions** | $ 5,712.00 |
| **Outstanding Balance, Accounts Receivable, 0-30 Days** | $ 72,801.00 |
| Crescent Halls | $ 13,236.00 |
| South 1st St. Phase I | $ 10,025.00 |
| Westhaven | $ 14,767.00 |
| 6th St. | $ 5,025.00 |
| Madison | $ 418.00 |
| Michie | $ 1,717.00 |
| Riverside | $ 4,887.00 |
| Scattered Homes | $ 422.00 |
| Dogwood/NOAH (Non-Subsidized) | $ 22,304.00 |




| | |
|---|---|
| **Total Outstanding Balance, Accounts Receivable, Total Unpaid** | $186,588.00 |
| Crescent Halls | $ 36,007.00 |
| South 1st St. Phase I | $ 26,882.00 |
| Westhaven | $ 36,779.00 |
| 6th St. | $ 9,682.00 |
| Madison | $ 1,279.00 |
| Michie | $ 1,883.00 |
| Riverside | $ 10,816.00 |
| Scattered Homes | $ 422.00 |
| Dogwood/NOAH (Non-Subsidized) | $ 62,838.00 |
| **Assistance from Agencies (Current Month Total)** | $ 26,740.00 |



**07.21.26**

**Collection Efforts**

Asset Collections Manager, with the help of PM staff and resident communication, was able to refer and collect assistance for residents. (See Chart for amounts)
DIVERSION- 1 WRITS was diverted the day of through the efforts of staff and resident doing their part!!!
Phone contact
We continue to encourage residents to apply for local funding that may be available.
Balance Due Letters Issued, 30 Day Non-Payment Issued, Meetings as requested, Unlawful Detainers filed monthly as needed.
Payment Agreements (if qualified)
EDP Program has been active for approximately 10 months with referrals for non-payment being extremely high. Other referrals are being made as well. Resident Services and Property Management continue to meet monthly to pivot and adjust to be sure we are administering the program for maximum effectiveness and outcomes.

July Stats from UD's Filed June (Month prior to current month)

11 UD's Filed
6 Dismissed as Paid
3 Continued due to Repayment Agreement Activated OR to Finalize Promise of Assistance
1 Continued Trial
0 Pending 1st return
1 J&P

**Pending Recertifications:**

- Recertifications are being completed/caught up, and letters go out on the 1st day of each month to give notifications at least 120 days prior to the due date of the due date. Additionally, 90. 60. 30-day Termination notice and implementation of Market Rent (per HUD guidelines) until the recertification is completed.

**Staff Training:**

- Mini Learning Sessions- Planning Phase - types of "Vouchers/subsidy" and what that means for the recipient.
- Staff evaluations will be taking place to schedule the appropriate training for the year. In-house training is ongoing.
- EIV & Documentation Training is on the schedule for May/June
- Nelrod – free weekly training
- 1 Staff member took and passed the COSP (Certified Occupancy Specialist-Public Housing) and passed the exam!
- 2 Staff members took TCS (Tax Credit Specialist) course and passed the exam!(June)
- 2 Staff members in training this week for PHS (Public Housing Certification)
- Ongoing, Senior Property Managers will be assigned peer training with other staff members in their area of expertise. All training will be documented in writing. This is ongoing.

**Meetings:**

- Crescent Halls- Beautification Day will be held Friday September 11, 2026, from 9:00am until we finish-we will be painting the hallways this year and between the pros and the not-so-pros, we look forward to giving CH a refresher and having you partner with us.
- Safety Meeting are occurring Monthly and are ongoing with a virtual and in-person option (Once a month on 2nd Wednesday). We will look forward to in person meetings in Spring/Summer. Notices are sent out to each household to notify of in person meetings and then another notice sent to each household to notify of Virtual/In person meetings. Additionally, we remind the board and partners at each Board meeting to encourage partners and residents to join the meetings so their voice can be heard. Reminders are being sent through TextMyGov. Spring

Reminder Notices will be going out with April Rent Statements to ALL households. Some partners are on the reoccurring invite that is set for the entire year on the 2nd Wednesday of each month from 12pm-1pm and we encourage them to encourage the residents to participate.

- January 14, 2026 (7 PM/2 RS/1 PHAR (Partner)
- February 11, 2026 (7 PM/2 RS/0 Partners)
- March 11, 2026 ( 8 PM/1 RS/0 Residents/0 Partners)
- April 8, 2026 (Next meetings virtual and in person) PLEASE JOIN US TO DISCUSS THE RECENTLY UPDATED PARKING POLICY!(5 PM/1 RS/0 Residents/1 Partner (PHAR)
- May- (3PM/1RS/0 Partners)
- June-Cancelled
- July 8, 2026 (2 PM/2 RS/1Partner)
- August 12, 2026, 12PM- If you would like to be added to the invite please let us know

- Team/Compliance Meeting (Once/Twice a month based on needs)
- One on one compliance training regularly (weekly)
- Eviction Diversion Work Team- Once a month
- Site events are ongoing once a month on a rotating basis. We have had Community Days, Movie Nights, Ice Cream Socials just to name a few! Our team has dedicated thought and time to the different events and has been pleasantly surprised at the turnouts they have been getting!
- Sfs Phase I – Community Day was on 7.10.26 and was a huge success, we look forward to the growth next year as SFS P2 will be online.

**Staff/Department Updates:**

- We are pleased to have brought on a new Administrative Assistant and a Property Manager for our Non-Subsidized Market Rate Portfolio.
- Weekly one on one/cross training between team members to help serve our communities and keep "Residents First."
- Staff continue to distribute notices as needed with needed reminders and current information.
- Staff continue to be assigned and complete training applicable to industry updates themselves on community resources, available and newly announced, to provide up to date information to those in need of additional assistance in various situations.
- Asset Collections Rep along with site staff continue to pursue collections and continue the effort to TARS; however, we also continue the efforts to collect on them and make referrals for local funds that may be available to assist residents. We also continue to offer and initiate Repayment Agreements for those that qualify.
- Office hours are from 8:00 AM to 4:30PM, however, appointments are still preferred, for any person needing to have a one on one with their AM or other staff. This allows us to be prepared and manage our time to meet other duties and deadlines.