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, September 28th, 2026 at 6:00 pm

Agenda

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

II. General Announcements / Meeting Dates / Reminders

III. Updates from Commissioners and Discussion

IV. Public Comments followed by PHAR Comments

V. *Resolution No.:1505 Resolution authorizing the sale of 414 10th Street SW* ***Attachment A***

VI. *Resolution No.:1506 Resolution authorizing the submission of Demo/Dispo for Westhaven Phase 1* ***Attachment B***

VII. *Resolution No.:1507 Resolution Authorizing the purchase of certain parcels* ***Attachment C***

VIII. *Resolution No.:1508 Resolution Authorizing the purchase of certain parcels* **Attachment D**

IX. Housing Director Update **Attachment E**

X. HCV Program Director Update **Attachment F**

XI. Resident Services Update **Attachment G**

XII. Finance Update (verbal)

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

XIV. Public Comments

XV. Adjournment

CRHA Meeting Announcements:

CRHA Board Work Session:	Thursday, October 8th, 2026, at 6:00 pm
CRHA Board Regular Meeting:	Monday, October 26h , 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://us06web.zoom.us/j/88560223647?pwd=qwzpkt9Ird2BtXYLRBQGOMe6SGz4ZG.1
Meeting chat link
https://us06web.zoom.us/launch/jc/88560223647

Meeting ID: 885 6022 3647
Passcode: 985362

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.

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

CRHA RESOLUTION No.: 1505

RESOLUTION AUTHORIZING THE SALE OF 414 I0TH STREET NW BY THE CHARLOTTESVILLE REDEVELOPMENT AND HOUSING AUTHORITY

WHEREAS, the Charlottesville Redevelopment and Housing Authority (the "Auth01ity") desiles to sell 414 10th StreetNW located in the City of Charlottesville Virginia (the "Property") to KOW Development LLC ("KOW"); and

WHEREAS, the Authority desiles to sell the Plopelty for a sales mice of $327,900.00 (the "Purchase Plice") to KOW•, and

WHEREAS, the Board has detennined that it is in the best interests of the Authority, and in keeping with its mission, to sell the Property for the Purchase Price to KOW.

NOW, THEREFORE, be it resolved by the Board of Commissioners of the Charlottesville Redevelopment and Housing Authority as follows:

l . The sale of the Propelty by the Authority to KOW for the Purchase Plice is hereby authorized and approved.

2. The Executive Dilutor, or his designee, is authorized to execute and deliver any and all contmcts, agreements, deeds, instruments and other documents as may be necessary or desirable to consummate the transactions contemplated by this Resolution and to take such other action and to execute and deliver such other documents as he may deem necessmy or desimble to cany out the intent of this Resolution.

3. All actions there for taken by the Executive Director and any other officer of the Authority in connection with the transactions contemplated by this Resolution are approved, adopted, ratified and confinned in all respects.

4. This Resolution shall take effect immediately upon its adoption.

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.

Brigid O'Rourke, CRHA Board Chair

John Sales, CRHA Board Secretary

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Resolution No.:1506

RESOLUTION AUTHORIZING THE SUBMISSION OF A DEMOLITION/DISPOSITION APPLICATION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOMPENT FOR THE WESTHAVEN PHASE I REDVELOPMENT PROJECT

WHEREAS the Board of Commissioners of Charlottesville Redevelopment and Housing Authority ("CRHA" or the "Authority") has formed such limited liability companies, corporations, and other entities as may be necessary or desirable to facilitate the redevelopment of the Westhaven apartments, located at 801 Hardy Drive in the City of Charlottesville (the "Property"); and

WHEREAS, Westhaven is a public housing development consisting of 126 units in 19 buildings, and one community center, situated on 10.01 acres; and

WHEREAS, Westhaven is currently subject to a Declaration of Trust between the U.S. Department of Housing and Urban Development ("HUD") and CRHA; and

WHEREAS, CRHA, working in tandem with the Resident Advisory Board (the Public Housing Association of Residents), seeks to demolish 19 residential buildings and redevelop the site with two five-story multifamily apartment buildings with approximately 150 units in Phase I, with future phases projected to deliver approximately 102 townhome units; and

WHEREAS, CRHA has applied to Virginia Housing, formerly known as Virginia Housing Development Authority ("VHDA"), for Low-Income Housing Tax Credits ("LIHTC") for the

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Project and Virginia Community Development Corporation ("VCDC") has offered to contribute equity to the Project in return for a limited partnership interest therein; and

WHEREAS, as part of the financing structure necessary for the use of LIHTC, Westhaven Phase One, LLC, a Virginia Limited Liability Company (the "Company"), was created to own the Project, Westhaven Redevelopment Management Phase One, LLC, a Virginia Limited Liability Company ("Management Company") was created to serve as the managing member of the Company; and Charlottesville Community Development Corporation ("CCDC"), a Virginia corporation and instrumentality of CRHA, serves as the sole member of the Management Company; and

WHEREAS, CRHA serves as the sole shareholder of CCDC; and

WHEREAS, CRHA owns the Property and wishes to ground lease the Property to the Company to facilitate the development of the Project; and

WHEREAS, CRHA, through the special purpose entities identified above, desires to participate in the Project as developer during the construction phase and as property manager upon completion of construction of the housing units; and

WHEREAS, the development costs for the project will be financed, in part, with LIHTC equity; and

WHEREAS, a Physical Needs Assessment ("PNA") conducted in 2025 estimated rehabilitation costs at Westhaven at $29,270,978.18, which is 71.47% of Total Development Cost ("TDC"), thus meeting the physical obsolescence threshold; and

WHEREAS, the Authority has held meetings with Westhaven residents and the Resident Advisory Board to receive input relating to the demolition and redevelopment; and

WHEREAS, the relocation resources are decent, safe and sanitary and comply with HUD regulations as set forth in 24 CFR 970.21(a); and

WHEREAS, consultation regarding the proposed demolition and disposition has occurred with Mayor Juandiego Wade and the local government is supportive of the project; and

WHEREAS, CRHA desires to assist the Company with the development, financing, and operation of the Project and in furtherance thereof, seeks approval for the submission of HUD Section 18 Demolition and Disposition Application under 24 CFR 970.17(c).

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Charlottesville Redevelopment and Housing Authority as follows:

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1. The participation of CRHA in the Project as the sole shareholder of CCDC (the managing member of the Management Company), as landlord under the Ground Lease, as developer, as property manager and as guarantor is hereby authorized.
2. The execution of the Ground Lease by the Authority in its capacity as landlord is hereby authorized.
3. The Executive Director or his designee is hereby authorized to prepare, execute, and submit any and all applications, certifications, agreements and other documents to the U.S. Department of Housing and Urban Development ("HUD"), including but not limited to a HUD Section 18 Demolition and Disposition Application, in conjunction with the Project and to take other actions and to sign other documents as he may deem necessary or desirable to carry out the intent of this resolution.
4. This Resolution shall be in effect from and after the date of its adoption.

_____

Brigid O'Rourke
CRHA Board Chair

_____

John Sales
CRHA Board Secretary

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Resolution No.:1507

RESOLUTION AUTHORIZING THE PURCHASE OF CERTAIN PARCELS OF PROPERTY BY THE CHARLOTTESVILLE REDEVELOPMENT AND HOUSING AUTHORITY

WHEREAS, the Charlottesville Redevelopment and Housing Authority (the "Authority") desires to purchase certain parcels of land, with the improvements thereon, which are located in the City of Charlottesville, Virginia, identified on Exhibit A attached hereto (collectively the "Property"); and

WHEREAS, the Authority desires to acquire the Property for a purchase price of $3,000,000.00 (the "Purchase Price");

WHEREAS, the City of Charlottesville and/or Affordable Housing Group, LLC, a Virginia limited liability company ("AHG") is providing partial funding to the Authority for the acquisition of the Property and the Authority will use [$_____ of its non-federal funds]; and

WHEREAS, the Board has determined that it is in the best interests of the Authority, and in keeping with its mission, to purchase the Property for the Purchase Price.

NOW, THEREFORE, be it resolved by the Board of Commissioners of the Charlottesville Redevelopment and Housing Authority as follows:

1. The purchase of the Property by the Authority is hereby authorized and approved.
2. The receipt and use of funding from the City of Charlottesville and/or AHG and the Authority's use [$_____] of its non-federal funds for the acquisition of the Property are is hereby authorized and approved.

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.

3. The Executive Director, or his designee, is hereby authorized to negotiate, execute and deliver any and all contracts, agreements, deeds, instruments and other documents as may be necessary or desirable to consummate the transactions contemplated by this Resolution and to take such other action and to execute and deliver such other documents as he may deem necessary or desirable to carry out the intent of this Resolution.

4. All actions heretofore taken by the Executive Director and any other officer of the Authority in connection with the transactions contemplated by this Resolution are hereby approved, adopted, ratified and confirmed in all respects.

5. This Resolution shall take effect immediately upon its adoption.

EXHIBIT A

1. Street Address: 701 Anderson Street, Charlottesville, VA 22903
   Legal Description: 310264000

2. Street Address: 1105 Page Street, Charlottesville, VA 22903
   Legal Description: 040267000

3. Street Address: 835 Page Street, Charlottesville, VA 22903
   Legal Description: 310227000

4. Street Address: 833 Page Street, Charlottesville, VA 22903
   Legal Description: 310227100

5. Street Address: 305 10th Street NW, Charlottesville, VA 22903
   Legal Description: 040223000

6. Street Address: 311 10th Street NW, Charlottesville, VA 22903
   Legal Description: 040222000

7. Street Address: 306 11th Street NW, Charlottesville, VA 22903
   Legal Description: 040180100

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.

8. Street Address: 346 11th Street NW, Charlottesville, VA 22903
   Legal Description: 040163000

9. Street Address: 605 11th Street NW, Charlottesville, VA 22903
   Legal Description: 040027000

10. Street Address: 502 12th Street NW, Charlottesville, VA 22903
    Legal Description: 040090000

11. Street Address: 604 12th Street NW, Charlottesville, VA 22903
    Legal Description: 040019000

Brigid O'Rourke, CRHA Board Chair

John Sales, CRHA Board Secretary

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Resolution No.:1508

RESOLUTION AUTHORIZING THE PURCHASE OF CERTAIN PARCELS OF PROPERTY BY THE CHARLOTTESVILLE REDEVELOPMENT AND HOUSING AUTHORITY

WHEREAS, the Charlottesville Redevelopment and Housing Authority (the "Authority") desires to purchase certain parcels of land, with the improvements thereon, which are located in the City of Charlottesville, Virginia, identified on Exhibit A attached hereto (collectively the "Property"); and

WHEREAS, the Authority desires to acquire the Property for a purchase price of $9,600,000.00 (the "Purchase Price");

WHEREAS, the City of Charlottesville is providing partial funding to the Authority for the acquisition of the Property and the Authority will use loan funds from the Federation of Appalachian Housing Enterprise (FAHE) and

WHEREAS, the Board has determined that it is in the best interests of the Authority, and in keeping with its mission, to purchase the Property for the Purchase Price.

NOW, THEREFORE, be it resolved by the Board of Commissioners of the Charlottesville Redevelopment and Housing Authority as follows:

1. The purchase of the Property by the Authority is hereby authorized and approved.
2. The receipt and use of funding from the City of Charlottesville and FAHE for the acquisition of the Property are is hereby authorized and approved.

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.

3. The Executive Director, or his designee, is hereby authorized to negotiate, execute and deliver any and all contracts, agreements, deeds, instruments and other documents as may be necessary or desirable to consummate the transactions contemplated by this Resolution and to take such other action and to execute and deliver such other documents as he may deem necessary or desirable to carry out the intent of this Resolution.

4. All actions heretofore taken by the Executive Director and any other officer of the Authority in connection with the transactions contemplated by this Resolution are hereby approved, adopted, ratified and confirmed in all respects.

5. This Resolution shall take effect immediately upon its adoption.

EXHIBIT A

1. Street Address: 1220 Smith Street, Charlottesville, VA 22903
   Legal Description: 490124000

2. Street Address: 1221 Smith Street, Charlottesville, VA 22903
   Legal Description: 490124000

3. Street Address: 1222 Smith Street, Charlottesville, VA 22903
   Legal Description: 490124000

4. Street Address: 1224 Smith Street, Charlottesville, VA 22903
   Legal Description: 490124000

5. Street Address: 1226 Smith Street, Charlottesville, VA 22903
   Legal Description: 490124000

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Brigid O'Rourke, CRHA Board Chair

John Sales, CRHA Board Secretary

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

Phone 434-422-9132

September Redevelopment Board Report

Prepared by Quentia J. Taylor

This report covers activities of August 17, 2026 – September 18, 2026

I. Construction 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. The City has completed final inspections for occupancy of the Delivery A. The property management team is working to receive final approval from the HCV and VCDC office. CRHA anticipates receveing the second delivery of units in November, 2026. 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

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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).









- **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 interior framing is substantially complete. UCC has completed approximately 95% of the roof work and roofing equipment has begun to arrive. The plumbing and electrical rough ins have begun throughout the building. 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)



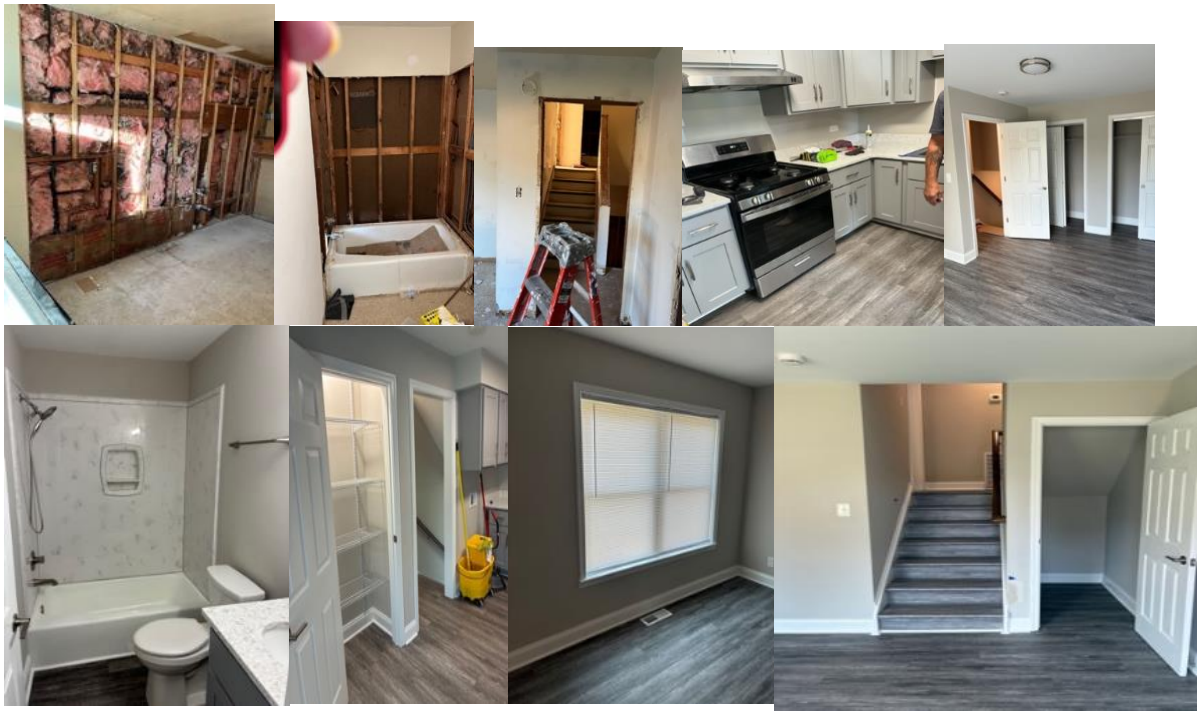




- **Westhaven**
  - CRHA in conjunction with the Development team submitted the Westhaven Phase 1A 9% LIHTC application. Based on self scoring our application scored the highest in the Housing Authority pool. The application round is very competitieve based on the number of housing authorities undertaking redevelopment utilizing the 9% LIHTC. The VA Housing Board approved the 9% LIHTC award for Weshaven Phase 1A. CRHA has submitted additional funding applications to the Department of Housing and Community Development for both portions of Phase 1.
  - 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 was not selected to receive HOTC allocation. CRHA is working to submit a 4% non-competitive application for Phase 1B on October 1st.
  - See resident engagement report for resident planning updates at Westhaven.

- **Michie/Madison/Riverside/Scattered Houses "Parallel Track"**

  Michie Drive – Unit Remodel
  - Construction in the third unit at Michie Drive was completed on 8/28/26. With each unit the crew improves their timing and efficiency. (see progress pictures below)
  - Construction in the fourth unit started the second week of September. We anticipate a 5 week construction timeline for full completion.



II. Relocation

Michie Drive

- Our second relocated family was moved back into their newly renovated home on 9/3/26 with no issues. Redevelopment and property management staff walked the unit with the resident to confirm the unit's condition the property manager and the relocation coordinator.
- 2023 A "hotel unit'- Any and all issues in the hotel unit were addressed and fixed prior to the next move in. The hotel unit was thoroughly cleaned and then inspected by property management and pest control to confirm move in readiness. The next family is slated to be temporarily moved to 2023 A on the second week of September.
- Between every move to the hotel unit, the unit is professionally cleaned and treated for pest control (if needed) along with the storage POD on site. Each resident receives brand new bedding and linens upon move in to the hotel unit with the option to take it with them to their permanent residence. Any left over bedding and linen is discarded during cleaning.
- The relocation coordinator works with each family ahead of their temporary move to ensure they are prepared. This includes providing boxes and materials 1 month in advance. The relocation coordinator remains in contact with the resident during construction.

South First Street Phase 2

- All 8 families have selected their preferred units based on unit type and qualification.
- The families are now working through the approval process with property management and once approved a moving date will be set for each family.
- Each family has the option to "self-move" or have professional moving services provided to them at the expense of CRHA. A professional moving company has been identified and CRHA is finalizing a moving contract.

III. HCV Homeownership

- The HCV Homeownership Program has maintained steady interest from program participants. This month we received two new applications.
- 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 the start of 2026.

Month	New Participants	Applications sent	Applications received	New participant meetings
2026				
January	3	2	1	3
February	2	2	0	3
March	1	1	0	2
April	1	0	1	3
May	1	1	1	1
June	1	1	0	2
July	1	1	1	2
August	4	4	1	1
September	2	2	2	2
October				
November				
December				
Total	16	14	7	19

CRHA Redevelopment Coordinator Monthly Report- August 15-September 15, 2026
Prepared by Brandon Collins on September 15, 2026
This report covers activities from 8/15 through 9/15/26 with a report on August resident engagement.

In this reporting period, I continued to work through art and memory efforts at South First Street, getting frame ordered, and working through mural design. Due to the timing of this report 2 meetings were held at 6th Street and 2 newsletters were sent. I have spent time preparing to resume Westhaven Resident Planning work as well as the Parallel Track. Additionally, archiving and utilizing historical information has occupied a good amount of my time in the past month- mostly due to the art and memory efforts at 6th St and S 1st Street. A brief list of duties performed:

- Check Ins w/ Development Mgr. weekly
- Check In w/Development Manager & Executive Director
- Westhaven Design Team Mtgs weekly
- Redevelopment Committee Meeting
- Attended Annual Plan Public Hearing
- Resident Services WH response meeting
- WH neighborhood response to shootings
- All Staff Meeting
- Staff Survey- ED Search
- Conversation w/ BoC members- ED
- Board Report
- Newsletter Update x 2
- Pictures for City Housing Report
- S 1st St Addresses/Unit Type Spreadsheet
- History blurb for CRHA newsletter
- Timeline info for RS employees
- 6th St archiving/timeline/art prep
- S 1st St historical info/display prep
- S 1st St Frames ordered/framing begun
- S 1st St Art Placement Diagram Revision
- S 1st St Mural Design Mtg #3 & outreach
- S 1st St Resident Planners & Mural #4 & prep, outreach
- 6th St Resident Planners x 2 & prep, outreach
- Parallel Track Madison &outreach, prep
- Westhaven Planners & outreach, prep
- Westhaven Consultation Prep
- Uattend training webinar
- Ninjio Cyber Security Training

Resident Engagement Content and Topics- August 15-September 15, 2026

Westhaven: The Resident Planners Group took a break for the month of August, allowing the team to set a clear path forward. Meetings resumed on 9/10, just days before the 4-year anniversary of Westhaven Resident Planning (!) resident met with representatives of LV Collective to discuss engagement on the spaces around the W Main building to be conducted by water Street Studio. The meetings regarding W Main will occur separately and outside of the regular Westhaven Planners meetings to allow residents to focus on the work for Westhaven proper. Planners reviewed the plan as it stands and discussed the curriculum and schedule for the months ahead to include beginning the selection process for Phase 1 interior and exterior materials/colors/finishes, Phase 1 outdoor amenities, and visioning for the Phase 2 “multi-purpose” building. Residents chose a time date for the Demo/Dispo section 18 required resident Consultation scheduled for 9/18 at 2 pm.

South First Street: Resident Planners, and youth, have continued to work through design of an indoor mural in the new community center. A joint meeting was held with some resident Planners and participants in the youth group at S 1st St. A concept has been designed, and mostly final design is in place. Residents will have the opportunity to revise the scheme as preparation to begin painting the mural proceeds. We anticipate an "open house" experience this fall to have residents, under guidance, actually paint the mural. Additionally, Resident Planners met to discuss updates and storage locker coverings and functions and finalized the last (for now) art piece to include images of the "old" S 1st St. 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. The first meeting involved meeting with Jackie martin from UVa Health to discuss aspects of the Medical Clinic programming. Residents also moved through final art selection over the course of the 2 meetings. Discussion was had concerning some lingering topics to be addressed through winter including the medical clinic, possible cabinet selection revision, play equipment, additional art, and naming/branding.

Parallel Track: Madison Ave Resident Planners were excited to resume meetings after a long hiatus. Residents received updates on the interior renovation effort and began discussion of future projects including installing front door coverings. Riverside and Michie will be meeting in the next few days for similar discussions.

A quick look at August resident engagement:

Aug-26	AUG	AUG	AUG	AUG
	mtg individs unique	# of meetings	one on ones	note/other
S 1st St*	13	2	5	*Includes mural mtg
6th St	3	1	4	
Westhaven	-	-	26	WH Community Day- 38 residents
Parallel Track	-	-	4	
TOTAL	15	2	16	

- August total youth engagement: 20 unique individuals
- Monthly e-mail newsletter expanded to 61 residents.
- 12 non-resident community members one on ones at Westhaven Community Day



Alex Glick from ADS and Youth working on the 3-D Model at Westhaven Community Day 8/1/26



S 1st St Mural Scheme Revised

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

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

MINUTES

I. Attendees: John Sales, Kathleen Glenn-Matthews, Joy Johnson, John Johnson, Brandon Collins, Brigid O'Rourke, Asia Green, Quentia Taylor, Bridget Moss, Christina Feggans, Shelly Bryant, Nikuyah Walker, Ricco Harris

II. Updates

a. South First Street
Reviewed progress photos. Lease up underway for Delivery A. Delivery B targeting November. John reported the units have been approved for the 15 families to move in, working to switch out locks, need VCDC to approve units- new TIC form- being submitted. Residents have received moving supplies and are excited to get moved. Getting close to wrapping up the Planners meetings, will still give updates and be ready to make decisions if needed. Described the mural planning process. Residents will be making decisions on storage lockers. PHAR would like to use the new community center for their strategic plan, will go through the proper channel- will need to talk to Tameka.

b. Sixth Street
Reviewed progress photos, roof is on, windows going in. Balconies are installed later. Shared some renderings of outdoor spaces. Asia asked about water feature, there are "misting poles" that will be included. There will also be a larger play area in Phase 2 as well as green space. John pointed out the Phase 1 has a toddler play area and bigger kids play area. Artwork is mostly decided will have some final schemes at the next meeting, will include a booklet as well as on a video monitor, have a few images of the old 707 building. Residents will need to work on play equipment. Any delays at Sixth St? John reported that there is a potential delay at 6th St but haven't received an updated schedule, issues with manpower, pushing them to include work on Saturdays. Looks like a 2-week delay. Discussion on Medical Clinic: Last 2 resident meetings have discussed the clinic, reviewed Jackie's notes and then met with Jackie. Some questions for CRHA from UVA we communicated answers. Clinic will have prescription drop-off, primary care on site. Will be with doctors. Christina reported that it will be part of UVA family medicine along with Pantops. Just had a meeting with them. Remodeling their current space, don't want to be solely at Pantops so they will also be at Sixth St, have to be a UVA patient. Not a walk-in clinic. This should not be a money maker for UVA. Concern about prioritizing residents/neighborhood, scheduling and wait times. Dr. Gathewood is in charge, would like to talk to him. John will get a meeting together with Ann and others. All the construction funding for that space is covered by UVA not CRHA.

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c. Parallel Track
Second family moved back today, third family starting on their process. Working to find ways to speed up the process.

d. Westhaven
Shared updated 3-D rendering of master plan. Working with residents to flesh out the first phase buildings. Will start working on interior and exterior materials/color schemes. P1A (senior building) being allocated 9% award. P1B is not able access the new state credits, team has come up with a plan. John explained HOTC was very competive, applied in May as well as 4%, unable to get. Funding strategy for Phase1B- 4% LIHTC apply in October, need figure out tax market and bond issuance. Fairly significant delay gives us time to get the other funding sources for 1A and 1B, submitted for $5 Million each from DHCD, still have a ways to go on getting all the financing put together. HOTC is new, didn't know what would be weighted in the scoring- we asked for too much. Still going for the 4%. P1A can't move until P1B moves because they are connected, we received extra points on 9% P1A because agreed to 4% for P1B. 4% is not competitive, will know about which bond cycle we fall under, won't have a date for about a year. Resident work will continue with adults and youth. Community Day was a great success, many residents reached as well as members of the public and a few decision makers. Resident consultation meeting for Demo/Dispo coming up in two weeks. LV will be working separately with resident on outdoor spaces around their building.

e. South First Street, returned to the conversation.
No delays or changes. Middle of the site will be completed around May 2027. No families on site yet. 15 families getting readied for Delivery A. Are Westhaven families prioritized for S 1st St? That is changing some due to the delay, also have some concerns about some Westhaven families and negative interactions between the 2 neighborhoods. Relocated families from Westhaven will be returning as well as families from Phase 1 S 1st St. 11 total, Phase 1 to Phase 2 is 7 families, 4 families from Westhaven. 1 has to wait for Delivery B. Every family that decides not to come back will sign a waiver. 23 units are ready for Delivery A, the rest to fill the units come from public housing waiting list, will be right sized. 7 from Phase 1, 4 from Westhaven. Coordinate efforts at move in, work with Jackie Martin, collaborate with Resident Services.

Respectfully submitted by Brandon Collins 9/21/2026

CHARLOTTESVILLE REDEVELOPMENT
& HOUSING AUTHORITY

P.O. BOX 1405
CHARLOTTESVILLE, VIRGINIA 22902

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

Residents *FIRST*!

Resolution No.:1505
RESOLUTION AUTHORIZING THE SALE OF 414 10th STREET NW BY THE CHARLOTTESVILLE REDEVELOPMENT AND HOUSING AUTHORITY

WHEREAS, the Charlottesville Redevelopment and Housing Authority (the "Authority") desires to sell 414 10th Street NW located in the City of Charlottesville Virginia (the "Property") to KOW Development LLC ("KOW"); and

WHEREAS, the Authority desires to sell the Property for a sales price of $327,900.00 (the "Purchase Price") to the KOW; and

WHEREAS, the Board has determined that it is in the best interests of the Authority, and in keeping with its mission, to sell the Property for the Purchase Price to KOW.

NOW, THEREFORE, be it resolved by the Board of Commissioners of the Charlottesville Redevelopment and Housing Authority as follows:

1. The sale of the Property by the Authority to KOW for the Purchase Price is hereby authorized and approved.
2. The Executive Director, or his designee, is hereby authorized to execute and deliver any and all contracts, agreements, deeds, instruments and other documents as may be necessary or desirable to consummate the transactions contemplated by this Resolution and to take such other action and to execute and deliver such other documents as he may deem necessary or desirable to carry out the intent of this Resolution.
3. All actions heretofore taken by the Executive Director and any other officer of the Authority in connection with the transactions contemplated by this Resolution are hereby approved, adopted, ratified and confirmed in all respects.
4. This Resolution shall take effect immediately upon its adoption.

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

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www.cvillerha.com

CRHA Resident Services (RS) Department Report
For September 28, 2026, Board of Commissioners
Prepared by Kathleen Glenn-Matthews on 9/23/2026

I. Resident Services

Housing Stability.

A. Eviction Diversion Program (EDP) 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's new VISTA is helping us look at creative ways to adjust our software and train staff to collect more detailed EDP data.

B. The Non Profit (NP) now has an EIN! Once up and running, and some of our new sites are finished, 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 programs.

C. Self Sufficiency

1. FSS- Continued regular check-ins with participants to provide supportive services, resources, and assistance toward their individual goals.
    - Rental and utility assistance continue to be significant needs among participants, along with connections to mental health and employment services.
    - Four successful meetings were held with prospective FSS participants. Enrollment paperwork and 4 CoPs are pending completion. Outreach and recruitment efforts have also continued through phone calls and emails to prospective participants identified through a compiled list from YARDI and the HCV office.
    - Current FSS enrollment is 42 HCV participants and 8 PH participants, for a total of 50 participants.
    - The 4th quarterly PCC meeting will be held on October 27th at 10:00 a.m. A reminder and calendar invitation will be sent out next week.
    - Please see the attached Resident Services Summary.
2. ROSS- Planning to conduct the surveys for HUD, who requires 50, however planning it hit all sites including scattered sites. Created a new survey form and flyer to notify resident that this will occur (attached), and a timeframe to expect seeing us at the sites. Attending a Resident Services Coordinator conference and working on renewing caseload. Completed onboarding for the new BRAC Board members. Received certification of completion for the Senior Planet Train The trainer Program and scheduled to teach in December. Please see the attached Resident Services Summary.

D. *Economic Opportunity (EOP)*

1. Jobs Plus- Please see the attached RS summary report.

2. 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.

3. Youth Programs

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CRHA's Youth programs continue to build with the assistance of the Firearm Violence Intervention Grant (FVIP). The program is planning some college trips for next month. Please see the attached RS summary report.

4. *Senior Programs*

The Resident Services Team has been gradually getting trained through Senior Planet's Train the Trainer program for Older Adults Technology Services (OATS) as part of an AARP program in partnership with CRHA's IT Department. This month four RS staff completed the program to get certified to teach classes at different sites.

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 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. *RS Team staff just wrapped up a busysummer and are preparing for fall events such as TrunkRTreat and a Thanksgiving giveaway*.
5. The Resident Services committee continues to focus on looking at the best ways to offer community support. This committee is quarterly, and the next meeting is in October. Staff continue working on partnerships with community partners. Currently we are focused on the impacts of budget cuts and support our communities may need in navigating changes to Medicare and with work requirements.
6. 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 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
7. Continue to meet as needed with residents to discuss what services they would like to have in their communities and make connections with providers.
8. 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 working on getting the NP off the ground.

B. CRHA 's VISTA is assisting with our Grants/Development efforts this year.

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. Zoe a RS staff who is also on the fire department is presenting the draft she has been working hard on at the Crescent Halls resident association meeting this month.
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. Fire Drill meeting at Crescent Hall.
4. Discussed exploring partnerships or sponsorships with local groups for resident training and 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. The RS team met with residents and the police chief at Westhaven this. Month and RS staff will be talking to residents to get feedback on next steps such as a town hall.
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 in January 2026

C. The revised FY 2026- 2027 Annual Plan was posted 7/1/26 and approved via resolution 9/10/26. It has been submitted via the HUD portal and email this month.

D. Meetings with the RAB for the FY 2027- 2028 Annual Plan begin this summer on 6/30/26. CRHA staff have been having monthly RAB meetings to help increase involvement in the process. The draft will be posted towards the end of October.

E. In January 2028 we will discuss working on the Five-Year Plan for FY 2029-2034.

F. Here is a link to all the annual plan documents: https://cvillerha.com/key-documents/

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 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"

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CRHA Resident Services Summary and Section 3 Report

September 21, 2026

Resident Services Summary

The following table uses data from 8/16/26 – 9/16/26

Site/Program	Individuals* Served This Month	Individuals Served Last Month	Individuals Served In 2026
ALL	**78**	**45**	**785**
Westhaven	72	28	384
Crescent Halls	1	3	87
6th	0	1	71
South First St	2	1	173
Scattered Sites	3	5	63

*individuals are non-unique

Self-Sufficiency Programs

Program	Number of Participants	New Participants This Month
FSS	50	0
ROSS	50	0
Jobs Plus	64	0

Section 3

The following table uses data from August 2026 of CRHA employees.

Type	Total Hours	Benchmark Actuals	HUD Benchmark Goals
All Labor	10964.56		
Section 3	7639.73	70%	25%
Targeted Worker	572.80	5%	5%
Other Targeted	0		

Total CRHA Section 3 Employees: 53
Total CRHA Targeted Workers: 5
Total CRHA Employees: 78

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

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Wednesday, September 16 10:45-11:45am Support Services hour with Grace Wint from Women's Initiative

Wednesday, September 16 2:30pm-4pm Arts & Crafts with Parks & Rec*

Wednesday, September 16, 11am-1pm Bingo/Wellness with Region 10*

Wednesday, September 23, 11am-1pm Bingo/Wellness with Region 10*

Tuesday, September 22 2pm Crochet with Jenny*

Tuesday, September 22 & Thursday, September 24 11am Monthly Tenant Meeting*

Service Type Summary

Date Range: 08/16/26 - 09/16/26

Properties: Multiple Properties (10)

Summary: This report displays the total services documented via the Individual or Group Service Logs over the requested date range. It shows the unique residents served for each service type along with the duplicated number of services where a resident has more than one service log for a specific service type. It also sums up the duration of time and households served. The resident must be enrolled in a household to populate on this column.

Service Type	# of Households	# of Distinct Residents	# of Duplicated Residents	# of Service Logs	Duration
Assessment/Case Management	0	2	2	2	0 hrs 0 min
Benefits/Entitlements	0	2	2	2	0 hrs 0 min
Employment	0	65	66	66	192 hrs 0 min
Eviction Prevention/Housing Retention	1	2	2	2	0 hrs 30 min
Health/Medical/Nutrition	1	1	1	1	0 hrs 10 min
Housing/Home Management/Ownership	1	1	1	1	0 hrs 0 min
Other	4	10	12	12	4 hrs 40 min
Total	5	76	86	86	197 hrs 20 min
Outreach	1	66	67	67	193 hrs 0 min
Grand Total	5	76	153	84	390 hrs 20 min

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Grants and Development Report

9/21/26 – Prepared by Katrina Beitz

Upcoming Grants

- Family Self-Sufficiency Renewal – 10/15/26
  - Annual renewal for the FSS program
- Capacity Building Training VHA – 10/31/26
  - Staff training funds
- Resident Opportunities and Self-Sufficiency (ROSS) Renewal - ???

Grant Updates

- Our HUD self-sufficiency grants (excluding Jobs Plus) are up for renewal this year. This includes FSS and ROSS. Service Coordinators are working to put together application materials to be submitted. FSS has a deadline in October but we are still waiting for a NOFO for ROSS. Based upon previous years, we believe the ROSS deadline will be November-December 2026.
- Submitted Twice Is Nice Fund application. This will be used for Resident Services coverage at Crescent Halls.
- We received a new grant agreement with the City for FY22 CAHF. These funds will be used for South First Street, Phase II.
- Updating Grant Tracker for new grant year. Prospecting new funds and cleaning up old/irrelevant data.
- We have completed several interviews for a new Jobs Plus Program Manager. Once a new manager is hired we wilil be able to make a plan for increasing spending to meet HUD requirements.
  Overview of current grant funds:
  - **Total requested (FY26– FY27)**: $1,118,852
  - **Active Grants (FY26-FY27)**: $2,757,969
  - **Multi-Year Awards**: $2,218,344
  - **Submitted, awaiting response**: $66,540
    - Federal: Housing Related Hazards (HRH)
    - Local: Bama Works (CACF), Twice Is Nice (CACF)

Other/Miscellaneous

- Trained staff on Jobs Plus Earned Income Disregard (JPEID) to ensure that staff are able to accurately explain benefits to interested residents.
- Resident Services database is fully updated.
- Aiding with VISTA projects
- Starting the planning process for the nonprofit.

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Stronger Residents Stronger Communities

Charlottesville Redevelopment Housing Authority

Your Voice Matters!

Be on the Lookout for ROSS at Your Site!

Starting the week of
September 28th – October 26th

The ROSS team will be at your site conducting Resident Needs Assessments.

This is a great opportunity to share your needs, ideas, and goals so we can continue to bring helpful programs, resources, and services to your community!

- Share your needs
- Help shape future programs
- Let your voice be heard

Together We Thrive!

Complete your survey on site and take home a **GOODY BAG!**



RESIDENTS · OPPORTUNITIES · STRONGER COMMUNITIES · BRIGHTER FUTURES

We look forward to seeing you!

EQUAL HOUSING OPPORTUNITY

ROSS RESIDENT NEEDS ASSESSMENT

Please check ONE box for each area. This helps us understand what support would be most helpful to you.

HIGH	MEDIUM	LOW	NO NEED	N/A
I need help now	I could use some help	A little help	I don't need help	Does not apply

AREA	HIGH	MEDIUM	LOW	NO NEED	N/A
1. Technology Computer, internet, phone, online services	■	■	■	■	■
2. Jobs & Career Finding a job, resume, training, career goals	■	■	■	■	■
3. Education GED, school, classes, job certificates	■	■	■	■	■
4. Senior & Disability Support Transportation, accessibility, daily support	■	■	■	■	■
5. Money & Finances Budgeting, credit, debt, banking, taxes	■	■	■	■	■
6. Reentry Support Jobs, documents, legal help, getting back on track	■	■	■	■	■
7. Health & Wellness Doctor care, mental health, food, exercise	■	■	■	■	■
8. Substance Use & Recovery Information, treatment, recovery support	■	■	■	■	■

MY TOP 3 NEEDS

1. _____

2. _____

3. _____

WHAT WOULD HELP YOU MOST?

■ One-on-one help ■ Workshops/classes ■ Referrals ■ Resource events

■ Help with applications ■ Job opportunities ■ Other: _____

Thank you! Your answers help ROSS plan programs and services that residents need most.

CRESCENT HALL RESIDENTS

FANTASY FOOTBALL Challenge

2026

BUILD YOUR TEAM. BEAT THE CAP. *WIN THE SEASON*!

$50,000
SALARY CAP
Build a new team each week within the $50,000 cap.

EVERY WEEK
Set your lineup before Thursday Night Kickoff.

POINTS SYSTEM
Earn points each week based on your finish.

FREE TO PLAY
Open to all Crescent Hall residents.

GRAND PRIZE
Top points leader at the end of the season wins!

HOW IT WORKS

- ✓ New lineup every week
- ✓ $50,000 salary cap
- ✓ Standard PPR scoring
- ✓ Compete for weekly points
- ✓ Most points at season's end wins the **GRAND PRIZE!**



WILL YOU BE THE CHAMPION?

WEEKLY SCHEDULE

TUESDAY
Player salaries released

THURSDAY
Lineups due before Kickoff

MONDAY NIGHT
Scores finalized

TUESDAY
Weekly standings posted

SIGN UP TODAY!

LET'S HAVE FUN, CONNECT, AND ENJOY FOOTBALL TOGETHER!

RETURN THIS FORM TO THE COMMUNITY OFFICE BY: _____

#	NAME (PLEASE PRINT)	APARTMENT #	PHONE #	EMAIL (OPTIONAL)
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				

PLAY SMART. HAVE FUN. RESPECT EVERYONE.

★ IT'S MORE THAN A GAME... IT'S OUR COMMUNITY! ★



REGION TEN
COMMUNITY SERVICES

MEET REGION TEN

COMMUNITY INTRODUCTION

Come Learn About the Services and Support Available Through Region Ten

MONDAY, SEPTEMBER 14, 2026

12:00 PM (NOON)

SOUTH FIRST STREET COMMUNITY CENTER

WHAT IS REGION TEN?

Region Ten provides a variety of community-based services and support for individuals and families throughout our area. Join us to meet staff members, learn about available programs, and discover resources that may benefit you or your loved ones.

MEET THE TEAM
Get to know the dedicated staff of Region Ten.

LEARN ABOUT AVAILABLE SERVICES
Discover programs and services designed to support our community.

ASK QUESTIONS
Get answers and information that matters to you.

CONNECT WITH COMMUNITY RESOURCES
Find local resources and build valuable connections.

ALL RESIDENTS ARE WELCOME!

We look forward to seeing you there!

SOUTH FIRST STREET COMMUNITY CENTER | SEPTEMBER 14, 2026 | 12:00 PM



JOBS PLUS

Employment Opportunities

GED

Skills Training

Childcare Assistance

Let's CONNECT

Phone

434-981-6351

Website

www.cvillerha.com

Email

jobsplus@cvillerha.com

Address

Westhaven Community Center
801 Hardy Dr, Charlottesville, Va, 22903

JOBS PLUS

INCREASE YOUR EARNED INCOME, NOT YOUR RENT.

See how it works inside

WESTHAVEN CRHA

What is Jobs Plus?

Jobs Plus is a HUD-funded program designed to help residents increase earned income and move toward financial independence

Through employment support, financial incentives, and community-based services, Jobs Plus provides the tools and guidance needed to reach personal and career goals

Whether you are working, looking for work, or continuing your education, we are here to support your growth.

WHO CAN PARTICIPATE

- **Westhaven residents**
- **Adults 18 to 64 years of age**

READY TO MOVE FORWARD?

No matter where you are in your journey - working, seeking employment, or in school - Jobs Plus is here to help you build momentum and achieve your goals

How Does Jobs Plus Work?



PRE- ENROLLMENT
Complete the Jobs Plus Interest and Referral Form.



VERIFICATION
A case manager confirms eligibiilty and ensures good standing with CRHA.



MEET WITH JOBS PLUS
Meet with a Jobs Plus staff member for orientation and assessment



ACTION PLAN
Create a personalized plan outlining goals, training, and services



TRAINING / EDUCATION
Enroll in job training, adult education, GED support, and ESL services



PRE- EMPLOYMENT SUPPORT
Access workshops, resume assistance, interview preparation, and job referrals



EMPLOYMENT OPPORTUNITIES
Connect with employment through Jobs Plus partners



FOLLOW UP WITH JOBS PLUS
Meet regularly with staff to update goals and stay on track.

What Support You Receive

- Rent Stability * **See Rent Stability explained below**
- Job placement assistance
- Resume and interview support
- GED and adult education assistance
- Skills training opportunities
- Childcare support referrals
- Financial coaching and guidance
- Access to community resources

Important Information

Rent Stability Explained

Under Jobs Plus, increases in **Earned Income** alone do not automatically increase rent for eligible participants. This benefit is provided through the **Earned Income Disregard (EID)** and supports residents as they transition into employment

All income **MUST** be reported
Rent is subject to change if **Unearned Income** such as child support, SSI, TANF, etc., increases or decreases

TAKE THE NEXT STEP

JOBS PLUS

NEWSLETTER

Issue #15

Here's how we are making a difference:

Resident Services: RS has hired a new AmeriCorps VISTA Volunteer, Camila Lightfoot, who will be working to increase our capacity and enhance CRHA's Economic Opportunity Program. Several staff also completed the Senior Planet University trainer course. Stay tuned for upcoming technology classes at CH.

Information Technology/IT: IT is updating the resident open wifi services.

FSS: Chacha continues to enroll people into the FSS program.

JobsPlus Program: JP is hosting a Re-Engagement Event on August 31 from 11-1p.m. at Westhaven, with a guest speaker from Crutchfield to share information about employment opportunities. Nicole Richardson is the new JP Case Manager.

Property management: As we prepare for a fire drill at CH, property management is implementing a floor captains system.

September CRHA Work Anniversaries

Thelma Miller
Maria Carey
Morgan Link
Zoe London
Michael W Sisk, Jr.
Claudette Green
Tamika Grooms
Natalie Rankins

September CRHA Birthdays

Perpetue Moumbossy-Lamou
Kathryn Saienni
Debra Belew
Virginia Geter
Alfred Allen

Staff Highlight: Kaneyko Banks

How long have you worked at CRHA? **.... 2 Years**
What is your favorite food? **.... Chicken, it doesn't matter which way its cooked lol**
What is your favorite smell?**.... Michelle Obama body oil**
What is your favorite sound? **.... laughter \ people laughing**
Do you have a favorite song, and if so, what is it?**.... Ciara-never ever ft. Jeezy**
Who would play you in a movie about your life? **.... Sanaa Lathan**
What is your favorite color?**.... Blue**

Health Tip:



CRHA History Fact

Septembers past at Crescent Halls were monumental:
On September 13, 1976 Crescent Halls, which was called "The Highrise for the Elderly" at the time, opened its doors. The first tenants were primarily seniors who had been relocated from the Vinegar Hill and Garret St Urban Renewal projects.
Two years later, on September 26, 1978, Elizabeth Taylor visited Crescent Halls to campaign for husband John Warner, it was quite a big deal for all.
Also, in September 1991 a disabled resident of Crescent Halls was forced to remove her 3 guinea pigs from the building, setting off a major public controversy that ultimately led to a revision of the pet policy.



Redevelopment

South First Street readies for early occupancy: 6 buildings at the new S 1st St are being readied for lease while the rest of the site continues construction. The townhomes and apartments in this section are accompanied by a community center for resident use in the near future.

Redevelopment Newsletter:

Charlottesville city's back to school resources, including free school supplies!

CRHA's resource app, Cville CRR!

Partnership Spotlight: Meaghan Gordon, Senior Family Services Specialist, Dept. Social Services

My name is Meaghan Gordon, and I have been with Charlottesville Social Services for 18 years. During this time, I have had the opportunity to build meaningful relationships within the community. Through these partnerships, I work to reduce barriers to accessing services and ensure that community members have information, resources, and a safe space to ask questions and receive support.

I make myself and my colleagues available at the community center to support a variety of Charlottesville Department of Social Services needs. The 2nd Friday of the month from 10am-12pm we help with any needs around benefits, child welfare, and adult services. I have the privilege of co-chairing Westhaven Community Day with Earl Hicks, working alongside CRHA, PHAR and community partners to create an event that brings resources, connection, and celebration directly to the community.

I also serve as Chair of the Charlottesville Area Trauma-Informed Community Network, where we work to increase understanding of trauma, resilience, and the importance of creating communities where people feel safe, supported, and empowered to thrive. I also work with the VCRN to provide bro bono EMDR services following traumatic events across Virginia.

I am grateful for the continued partnership with CRHA, PHAR and the Westhaven Community and for the opportunity to work together to make services more accessible and strengthen our community. I am hoping to have an amazing 30th Westhaven Community Day and begin to provide training related to traumatic event response in the coming year.







LIFELONG IMPROVEMENTS THROUGH FITNESS TOGETHER

PROGRAM AVAILABLE NOW

- LIFT is an in-person, group-based strength training program that lasts **8 weeks**.
- Participants meet **2x/ week** for **1-hour** sessions.
- LIFT is for aging adults who want to evolve into a healthier, more active lifestyle
- Contact **Courtney Russ** for more information: courtneyr@vt.edu

SCAN ME

SIGN UP TODAY!

July 27-September 15
Mondays & Tuesdays
3:00-4:00pm

Sentara Martha Jefferson Family Medicine
920 E High St.
Charlottesville 22902

FREE!

SCAN THE QR CODE OR REGISTER HERE:
https://forms.gle/7rAzmhNTX5iUXXJb6

Virginia Cooperative Extension

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If you are a person with a disability and desire any assistive devices, services or other accommodations to participate in this activity, please contact Albemarle Extension at (434)872-4580 (TDD* during business hours of 8 a.m. and 5 p.m. to discuss accommodations 5 days prior to the event. *TDD number is (800) 828-1120.

EARN $15/HR!

CAYIP

COMMUNITY ATTENTION YOUTH INTERNSHIP PROGRAM

WORKPLACE READKINESS• MENTORING • COMMUNITY BUILDING

2026-27 SCHOOL YEAR SESSIONS

FALL - September 14- November 8
WINTER I - November 23, - January 17
WINTER II - February 1 - March 28
SPRING - STAY TUNED TO NEW OFFERING

**Please note - dates are tentative **

WHO CAN/HOW TO APPLY?

- Must be 14-21 years of age
- Must complete the application and interview process
- Must have a schedule to complete 10 hours/week for 8 weeks during the time period
- Must have a growth mindset and desire to learn workplace readiness
- Must attend mandatory CAYIP Academy Session
- Must attend the mandatory CAYIP Academy



LEARN MORE HERE:

WWW.CHARLOTTESVILLE.GOV/256
LIKE AND FOLLOW US @CAYIPCVILLE

new roots FARM APPRENTICESHIP PROGRAM





APPRENTICES WORK TOGETHER TO GROW VEGETABLES, FLOWERS AND HERBS USING PROFESSIONAL FARMING TECHNIQUES. AS AN APPRENTICE, YOU WILL LEARN HOW TO GROW MANY TYPES OF VEGETABLES, MANAGE A GREENHOUSE, MEET FOOD SAFETY REGULATIONS, AND SELL TO LOCAL CUSTOMERS. APPRENTICES ALSO GAIN JOB SKILLS, PRACTICE ENGLISH, AND BUILD COMMUNITY.

THIS IS A 3-MONTH PAID OPPORTUNITY, AVAILABLE DURING THE SPRING, SUMMER, AND FALL SEASONS. PRIOR GARDENING OR AGRICULTURE EXPERIENCE IS HELPFUL BUT NOT REQUIRED.

INQUIRIES ACCEPTED ON A ROLLING BASIS

SEND INQUIRIES/REFERRALS TO VIRGINIA OR CECILIA

NEWROOTS.CVILLE@RESCUE.ORG

About the Farmers Market Buddies

Farmers Market Buddies act as tour guides to spread awarness about Charlottesville's lively, public Farmer's Markets!

Market Buddies must attend two trainings before they begin:

- one 3-hour training at the IRC office
- one practice tour of the Farmers Market at Ix

Farmers Market Buddies will be paid $33 per each one-hour tour. As a Farmers Market Buddy, you are expected to spread the word and invite your own communities, and schedule tour times independently.

If you gave one tour per week, that would be $132 per month.

Applications will be accepted on a rolling basis.
Scan the QR Code to apply!



Bilingual people are especially encouraged to apply.
Dari, Pashto, Arabic, Swahili, Spanish, Nepali, Burmese, English, and more are all helpful.



Charlottesville Area Transit to Host a Second Career Fair on September 5

Transit News *Posted on August 11, 2026*

CHARLOTTESVILLE, VA — Charlottesville Area Transit (CAT) is inviting job seekers and community members to explore careers in public transportation during its Career Fair on Saturday, September 5, 2026, from 10:00 AM to 2:00 PM at CAT headquarters, located at 1545 Avon Street Ext., Charlottesville, VA 22902.

Redefining Fatherhood: Men as Active Participants in Birth and Postpartum



Date: Wednesday, September 16
Description: Challenge traditional stereotypes that position men as mere "supporters" rather than active partners in the birthing process. Explore the critical role fathers play when they are emotionally and physically involved throughout pregnancy, labor, and the postpartum period. Learn how meaningful male involvement improves birth outcomes and supports maternal mental health, supported by real-life examples of fathers who made a powerful difference.
Facilitators: Juan Irby, *Birth/Postpartum Dudla & New Parent Educator, Dad to Dudla*
Time: 12 to 1 PM
Format: Virtually via Zoom

BRHD Test & Go

Free Walk-In STI Testing



3rd Tuesday of Every Month
4:30 - 6:00 PM

First come, first served. Limited capacity.

We Provide

FREE testing for gonorrhea, chlamydia, HIV, syphilis, and Hepatitis B & C.

Exams & treatment are not available at this event.

Location

Charlottesville/Albemarle Health Department
Entrance #1

1138 Rose Hill Drive, Charlottesville, VA 22903

STI testing is **FREE** for everyone!

No ID needed.

Free safer sex items like condoms, dental dams, and lube will be available.

For more information, call **434-972-6269**

BRHD VDH VIRGINIA DEPARTMENT OF HEALTH

Updated 8/25/2024



KNOW YOUR NUMBERS

Men & Women's Health Event

SATURDAY, SEPTEMBER 26, 2026

10 a.m. – 2 p.m. | Men & Women Welcome!
Come for All or Part of the Day!

Mount Zion First African Baptist Church | 105 Lankford Ave | Charlottesville, VA

Lab Testing
- Free lab testing valued at over $1,000
- Blood Sugar (A1C)
- Cholesterol
- Complete Blood Count
- PSA (prostate for men)
- Thyroid (for women)

Health Screenings
- Blood Pressure
- Health Risk Assessments
- Vision
- Mammograms for Women (You must register for a mammogram by calling this number: 434-924-0615)
- and more...

Giveaways
- Basic Haircuts for Men
- Massages & Acupuncture
- Clothes

Food
- Catered by MZFABC Nutrition Ministry and Special Guests

Cash Prizes Available!

Dear friend, I pray that you may enjoy good health and that all may go well with you, even as your soul is getting along well.
3 John 1:2

THIS IS A FREE EVENT
TRANSPORTATION AVAILABLE BY REQUEST

Register by scanning the QR code, visiting tinyurl.com/3ptfsmpn, or calling 434-218-0424.
REGISTRATION PREFERRED
WALK-INS WELCOME

For questions, please contact Jackie Martin at jgmrbullhealth.org or 434-243-8352.

SPONSORED BY

MOUNT ZION

FREE RAPID REVIVE! NALOXONE TRAINING

ALSO OFFERING FREE NALOXONE, FENTANYL TEST STRIPS, BENZODIAZEPINE TEST STRIPS, XYLAZINE TEST STRIPS, MEDICATION DISPOSAL BAGS, CONDOMS, AND OTHER EDUCATIONAL MATERIALS.

LOCATION	DATES	TIME
Charlottesville/Albemarle Health Department 1138 Rose Hill Dr. (Door #1), Charlottesville, VA	3rd Monday of the month	3 - 4 PM

One Stop Shop: Thursday, September 24, 12-3pm PM at the Carver Recreation Center

Jobs Plus at Westhaven

CRHA

A PROUD PARTNER OF VIRGINIA CAREER WORKS
PIEDMONT REGION

1st & 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



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/kjBA2CxS8TBj2r2C6

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



EARLY LEARNING CAREER LAUNCH

UNITED WAY Greater Charlottesville

Pipelines & Pathways

APPLY HERE

Scan Me

http://bit.ly/4cJRiRx



PATHWAYS TO SUCCESS
EARLY CHILDHOOD EDUCATOR TRAINING PROGRAM

Through the United Way of Greater Charlottesville's Early Learning Career Launch (ELCL) initiative, the Pathways to Success Early Childhood Educator Training Program, is designed to help you get the skills needed to become an **EARLY CHILDHOOD EDUCATOR** in the Charlottesville region. The program provides **80 HOURS OF PAID TRAINING**, including state-required licensing, safety certifications, and workplace readiness with a child development focus. During training, participants will work with UVA Pipelines & Pathways and partnering childcare facilities to potentially obtain **FULL-TIME POSITIONS UPON SUCCESSFUL COMPLETION OF THE PROGRAM.**



PROGRAM SCHEDULE

Training will be held Monday through Friday from 9am to 1pm from October 19, 2026, to November 13, 2026, at the UVA Human Resources Training Building (2400 Old Ivy Road, Charlottesville). Parking is available behind the building. The United Way will assist with parking costs.

PROGRAM REQUIREMENTS

High School Diploma/GED | At Least 18 Years of Age | No Barrier Crimes
No Experience or Licensing Required
Must Accept Employment with Program Employers After Training

PROGRAM INFORMATION

Participants will receive a stipend of $15/hour during training. If selected for employment after training, pay will be no less than $15/hour. Participants will continue in the ELCL program once employed for mentoring and professional development.

All interested candidates must complete an online application using the link below and submit required supplemental documentation. After receiving your completed application, we will reach out to schedule an in-person interview. Questions? Need help? Contact UVA Pipelines & Pathways at uvapipelines@virgina.edu or 434-962-3996.

Scan Me

http://bit.ly/4xKaQxs

Scan the QR Code for a Short Video about the Early Learning Career Launch & Pathways to Success!

APPLICATION DEADLINE THURSDAY, OCTOBER 8, 2026, AT 5:00PM EST

EMPLOYER PARTNERS

the Y · Bright Horizons · AND OTHER COMMUNITY CHILDCARE CENTERS

Upcoming Recruitment Events! Apply and Interview On-The-Spot!

1. **UVA Pipelines & Pathways Pop Up**
   August 25th | 10am - 1pm
   Virginia Career Works
   (944 Glenwood Station Lane, Suite 103)
2. **UVA Pipelines & Pathways Pop Up**
   September 29th | 10am - 1pm
   Virginia Career Works
   (944 Glenwood Station Lane, Suite 103)
3. **UVA Career & Community Fair**
   October 6th | 10am - 3pm
   Carver Recreation Center
   (233 4th Street, NW)

CONTACT US

VISIT jobs.virginia.edu/us/en/pipelines-pathways
CALL 434.962.3996
EMAIL uvapipelines@virginia.edu

FOLLOW US

facebook.com/uvapipelines
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linkedin.com/company/uva-pipelines-pathways

Pipelines & Pathways

CRHA

CRESCENT HALLS

COMMUNITY • COMMITMENT • CARE

You're Invited to Our

MASQUERADE Ball

DECEMBER 2026

DJ | FOOD | DOOR PRIZES | DRESS TO IMPRESS

DRESS TO IMPRESS!

Come for a night of elegance, fun and community!

SATURDAY
DECEMBER 2026
6:00PM – 11:00PM

CRESCENT HALLS
COMMUNITY ROOM
500 1ST ST
CHARLOTTESVILLE, VA 22902

FOR RESIDENTS AND GUESTS
Let's Celebrate
TOGETHER!

COMMUNITY • COMMITMENT • CARE

Making Memories. Building Community.

TENANTS ASSOCIATION

IS HERE TO REPRESENT YOU!

TENANTS ASSOCIATION IS HERE TO REPRESENT YOU AND YOUR CONCERNS TO PM AND CRHA MANAGEMENT.

TENANTS ASSOCIATION MEETINGS

★ LAST THURSDAY OF EACH MONTH ★

AT 11AM | IN THE COMMUNITY ROOM

JABA's WILLS FOR SENIORS

FREE life planning from local estate planning attorneys



ACT NOW!
Limited Appointments Available

ONE DAY ONLY!

OCTOBER 13, 2026, 9am-2pm
By Appointment Only

At 674 Hillsdale Drive, Suite 9, Charlottesville, VA, 22901

FREE life planning services consist of a simple will, durable power of attorney, and/or an advance medical directive. Documents are prepared onsite by estate planning attorneys. Appointments filled on a first-come, first-served basis.

Confirm eligibility and sign up today:
(434) 817-5244 Toll-Free: (833) 559-2428

Must be 60+ years OR 18+ years with a disability. Other eligibility requirements may apply.

50 years jaba

CRHA

CRESCENT HALL BEAUTIFICATION Day

TOGETHER, WE MAKE A DIFFERENCE!

FRIDAY, SEPTEMBER 11, 2026



9:00 AM
UNTIL FINISHED

Join us as we come together to clean, refresh, and enhance the beauty of our community.

- We will be painting hallways.
- We will be cleaning hallways.
- We will be cleaning stairwells.
- We will be cleaning common areas.



A CLEAN COMMUNITY IS A STRONG COMMUNITY!







EVERY HAND MAKES A DIFFERENCE!
Bring your gloves, tools, and your helping spirit.
Let's make Crescent Hall shine!

THANK YOU
FOR CARING FOR OUR COMMUNITY!

CRESCENT HALLS – RESIDENTS FIRST