

CHARLOTTESVILLE REDEVELOPMENT & HOUSING AUTHORITY

P.O. BOX 1405
CHARLOTTESVILLE, VIRGINIA 22902

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



Charlottesville Redevelopment and Housing Authority Board of Commissioners Board Meeting Monday, October 26th, 2026 at 6:00 pm

Agenda

- I. Call to Order
- II. Roll Call of Commissioners
- III. Moment of Silence
- IV. General Announcements / Meeting Dates / Reminders
- V. Updates from Commissioners and Discussion
- VI. Public Comments followed by PHAR Comments
- VII. Approval of Board Minutes from September 28th Attachment A
- VIII. Resolution No.: 1509 HCV 2027 Payment Standard Attachment B
- IX. Resolution No.: 1510 HCV 2027 Utility Allowance Attachment C
- X. HCV Program Manager Update Attachment D
- XI. Resident Services Update Attachment E
- XII. Public Comments



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.



XIII. Adjournment

CRHA Meeting Announcements:

CRHA Board Work Session: Thursday, November 12th, 2026, at 6:00pm

CRHA Board Retreat: Saturday, November 14th, 2026, at 9:00am-12:00pm

CRHA Board Regular Meeting: Monday, November 23rd, 2026, at 6:00pm (pending)

Redevelopment Committee Meeting: Every 1st Thursday of the month, at 3:00pm - 4:00pm
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/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.



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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



October Redevelopment Board Report

Prepared by Quentia J. Taylor

This report covers activities of September 18, 2026 – October 16, 2026

I. Construction Updates

- **South First Street Phase II:**



Contour Construction has completed the remaining building pads for the Phase D delivery to Urbancore Construction (UCC). UCC and Greenwood's vertical crews and trades continue working on the buildings in Delivery C and D. Tiger Solar has completed the installation of solar on the apartment buildings and community center in Phase A delivery as of 10/16. Both crews are wrapping up delivery on Phase B which includes the mixed used building and townhouse units. CRHA anticipates receiving the second delivery of units in late 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 redevelopments. 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).





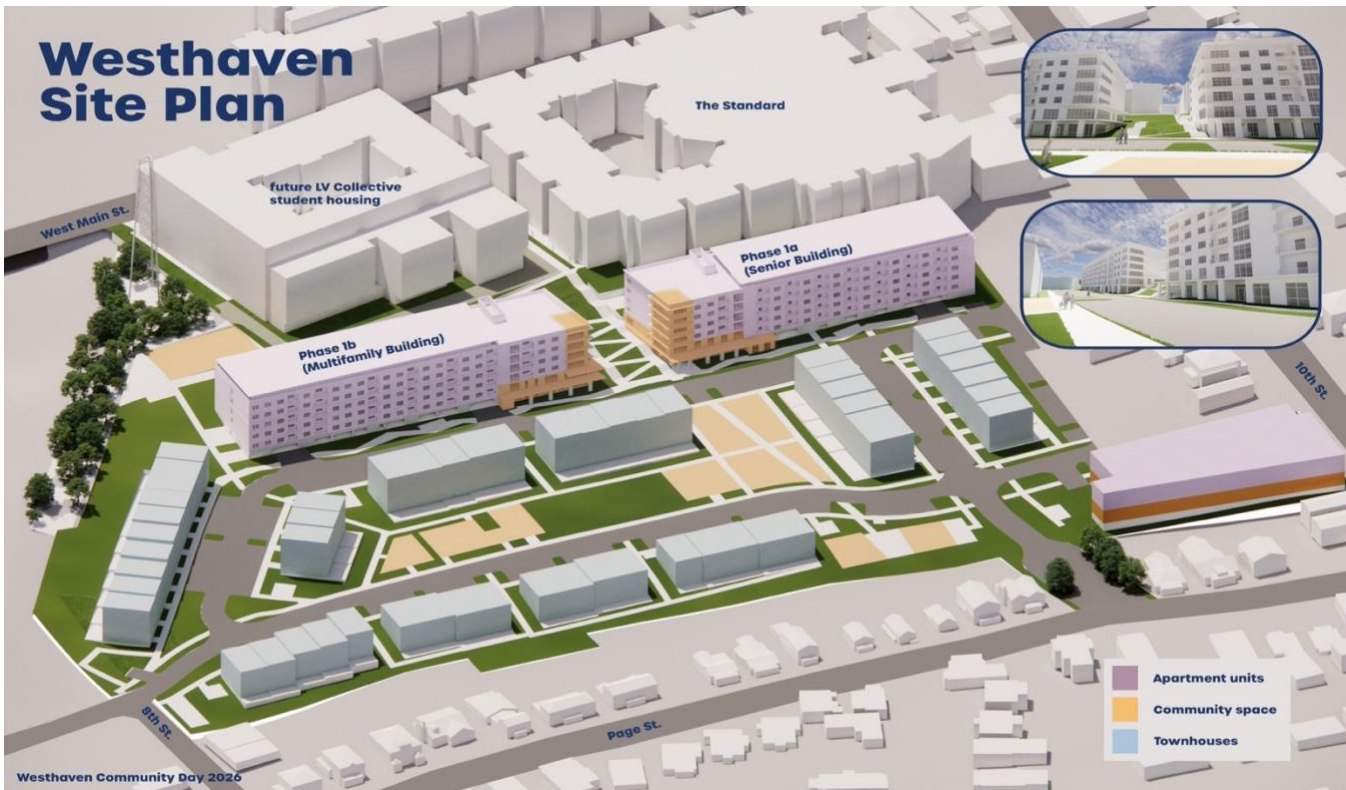
- **6th Street “Building A”**



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 complete. The interior framing is substantially complete. UCC has completed approximately 95% of the roof work and roofing equipment has begun to arrive. They have also completed 95% installation on the windows and 75% completion on the exterior brick masonry work on 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)







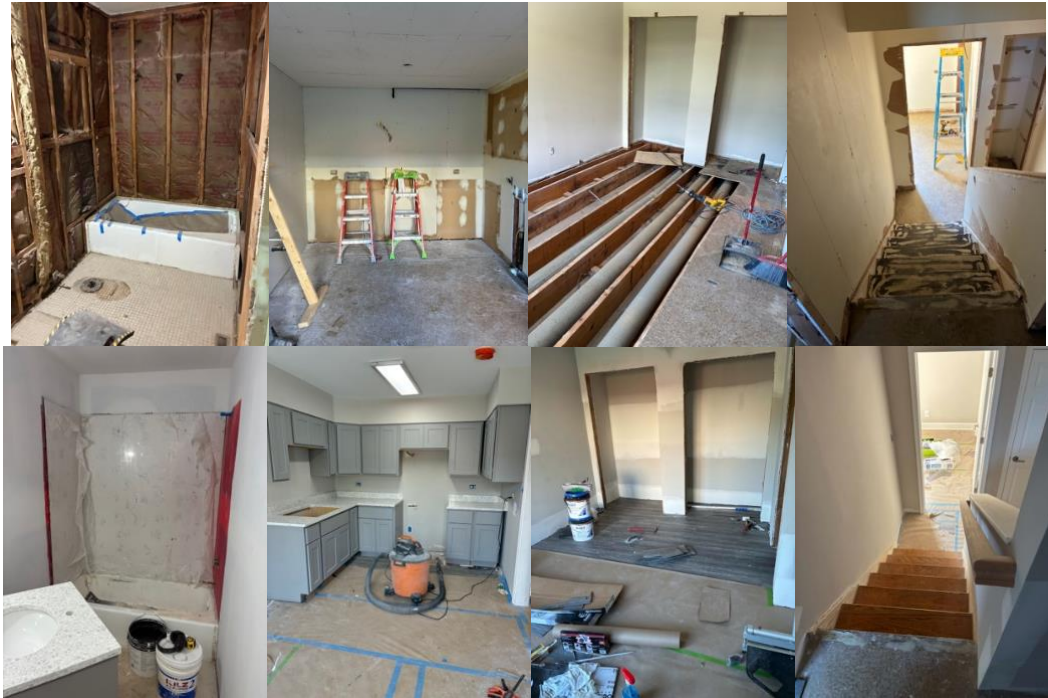
- **Westhaven**

- 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 competitive based on the number of housing authorities undertaking redevelopment utilizing the 9% LIHTC. The VA Housing Board approved the 9% LIHTC award for Westhaven 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 is currently working to secure additional funding and approvals to complete the project. The demo/diso HUD application will be slightly delayed due to additional historic studies that must be completed for DHR Environmental review. The anticipated delay is at least 3 months but could be longer.
- 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 Opportunity Tax Credit (HOTC) allocation is competitive based on overall usage. Unfortunately, our application was not selected to receive HOTC allocation. CRHA did submit a 4% non-competitive application for Phase 1B on October 1st.
- See resident engagement report for resident planning updates at Westhaven.

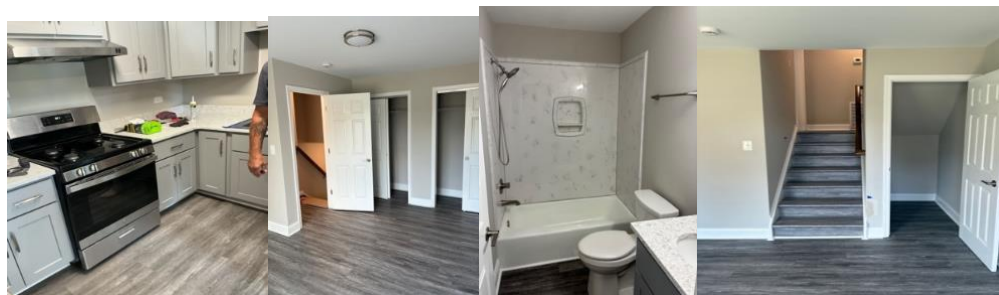
- **Michie/Madison/Riverside/Scattered Houses “Parallel Track”**

Michie Drive – Unit Remodel

- Vacations and staff holidays slowed up construction in the fourth unit at Michie Drive, making it a 6 week timeline to completion. We are in the final stages of renovations and the team is working hard everyday. We expect to be fully complete at the end of this month. (see progress pictures below)



Photos from the last renovated unit in September



II. Relocation

Michie Drive

- The third family at Michie was moved into 2023 A “hotel unit” on 9/8/26 with no issues. Originally we anticipated temporary relocation to be 4-5 weeks but have since run into delays. We are now looking at a 6 week construction completion before the family is able to move back into their newly renovated unit. The relocation coordinator has remained in contact with the resident during construction.
- 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.

South First Street Phase 2

- All 8 families have selected their preferred units based on unit type and qualification and are excited and ready to relocate back to South First St Phase 2. We are now waiting on final inspections to ensure the units are cleared for occupancy before scheduling moves. The moving company and property management remain prepared for these upcoming moves. 2 families eligible for relocation remain undecided and are waiting until the next phase of units at South First Street Phase 2 are complete before making a decision.
- Each family has the option to “self-move” or have professional moving services provided to them at the expense of CRHA.

III. HCV Homeownership

- October has been quiet for the HCV Homeownership program with no new participants or applications received thus far.
- 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	0	0	0	0
November				
December				
Total	16	14	7	19

CRHA Redevelopment Coordinator Monthly Report- September 16-October 15, 2026

Prepared by Brandon Collins on October 15, 2026

This report covers activities 9/15 - 10/15/26 with a report on September resident engagement.

This reporting period has been extremely busy on the resident engagement side of things including significant materials and preparation and outreach for activities such as the Westhaven Section 18 Demo/Dispo Resident Consultation. Have also spent time meeting with various student related clubs, volunteers and have given walk throughs/information sharing with UVA, VCDC, and city staff. Art and memory efforts for Sixth St, S 1st St, and now Westhaven have also been moving forward significantly in this period.

A brief list of duties performed:

- Check Ins w/ Development Mgr. weekly
- Westhaven Design Team Mtgs weekly
- Check In w/ Betsy R.
- Kick Off meeting w/ Pye Interiors
- Redevelopment Committee Meeting
- Redevelopment Committee Minutes
- Attend Resident Services Quarterly Mtg
- Attend CRHA Safety Meeting
- Mtg w UVA student groups
- Check In w/ PHD student & follow up
- Walk through SFS w/ Prof. Allen class
- Walk through CH with VCDC group
- Design Center pop-in visit new City staff
- Board Report
- Self-Evaluation Submitted
- Newsletter and PDF version
- History blurb for CRHA newsletter
- Art placement diagraming and framing
- Parallel Track Mtgs Michie & Riverside, prep, outreach
- S 1st St Resident Planners, prep, outreach
- 6th St Resident Planners x 2 prep, outreach
- Westhaven Resident Consultation Event, prep, outreach, materials
- Westhaven Planners x 2, outreach, prep
- Westhaven Youth Session- Tree Walk
- Westhaven Treewalk w SawMill/WSS
- Westhaven History Sub-Group Mtg
- Uattend training webinar
- Ninjio Cyber Security Training

Resident Engagement Content and Topics- September 16-October 15, 2026

Westhaven: The Resident Consultation required for our Section 18 Demo/Dispo application was held on September 18 with around 47 residents participating in the presentation. In addition to the consultation, significant doorknocking with information sharing and one on one conversations occurred. All materials were translated into 9 languages. The Resident Planners Group met twice in this period and began discussion of the basics of interior design ideas and met with UVA Sawmilling to discuss potential re-use of trees for indoor and outdoor furniture and other ideas. Along with the Sawmilling project, we held a Youth Session and walked the site to informally measure trees by holding circling the largest trees. The adults held their own tree walk with UVA Sawmilling and WSS staff to identify and measure trees. Moving through the end of the year residents will be visiting the sawmilling site, working through an interior design process with Pye Interiors, and discussing outdoor features for Phase 1 including some additional play spaces.

South First Street: Resident Planning at South First Street Phase 2 is coming to a close. Residents met to get updates and information on storage lockers, the mural project, and are close to finalizing their display of the now demolished homes. We are looking forward to beginning the mural painting process with a resident assistant and as many residents who want to help paint the indoor mural as possible. Construction updates will continue through the duration of the project.

Sixth Street: Resident Planners again met twice in this reporting period. The first meeting was devoted to selecting/approving a change to kitchen cabinets with a gut check on other kitchen finishes. The second meeting was devoted to meeting with a large group of UVA Health Staff to discuss functions and programming for the medical clinic. Residents at Sixth St will be doing a lot this winter including working through a “branding” process and selecting signage, evaluating play equipment, and finalizing some added art and memory ideas.

Parallel Track: The Madison Ave group met in the previous reporting period. Michie and Riverside resumed Parallel Track meetings after a long hiatus. Residents received updates on the interior renovation effort and began discussion of future projects including installing front door coverings. Residents will meet in the coming weeks to further discuss future projects and prepare for Capital Fund planning.

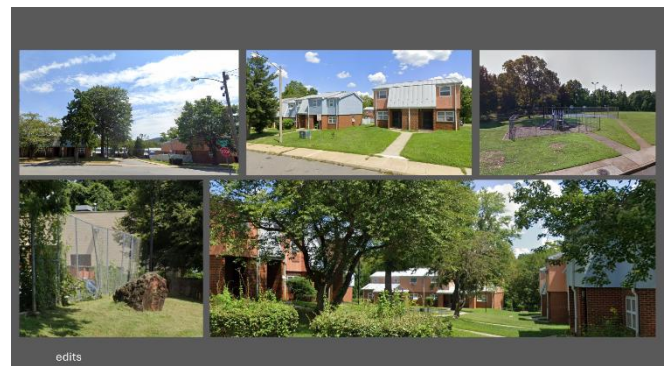
A quick look at September engagement:

Sep-26	SEP	SEP	SEP	SEP
	mtg individs unique	# of meetings	one on ones	note/other
S 1st St	6	1	2	
6th St	9	2	5	
Westhaven	25	2	30	See below for resident consultation
Parallel Track	22	3	10	
TOTAL	62	8	47	

- Westhaven Consultation: approx.. 47 residents
- September Written informational materials: 212
- September total youth engagement: 20 unique individuals
- Monthly e-mail newsletter: 61 residents.



Youth Informal Measurement of Westhaven Tree



“Old” S 1st St Display Scheme

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CRHA Redevelopment Committee
3:00 pm, Thursday, October 1, 2026
<https://zoom.us/j/9588556349>

MINUTES

- I. Attendees: John Sales, Brandon Collins, Kathleen Glenn-Matthews, John Johnson, Quentia Taylor, Madelyn Metzler, Emily Dreyfus, Joy Johnson, Perpetue Moubossy, Shelly Bryant, Bryna Johnson
- II. Updates
 - a. South First Street

Reviewed progress photos. Apartment buildings making progress, Delivery B getting very close to November completion. All buildings in some sort of construction. Mural planning nearing completion, final scheme agreed to, some minor changes once it is penciled onto the wall. Finishing up some small things done with residents, planning and decision making will be coming to a close, residents will continue to receive construction updates for the duration of the project. Mr. Sales gave an update on lease up for Delivery A: Finalizing some inspections for the subsidy, schedule for next week, had an issue on conduit and late delivery of cameras leading to not passing the County inspection.
 - b. Sixth Street

Reviewed progress photos, getting close to seeing drawings become real life. Last meeting reviewed sealing of the building, this month bricks are starting to go on the building, even more as of today. Still working on HVAC installation, will be doing rough-in for a while. Have been working on Saturdays to get closer to schedule. Brandon pointed out that balconies will be installed after the brick. Some spots where windows will be are being used for getting materials into the buildings. Met with residents to confirm cabinet substitution and mild change to countertop to get granite. Residents will be working through the winter on a few items- confirm art, play equipment, discussion about clinic with UVA staff. No break for winter for 6th St planners.
 - c. Parallel Track

Moving forward, no hiccups. Working with 3rd family, their unit should be completed in 2-3 weeks. May get some slow ups due to holidays and weather. Brandon mentioned the photos of Parallel Track were pretty enticing to resident planners.
 - d. Westhaven

Resident planning finally shifted from LV Collective, there will be a process with LV separate from the Planners meetings. Residents have a lot of work to get to this winter. Need to look at interiors and exteriors, dipping their feet into the water on interiors, will be working with professional team on interiors. Reminded residents and ourselves that interior materials may affect what happens in Phase



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2. Brandon clarified: same or similar fixtures in the different unit types for consistency's sake. Phase 1 decisions on interiors will come into play for Phase 2. Phase 1A, LIHTC allocation submitted recently. Phase 1B previously could not access the State HOTC credit to go with the 4% LIHTC application so submitting new 4% application today, required re-working numbers but the rest of the application was already prepared. Pursuing \$5 million each building in loans to make the money work, team will continue to find money. Should come out of winter with a lot of resident planning and much more to do after that. Section 18 Demo/Dispo Application Board approval happened, held resident consultation. Obsolescence study was completed and will be submitted with the application. Joy asked if we will be talking about Phase 2. Brandon explained the next few months will include interior for Phase 1, visioning for the multi-purpose building in Phase 2, need to look at outdoor amenities for Phase 1 including additional plays paces for Phase 1- these are the 3 main things we will be working heading into winter. Mr. Sales clarified the multi-purpose building is more like a recreation center not a community space. We have some assumptions about a vision for the space, the other portion of the building would be studio or SRO apartments on the upper floors.

e. South First Street/Westhaven.

Emily raised concern about possible conflicts amongst neighborhoods with S 1st Street lease up and Westhaven relocation. Mr. Sales explained part of the initial approach to relocation was based on the HOTC application being successful, which it is not and causing a delay in timing about a year to get the funding and get to closing. We aren't able to let S 1st Street sit empty for that long. We were looking at ways to deal with conflict engagement. We have done some of this in the past working with individuals to see how we can coexist. As we carry out redevelopment people are going to mingle, it is important to make sure we can give supports and be aware of. Will take more than CRHA to assist. Kathleen added we have a MOU with the mediation center if we need to move quickly.

f. Sixth Street Clinic

Joy asked if conversations have been had about the clinic. Nikuyah had asked last month to have a meeting to discuss the 6th St clinic based on what had been said by Christina Feggans. Mr. Sales said we are working on our end to get a meeting with a small group and have a meeting with residents and Jackie and UVA on the 14th with the small meeting to happen before that. Mr. Sales will make sure that Nikuyah is included.

Respectfully submitted by Brandon Collins 10/15/2026

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CRHA Resident Services (RS) Department Report For October 26, 2026, Board of Commissioners Prepared by Kathleen Glenn-Matthews on 10/20/2026

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.
- B.** The Non Profit (NP) now has an EIN! Next we will work on a letter from the IRS. 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. Please see the attached Resident Services Summary.
 - 2. ROSS- Conducting surveys for HUD, who requires 50, at all sites including scattered sites. Created a new survey form and flyer to notify resident that this will occur (attached). 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*
CRHA's Youth programs continue to build with the assistance of the Firearm Violence Intervention Grant (FVIP). The program went on a college trip to ODU this month. Please see the attached RS summary report.
 - 4. *Senior Programs*
The Resident Services Team has been conducting their first trainings at Crescent Hall after completing 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.
- E.** *Self-Determined Community Programs*
 - 1. Resident Services staff continue to meet 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 busy summer and are preparing for fall events such as TrunkRTreat and a Thanksgiving giveaway.* Please see attached TrunkRTreat flyer.
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 January. 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 helped facilitate a fire drill at Crescent Halls with support of the Crescent Halls resident association, fire department and CRHA staff from Property Management and RS.
 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. Successful Fire Drill at Crescent Hall on 10.15.26.
 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.

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 continue to look into funding for 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 2026-2027 annual plan was submitted to HUD via the portal and email in January 2026
- B. 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.
- C. 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 shortly and public meetings will begin.
- D. In January 2028 we will discuss working on the Five-Year Plan for FY 2029-2034.
- E. 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 be a year-round host site for City CAYIP program.
- C. Continue to serve on the Advisory Team for PHAR's Residents for Respectful Research "R3". This group is currently on hold as they pursue more funding.
- D. Quarterly Strategic Partnership Meetings with Piedmont Area Workforce
- E. Monthly Housing Director and Regional Housing Partnership Meeting with TJPDC
- F. Continue to be involved in supporting conversation around support of residents.
- G. 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.
- H. Continue to meet quarterly with Westhaven CARES Center Steering Committee
- I. 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.

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Grants and Development Report 10/16/26 – Prepared by Katrina Beitz

Upcoming Grants

- Fundamental Organization Renewal – 10/31/26
 - o Renewal with the City, this grant supports staff in Resident Services and Redevelopment
- Capacity Building Training VHA – 10/31/26
 - o Staff training funds
- AmeriCorps VISTA Renewal – 11/4/26
 - o Letter of Intent only to continue to host a Resident Services VISTA
- Resident Opportunities and Self-Sufficiency (ROSS) Renewal
 - o Still waiting on the official NOFO and due date.

Grant Updates

- FSS renewal has been submitted. This year includes a slight cost of living increase for the Service Coordinator. We expect to hear back late December/early January.
- We are still waiting for a posting of the ROSS renewal. On a recent office hours, HUD staff said that the posting would be coming in the next few weeks. We anticipate a November/December deadline. The ROSS Service Coordinator is currently working on a needs assessment survey across all sites for application support.
- Submitted report and disbursement request for FY22 CAHF. We are drawing down the total \$425,000 to cover South First Street, Phase II costs.
- We are preparing to close-out our Solidarity Grant with CACF. This was a three-year grant that was used for incentives for residents, resident meeting supplies/food, and language access costs.
- Submitted report and drawdown for FVIP. This grant is set to end in June 2027 but we are currently exploring options for an extension since only 31% of funds have been expended at this point. We are also seeking alternatives to continue funding the youth program at the conclusion of this grant.

Overview of current grant funds:

- o **Total requested (FY26– FY27):** \$1,118,852
- o **Active Grants (FY26-FY27):** \$2,757,969
- o **Multi-Year Awards:** \$2,218,344
- o **Submitted, awaiting response:** \$197,196
 - Federal: Housing Related Hazards (HRH), FSS Renewal
 - Local: Bama Works (CACF), Twice Is Nice (CACF)

Other/Miscellaneous

- Trained staff on Eviction Prevention Tool in Resident Services software. We are working to transition to this format to more accurately track the Eviction Diversion Program.
- Providing training and support to the new Jobs Plus Program Manager.
- Setting up projects for the AmeriCorps VISTA and providing additional support as needed
- Working on pieces for the nonprofit start-up



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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	72	78	857
Westhaven	47	72	431
Crescent Halls	7	1	94
6 th	6	0	77
South First St	7**	2	180
Scattered Sites	5	3	68

*individuals are non-unique

**full-site outreach conducted, total 119 hh not included

Self-Sufficiency Programs

Program	Number of Participants	New Participants This Month
FSS	52	2
ROSS	50	0
Jobs Plus	66	2

Section 3

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

Type	Total Hours	Benchmark Actuals	HUD Benchmark Goals
All Labor	9836.65		
Section 3	7051.46	72%	25%
Targeted Worker	611.68	6%	5%
Other Targeted	0		

Total CRHA Section 3 Employees: 53

Total CRHA Targeted Workers: 6

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/>



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.



Community Referrals/Resources Referrals by Sub Category

Criteria

Properties: Charlottesville Redevelopment and Housing Authority
6th Street ROSS
City Housing ROSS241931 Sfs Submit Page
Crescent Halls Scattered Sites
Economic Opportunity Program (EOP) South First Street
FSS Westhaven
Jobs Plus

Date Range: From 9/16/2026 to 10/16/2026

SCs: Ayanna Hall
Ricco Harris
Joy Johnson
Chacha Mahiri
Ismael Mbadinga
Shawna Nelms
Nicole Richardson

Agency Sub Category Summary

	Service Logs with Referrals		
	# Residents	# Times	# Agencies
Adult Education	1	1	1
Post-Secondary Education Assistance/Presentation	1	1	1
	Service Logs with Referrals		
	# Residents	# Times	# Agencies
Assessment/Case Management	3	4	3
Assessment - Resident Needs	1	1	1
General Case Management	3	4	3
	Service Logs with Referrals		
	# Residents	# Times	# Agencies
Benefits/Entitlements	1	1	1
Benefits Review/Education	1	1	1
Child Care Credit	1	1	1
	Service Logs with Referrals		
	# Residents	# Times	# Agencies
Eviction Prevention/Housing Retention	2	3	2
Crisis Intervention	1	1	1
Rental Assistance	2	3	2
	Service Logs with Referrals		
	# Residents	# Times	# Agencies
Other	3	4	3
General Information and Referral	3	4	3
	Service Logs with Referrals		
	# Residents	# Times	# Agencies
Total:	4	5	4

Sub Category Type Summary

Date Range: 09/16/26 - 10/16/26

Properties: Multiple Properties (10)

Summary: The Sub Category Summary Report summarizes Service Type subcategories used and Total Services delivered in those categories across the properties selected for the report within the date range. Resident names are not included with this report, however, there are drill down links for each data row that can be clicked on to see what data is specifically represented in each category.

Acronym Key: SL = Individual Service Log, GASL = Group Add Service Log

	# Residents	Count
Adult Education		
(No Sub Category)	1	1
Adult Basic Education	2	2
Post-Secondary Education Assistance/Presentation	1	1
Assessment/Case Management		
Assessment - Follow up	2	3
Assessment - New Intake	2	2
Assessment - Resident Needs	3	3
General Case Management	5	7
New and/or Updated Goal Plans	3	3
Survey – Initial Evaluation	1	1
Benefits/Entitlements		
(No Sub Category)	1	1
Benefits Review/Education	1	1
Child Care Credit	1	1
Community/Civic		
(No Sub Category)	1	2
Computer Access/Training		
Open Hours	1	1
Crisis Intervention/Support Counseling		
Grief Support	1	1
Employment		
Career Advancement	4	4

Employment obtained	2	2
Job Application Assistance	2	2
Job Placement	1	1
Eviction Prevention/Housing Retention		
(No Sub Category)	2	3
Crisis Intervention	1	1
Outreach for Housing Instability	3	3
Rental Assistance	6	7
Financial		
Financial Literacy	1	1
Health/Medical/Nutrition		
Food Bank	1	1
Food Insecurity	1	1
Housing/Home Management/Ownership		
(No Sub Category)	2	2
Building Maintenance / Concerns	1	1
Transportation		
Obtained Transportation Service	3	3
Repair Assistance	1	1
Youth Development		
Field Trips	2	2
Leadership Development	20	34
Life Skills	6	6
Recreation	12	12
Youth Education		
Arts/Music Program	6	6
Other		
(No Sub Category)	121	121
Fax/Copy/Administrative Tasks	23	29
General Information and Referral	4	6
Phone Call	2	2
Outreach		
Flyer	374	374

Service Type Summary

Date Range: 09/16/26 - 10/16/26

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
Adult Education	1	3	4	4	0 hrs 0 min
Assessment/Case Management	0	7	10	10	2 hrs 45 min
Benefits/Entitlements	0	2	2	2	0 hrs 30 min
Community/Civic	1	1	2	2	0 hrs 30 min
Computer Access/Training	1	1	1	1	0 hrs 45 min
Crisis Intervention/Support Counseling	1	1	1	1	1 hrs 0 min
Employment	1	6	6	6	4 hrs 0 min
Eviction Prevention/Housing Retention	3	10	12	12	2 hrs 0 min
Financial	0	1	1	1	1 hrs 0 min
Health/Medical/Nutrition	0	1	1	1	0 hrs 0 min
Housing/Home Management/Ownership	2	3	3	3	1 hrs 15 min
Other	59	148	158	158	122 hrs 0 min
Transportation	3	4	4	4	2 hrs 50 min
Youth Development	22	24	52	52	60 hrs 0 min
Youth Education	6	6	6	6	9 hrs 0 min
Total	80	181	263	263	207 hrs 35 min
Outreach	176	374	374	374	226 hrs 0 min
Grand Total	213	427	637	488	433 hrs 35 min

BREAKING BREAD

JOIN US FOR THE NEXT BREAKING BREAD
WOMEN'S GROUP GATHERING

WHEN: October 26, 2026

WHERE: WESTHAVEN COMMUNITY CENTER

TIME: 5:00 - 7:00 PM

Come With:

- *An Appetite*
- *A topic you'd like to discuss as a group*

CRHA Resident Services | Marie Poole

RSVP: *Cyndi Ivery*

Phone: 434-981-6351 | e-mail: iveryc@cvilleerha.com

CONNECTION, CONVERSATION, AND COMMUNITY





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

On

Wednesday Oct. 21 15

from 2:30pm - 4:00 pm

In the Community Room



Sign-Up

1
2
3
4

5
6
7
8



CHARLOTTESVILLE REDEVELOPMENT
AND HOUSING AUTHORITY

CH Emergency Planning

Zoe London, September Tenants Association Meeting



Overview

EAP – Evacuation, policies, relevant document templates

SOPs – What to do in each type of emergency

Upcoming Fire Drill Update



**Charlottesville Redevelopment
and Housing Authority**

Emergency Standard Operating Procedures
Updated March 2026



**Charlottesville
Redevelopment and Housing
Authority**

Emergency Action Plan
Updated August 2026



Pg. 3-4

Emergency Action Plan (EAP)

■ Purpose

- To keep you all safe
- To efficiently use resources available to us, including staff and equipment
- Recover from and learn from emergencies quickly

■ Emergency Preparedness Committee (Committee)

- After-Action Reviews
- Currently the Exec team + Charlottesville Fire Marshal + me (?)
- Conduct trainings
- Modify plan



Pg. 5-7; 17-18

Emergency Action Plan (EAP)

- Residents needing accommodations
 - List of **unit numbers** of people who CANNOT do stairs sent to Fire Department. Thoughts?
 - Translators report to any emergency
- Evacuation and command center will likely be managed by fire department & local emergency response agencies, our job is to cooperate.
- Evacuation log
- EAP Activation log – staff roles and responsibilities



Pg. 8

Emergency Action Plan (EAP)

■ Returning to normal operations

- Fire department will identify immediate hazards (down power line/trees, building damage, etc.)
- Finance Dept. Notify insurance carriers and oversight agencies if necessary
- Exec team coordinate with local agencies as needed – temporary housing and recovery resources

■ AAR occur within 90 days of emergency

- Review emergency response, strengths and weaknesses; involved Fire Marshal's office/commanding officer of incident.
- Makes any necessary changes to the plan (modification log on p27)





Emergency Action Plan (EAP)

■ Helpful documents

- Relevant phone numbers (10)
- Resident Assistance Roster – PM & FD use (11)
- Pre-emergency checklists (12-14)
- Resource Guide (15-16)
- Activation Log (17)
- Evacuation Log (18)
- AAR Template (19)
- Annual Review Tracking Sheet (20)
- Record of changes (21)
- Missing Person Sheet (22)

Standard Operating Procedures (SOPs)

- Dialing 911 – name, location, problem, phone number
- Evacuation general info – CH parking lot
- Active Attackers & Violent Threats – run, hide, fight
- Bomb Threat & Threat Via phone call
- Earthquake
- Fire/Explosion
- Hazardous Materials
- Medical Emergency



Standard Operating Procedures (SOPs)

- Suspicious Object, Odor, Person
- Tornado
- Power Outage
- Network Outage
- Police Altercation with resident
- Missing child or vulnerable adult
- National Weather Service Warning





Next Steps

- List from PMs to send to CFD
- Radios?
- Stair Chairs and Moving Equipment?
- Committee making?



Fire Drill Updates

Update after 9/17 meeting

EMERGENCY EXIT





Thanks! Questions?



FIRE DRILL

OCTOBER 15TH MORNING
CRESCENT HALLS

Evacuation Location: CH Parking Lot,
BEHIND the BUS ROAD

Floors 5-8: Please use side stairs

Floors 2-4: Please use center stairs near elevators.

Everyone: Please stay calm. There will be a prize
for the first floor to complete the fire drill. Apple
cider will be outside.

Email londonz@cvillerha.com or text 434-906-9381
with questions.



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!



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



RESIDENTS



OPPORTUNITIES



STRONGER
COMMUNITIES



BRIGHTER
FUTURES

We look forward to seeing you!



RESIDENT NEEDS ASSESSMENT

Your answers help Resident Services plan programs and services that meet residents' needs.

Resident Name (optional): _____	Date: _____
Site / Community: _____	Age (optional): _____
Programs I am involved with: _____	

HIGH	MEDIUM	LOW	NO NEED	N/A
Need help now	Could use help	A little help	No help needed	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: _____

Your answers help Resident Services plan programs and services that meet residents' needs.



Trunk or Treat

FRIDAY, OCTOBER 29



3:30 PM
South 1st St



3:50 PM
Crescent Hall



4:10 PM
6th St.



4:30 PM
Riverside Dr



4:50 PM
Michie Dr



5:10 PM
Madison Ave.



5:30 PM
Westhaven



ALONG THE WAY

Ridge St &
single family homes
On South 1st St. Rt.

Hinton & Monticello Ave
after 6th St. to Riverside Rt.

Elsom
on the way / way back
West Haven Rt.

ALL AGES  **ALL SITES**

NEWSLETTER



Issue #16

Here's how we are making a difference:

Resident Services: RS has been working with IT and PM on Senior Planet University classes this fall and on conducting a fire drill at Crescent Halls.

Youth Programs: MIMA is back at all sites! UVA All Girls STEM Society starting up at Westhaven. Ish hosted an Overcoming Fears workshop at WH.

ROSS: Ayanna has been preparing for another resident survey!

FSS: Chacha continues to enroll people into the FSS program. 5 new enrollees this month! Chacha has been working on energy assistance and EDP help. PCC meeting October 27, 10am.

JobsPlus Program: Welcome to Bryna, our new JP Support Coordinator! Breaking Bread events continued.

Property management: PM has been working with resident services to conduct a fire drill at CH, scheduled for October 15th.

Information Technology/IT: Eric has ensured that Senior Planet University classes are offered at Crescent Halls this fall. Thank you!

October CRHA Work Anniversaries

Frederick Jones
Edgar (Brandon) Collins
Katrina Beitz
TC Nichols
Arlene Mills



October CRHA Birthdays

Tristan Spitzer
TerAna Banks
Vilma Gamez
Tamika Grooms
Eric Lefevers



Staff Highlight: Nicole Richardson, Jobs Plus Case Manager

How long have you worked at CRHA? **3 Months**

What is your favorite food? **Extra Crispy Hot Wings Extra Sauce**

What is your favorite smell?..... **Gucci Bloom Eau de Parfum**

What is your favorite sound? **The sound of waves crashing on the shore**

Do you have a favorite song, and if so, what is it?..... **Spend Dat**

Who would play you in a movie about your life? **Jada Pinkett Smith**

What is your favorite color?..... **Baby Blue**

Health Tip



CRHA History Fact

In October of 1976, Crescent Halls, then known as the "Highrise for the Elderly" began moving in residents, and a dedication ceremony was held. See the news article written about it on the left. In October 1981, a big 5-year anniversary celebration was had with speakers, celebration, and music provided by E.M. Barnes.



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.



VDH VIRGINIA DEPARTMENT OF HEALTH

Updated 8/23/2024

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



IMPORTANT!

Changes Coming to Medicaid Expansion

STARTING JANUARY 1, 2027

WHAT IS CHANGING?

If you have Medicaid Expansion, new federal rules require Virginia to make changes to how eligibility is reviewed



ELIGIBILITY REVIEWS

Your Medicaid eligibility will be reviewed every 6 months



WORK REQUIREMENT

Some members will need to meet a Medicaid Work Requirement to keep coverage

WHO DO THESE CHANGES APPLY TO?

THESE CHANGES APPLY ONLY TO MEDICAID EXPANSION MEMBERS

Medicaid Expansion covers adults:

- Aged 19-64
- Income below 138% FPL
- Not eligible for Medicare

THESE CHANGES DO NOT APPLY TO:

- Children
- Pregnant and postpartum individuals
- Adults with a disability
- Adults who are over age 64

WHAT IF I NO LONGER QUALIFY?

- 1 Medicaid will first check if you qualify for another program
- 2 You will receive written notice from us with next steps
- 3 You will have the right to appeal the decision

KEEP YOUR INFORMATION UP TO DATE

Report changes within **10 days**, including:



Address or phone number



Income



Household changes



Changes that affect eligibility or work requirement status

NEED HELP?

Cover Virginia Call Center:
1-855-243-8182
TDD: 1-888-725-1590
Live chat: [cover.virginia.gov](https://www.dhs.virginia.gov)

Contact your local Department of Social Services (DSS).
To find your local DSS, visit www.dhs.virginia.gov/localagency/

Scan the QR code or visit dhs.virginia.gov to learn more about these changes



CHILD HEALTH PARTNERSHIP

BREAKFAST OPEN HOUSE

Please join us and learn more about Child Health Partnership. You'll enjoy a light breakfast, have a brief office tour with a staff member, a story from one of our families, and time to ask questions.

We look forward to a time to meet and welcome you to our space.

Tuesday, September 22 at 8:30AM-9:30AM

Friday, October 16 at 8:30AM-9:30AM

Thursday, November 12 at 8:30AM-9:30AM

1469 Greenbrier Place
Charlottesville, VA 22901

RSVP

Hilary Bryan, Advancement Director



434.964.4700 ext. 106



hilary.bryan@childhealthpartnership.org



ADULT LEARNER INFORMATION SESSIONS

College is possible and affordable at PVCC!



LOCATION: Jefferson School City Center, Room J112

DATES AND TIMES: October 8 and 15, 5:30 to 6:30 p.m.

ATTEND TO LEARN ABOUT:

- **PROGRAMS** – academic, short-term and career training
- **STUDENT RESOURCES** – advising, student success and tutoring
- **PAYING FOR COLLEGE** – costs, fees and funding assistance
- **APPLYING TO PVCC** – how to apply for academic/degree, short-term workforce training, and adult and career education courses

Sign up at pvcc.edu/adult-learner-information-session-sign-up or scan the QR code.

QUESTIONS? Contact Outreach and Admissions Coach Riley Doherty at rdoherty@pvcc.edu.



PVCC does not discriminate based on race, color, national origin, sex, disability, or age in its programs and activities. Contact Kim Noel Santiago, Chief Human Resources Officer at ksantiago@pvcc.edu with any questions about the nondiscrimination policy.



**Quit
Nicotine/Smoking
Blue Ridge Program**

FREE support for those who want to quit tobacco and nicotine!

*For Residents of
Charlottesville, Albemarle, Fluvanna,
Greene, Louisa, and Nelson Counties*

**Every Wednesday
5:30 - 6:30 PM
September 23 through October 28**

Virtual—Zoom Conferencing
Contact Scott Mein at scottmein@gmail.com
to receive the link to participate

Learn about and experience
strategies for quitting, such as:
**Medication Options, Acupuncture,
Stress Reduction, Nutrition, and more!**



Questions? Call Scott Mein at 862-432-0490 or scottmein@gmail.com

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.



Jobs Plus at Westhaven



**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
OCTOBER: Accountability	Time Management for Real Life	Setting Goals You Can Stick To

	S	M	T	W	Th	F	Sa
AUG		1	2	3	4	5	6
	8	9	10	11	12	13	14
	15	16	17	18	19	20	21
	22	23	24	25	26	27	28
	29	30	31				
SEPT		1	2	3	4	5	6
	8	9	10	11	12	13	14
	15	16	17	18	19	20	21
	22	23	24	25	26	27	28
	29	30					
OCT		1	2	3	4	5	6
	8	9	10	11	12	13	14
	15	16	17	18	19	20	21
	22	23	24	25	26	27	28
	29	30	31				
NOV		1	2	3	4	5	6
	8	9	10	11	12	13	14
	15	16	17	18	19	20	21
	22	23	24	25	26	27	28
	29	30					
DEC		1	2	3	4	5	6
	8	9	10	11	12	13	14

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/5iBA2Cx58TB/277C6>



Questions?

Email Kathleen:

matthewsk@cvilleaha.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

Mobile Bike Clinic

Free Bike Repairs & Adjustments!

9/16 | 2:30 PM | Westhaven

9/24 | 2:30 PM | South First St.

10/13 | 2:30 PM | Michie Drive

10/23 | 2:30 PM | 6th St.



All events END at 4:30 PM

www.charlottesvillecommunitybikes.org

NEXTGEN SKILLED TRADES DAY YEAR TWO

OCTOBER 17, 2026

10AM-1PM

PIEDMONT VIRGINIA COMMUNITY COLLEGE

Brought to
you by:



REGISTER

LOCAL EMPLOYERS | FOOD | MUSIC | OPEN JOBS
SCHOOL STAFF TO JUMP-START YOUR CAREER

Enjoy a **FREE**, hands-on day exploring
in-demand skilled trades careers.

www.NextGenSkilledTradesDay.org

Skills Builder Course

Job Readiness Training

- Soft Skills Certification
- Resume, Interview Help
- Guaranteed Interview upon completion of course



Register Today!

Class meets: **Oct. 9, 16, 23, 30** from 9am - 12:30pm @VA Career Works Cville Center. *Must attend all classes to receive guaranteed interview.*

Sign Up! It's FREE!

SCAN ME!



CRHA's resource app, Cville CRR!

Redevelopment

Scan this QR code to read
Redevelopment's
September Newsletter!



FREEDOM FOR FELONS LLC

MEN'S SUPPORT GROUP

FOR JUSTICE IMPACTED INDIVIDUALS
REAL TALK. REAL SUPPORT. REAL CHANGE.

HEAL
GROW
SUPPORT
EMPOWER
TOGETHER



**INVITE
ONLY**



BROTHERHOOD
You're not alone.
We've got
each other.



SUPPORT
We listen.
We lift.
We stand by you.



GROWTH
Build skills.
Heal together.
Grow stronger.



FREEDOM
Break chains.
Change lives.
Create freedom.

**A SAFE SPACE FOR MEN TO HEAL,
SHARE, AND EMPOWER ONE ANOTHER.**



**WEDNESDAY
OCT. 14TH**



6PM - 7PM



REACH OUT VIA DM OR EMAIL IF INTERESTED
Freedomforfelonsva@gmail.com

RESPECT. | CONFIDENTIALITY. | COMMUNITY. | SECOND CHANCES.



CHARLOTTESVILLE REDEVELOPMENT & HOUSING AUTHORITY

P.O. BOX 1405

CHARLOTTESVILLE, VIRGINIA 22902

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

www.cvillerha.com

CRHA RESOLUTION #1509

A RESOLUTION APPROVING THE CHARLOTTESVILLE REDEVELOPMENT HOUSING AUTHORITY'S 2026-2027 VOUCHER PAYMENT STANDARD SCHEDULE

)
)
)
)



WHEREAS, pursuant to 42 U.S.C. Section 1437(c)(1), the Department of Housing and Urban Development (“HUD”) annually publishes, in the Federal Register, fair market rents (FMR) for each market area in the United States; and

WHEREAS, under 24 CFR 982.503(a)(1), the Housing Authority (“Authority”) “must adopt a payment standard schedule that establishes voucher payment standard amounts for each FMR area in the [Authority’s] jurisdiction” for each “unit size”; and

WHEREAS, unit size is based on the number of bedrooms; and

WHEREAS, the Authority “may establish the payment standard amount for a unit size at any level between 90 percent and 110 percent of the published FMR for that unit size” (24 CFR 982.503(b)(1)(i)); and

WHEREAS, the Authority “must revise the payments standard amount no later than 3 months following the effective date of the published FMR if a change is necessary to stay within the basic range” (24 CFR 982.503(b)(1)(1)); and

WHEREAS, HUD has published the 2027 FMRs for Charlottesville City, which should take effect on November 1, 2026

WHEREAS, it has been determined that an additional increase in payment standards is necessary to keep pace with regional rental market trends and limit shelter burden; and

WHEREAS, increased payment standard amounts will Affirmatively Further Fair Housing objectives in the Charlottesville City region and surrounding counties;

WHEREAS, the Authority has reviewed the current average contract rents for the unit under a Housing Assistance Payments Contract and has determined that the payment standards should be established between 100%-110% of the published 2027 FMRs for the Charlottesville City Region and surrounding counties.

NOW, THEREFORE, BE IT RESOLVED by the Charlottesville Redevelopment & Housing Authority Board that the following payment standard schedule needed to be adopted:

	BEDROOM SIZE					
	0	1	2	3	4	5
FMR (11/01/2026)	\$1,544	\$1,635	\$1,901	\$2,370	\$2,883	\$3,454
PAYMENT STANDARD 2027(110%)-EFFECTIVE 10/01/2026	\$1,421	\$1,602	\$1,824	\$2,218	\$2,731	\$3,454
Actual Percentage	108%	102%	104%	107%	106%	100%

RESOLVED THIS TWENTY SIXTH DAY OF OCTOBER 2026 BY THE CRHA BOARD OF COMMISSIONERS.

Brigid O’Rourke
CRHA Board Chair

Mr. John M. Sales
Board Secretary

CHARLOTTESVILLE REDEVELOPMENT & HOUSING AUTHORITY

P.O. BOX 1405

CHARLOTTESVILLE, VIRGINIA 22902

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

www.cvillerha.com

CRHA RESOLUTION #1510

**RESOLUTION ADOPTING REVISED CHARLOTTESVILLE
REDEVELOPMENT AND HOUSING AUTHORITY UTILITY
ALLOWANCES FOR THE SECTION 8 HOUSING CHOICE
VOUCHER PROGRAM FY'S 2026-2027**

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WHEREAS the Charlottesville Redevelopment and Housing Authority (hereafter CRHA) operates the Section 8 Housing Choice Voucher Program within the guidelines set forth by the Department of Housing and Urban Development, and

WHEREAS, the CRHA has a duty to review agency-wide utility consumption and adopt utility allowance rates in accordance with the Code of Federal Regulations; the CRHA has reviewed the utility allowance schedules and has determined that best practices would be to follow the utility schedule set by the Virginia Housing Development Authority "VHDA"; which study and rate shall be used to calculate utility allowances for CRHA and any excess utility charges pursuant thereto.

CRHA has conducted an annual review of its agency-wide utility consumption and utility allowance rates in satisfaction of the requirements of the Code of Federal Regulations;

NOW, THEREFORE, BE IT RESOLVED that CRHA, by and through its Commissioners, hereby adopts the attached utility schedules into the Section 8 Housing Choice Voucher Program effective November 1, 2026.

RESOLVED THIS TWENTY SIXTH DAY OF OCTOBER 2024 BY THE CRHA BOARD OF COMMISSIONERS.

Brigid O'Rourke
CRHA Board Chair

Mr. John M. Sales
Board Secretary

**Charlottesville Redevelopment and Housing Authority
Board of Commissioners Board Meeting
Monday, April 27th, 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 September 28th 2026, at the City Council Chambers, with Vice Chair Rosenblith presiding.

I. Call to Order

Vice Chair Rosenblith called the Board Meeting to order at approximately 6:00 p.m. on September 28th, 2026.

Roll Call of Commissioners

	<u>Present</u>	<u>Absent</u>
O’Rourke, Chair	X(Virtual Sub late)	
Rosenblith, Commissioner	X	
Payne, Commissioner	X(Sub late)	
Hicks, Commissioner	X	
Moss, Commissioner	X	

Staff Present:

Kathleen Glenn-Matthews, Deputy Director
Maria Carey, Executive Assistance
TC Nichols, Director of Finance

Moment of Silence:

Vice Chair Rosenblith called for a moment of silence.

General Announcements / Meeting Dates / Reminders

Safety Committee: every 2nd Wednesday of the at 12:00p

Resident Services Committee: Quarterly on the 2nd Tuesday, at 1:00 pm

CRHA Board Work Session: Thursday, October 8th , 2026, at 6:00 pm

CRHA Board Regular Meeting: Monday, October 26th, 2026, at 6:00 pm

III. Updates from Commissioners

- No updates from Commissioners

II. Public Comments followed by PHAR Comments

- No public or PHAR comments

I. Approval of Resolution: 1505 AUTHORIZING THE SALE OF 424 10TH STREET NW BY THE CHARLOTTESVILLE REDEVELOPMENT AND HOUSING AUTHORITY

Commissioner Hicks moved to approve Resolution 1505, and Commissioner Moss seconded.

	Ayes	Nays	Abstain	Absent
O'Rourke, Chair				X
Rosenblith, Commissioner	X			
Payne, Commissioner				X
Hicks, Commissioner	X			
Moss, Commissioner	X			

II. Approval of Resolution: 1506 AUTHORIZING THE SUBMISSION OF DEMO/DISPO FOR WESTHAVEN PHASE 1

Commissioner Moss moved to approve Resolution 1506, and Commissioner Hicks seconded.

	Ayes	Nays	Abstain	Absent
O'Rourke, Chair				X
Rosenblith, Commissioner	X			
Payne, Commissioner				X
Hicks, Commissioner	X			
Moss, Commissioner	X			

III. Approval of Resolution: 1507 AUTHORIZING THE PURCHASE OF CERTAIN PARCELS OF PROPERTY BY THE CHARLOTTESVILLE REDEVELOPMENT AND HOUSING AUTHORITY

Commissioner Moss moved to approve Resolution 1507, and Commissioner Hicks seconded.

	Ayes	Nays	Abstain	Absent
O'Rourke, Chair				X
Rosenblith, Commissioner	X			
Payne, Commissioner				X
Hicks, Commissioner	X			
Moss, Commissioner	X			

IV. Approval of Resolution: 1508 AUTHORIZING THE PURCHASE OF CERTAIN PARCELS OF PROPERTY BY THE CHARLOTTESVILLE REDEVELOPMENT AND HOUSING AUTHORITY.

Commissioner Moss moved to approve Resolution 1508, and Commissioner Hicks seconded.

	Ayes	Nays	Abstain	Absent
O'Rourke, Chair				X
Rosenblith, Commissioner	X			
Payne, Commissioner				X
Hicks, Commissioner	X			
Moss, Commissioner	X			

VI. Housing Director Update

John Sales: Executive Director

- 1400 families on the public housing waiting list
- 2 notices to vacate due to families moving out(1 Crescent Halls, 1 Dogwood)
- 145 eligibility letters sent out (24 Crescent Halls, 23 South First Street, 123 Westhaven, 5 6th Street)
- 12 UD's for the month
- 19 pending first returns, 5 pending trials, 3 pending WRITs
- 1400 visits between all sites
- \$209,000 total outstanding balance for all sites for the year
- Vacancies: 6 Crescent Halls with 1 move-in scheduled, 7 South First St with 1 move-in scheduled, 10 Westhaven with 2 move-ins tentative, 3 6th St, 1 Madison, 2 offline at Michie (hotel units), 2 Riverside

VII. HCV manager update:

John Sales: Executive Director

- 615 families are currently assisted per month
- CSRAP has 65 participants
- The program is facing a shortfall
- Anticipate leasing up the project-based vouchers
- PIC score 98.96 for August
- SEMAP is 92% (HCV program is operating as a high pro forma)

VI. Resident Services update:

Kathleen Glenn-Matthews: Deputy Director

- Preparing for Trunk or Treat (candy bagging starts October 27th at 9am)
- Youth program is planning college visits for October
- Zoe London (resident services) has been working on safety planning, and the first official Crescent Halls fire drill will be in October.
- Still searching for rental assistance
- Resident Services will be training next week to look at detailed tracking on eviction diversion data
- FY2027-2028 Annual plan will be posted ideally on October 23rd
- Turkey drive will be coming up soon

VII. Finance update:

TC Nichols: Director of Finance

- The end of September will be the close of the fiscal cycle

VIII. Closed session-

Section 2.2-3711 (A)(1) Personnel Matter

Commissioner Rosenblith motioned to approve the closed session, and Commissioner Hicks seconded.

	<u>Ayes</u>	<u>Nays</u>	<u>Abstain</u>	<u>Absent</u>
O'Rourke, Chair				X
Rosenblith, Commissioner	X			
Payne, Commissioner	X			
Hicks, Commissioner	X			
Moss Commissioner	X			

Commissioner Rosenblith motioned to end the closed session, and Commissioner Hicks seconded.

	<u>Ayes</u>	<u>Nays</u>	<u>Abstain</u>	<u>Absent</u>
O'Rourke, Chair	X			
Rosenblith, Commissioner	X			
Payne, Commissioner	X			
Hicks, Commissioner	X			
Moss, Commissioner	X			

Commissioner Payne:

- What are the next steps for Resolution 1505?
- Mr. Sales stated that a clearance from the city is needed to authorize the sale.

IX. Public comment/PHAR comment

- No public/ PHAR comment.

X. Adjournment

Commissioner Moss motioned to adjourn the meeting at 6:51 p.m.; Commissioner Hicks seconded.

	<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>
O'Rourke, Chair	X		
Rosenblith, Commissioner	X		
Payne, Commissioner	X		
Hicks, Commissioner	X		
Moss Commissioner	X		

HOUSING CHOICE VOUCHER PROGRAM REPORT SEPTEMBER 2026

Section I: Voucher Program

VOUCHER PROGRAMS	JULY 2026	AUGUST 2026	SEPTEMBER 2026
Housing Choice Vouchers	427	437	435
Mainstream Vouchers	33	32	32
PBV- Crescent Halls	50	50	49
PBV – SFS Phase I	23	24	24
PBV- SFS Phase 2	0	0	0
The Crossings	16	16	16
Enhanced Vouchers	3	3	3
Emergency Housing Vouchers	10	1	1
Tenant Protection Vouchers	8	8	8
Tenant Relocation Vouchers	7	7	7
Veteran Affairs Supportive Housing Vouchers	4	5	5
Fostering Youth Independence Vouchers	17	17	17
Portable Vouchers	16	16	16
TOTAL	612	615	613

Section II: CSRAP- Charlottesville Supplemental Rental Assistance Program

CSRAP	JULY 2026	AUGUST 2026	SEPTEMBER 2026
Participants	66	65	61

Section III: Housing Quality Standard Inspections

	JULY 2026	AUGUST 2026	SEPTEMBER 2026
Initials-	20	7	4
Annals-	41	57	52
Special-	5	7	7
QC-	11	0	0
TOTAL	77	71	63

Section IV: Special Programs

	JULY 2026	AUGUST 2026	SEPTEMBER 2026
Family Self- Sufficiency Program	44	42	42
Homeownership Program	0	0	0

Section IV: PIC SCORE

	JULY 2026	AUGUST 2026	SEPTEMBER 2026
PIC SCORE	99.13	98.96	100.53

Section V: Additional Highlights

- New Admissions –0 :Zero Hap families- 7
- Number of Re-examinations (Annals recertifications processed) – Past Due: 3
- Landlord Checks (HAP) Issued Total - \$709,927
- HCVP SEMAP REPORT FOR FY 2025-2026 – 92%

HOUSING CHOICE VOUCHER PROGRAM REPORT SEPTEMBER 2026

Utility Allowance Schedule

See Public Reporting and Instructions on back.

U.S Department of Housing and

Urban Development

Office of Public and Indian Housing

OMB Approval No. 2577-0169

exp. 04/30/2026

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA CRHA-CHARLOTTESVILLE VA - CENTRAL VIR			Unit Type 2 EXPOSED WALLS				Date (mm/dd/yyyy) 01/01/2026	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	9	13	16	20	25	33	
	Bottled Gas	65	90	117	142	181	207	
	Electric	26	36	46	57	72	82	
	Electric – Heat Pump							
	Fuel Oil	51	72	92	113	144	165	
	Other							
Cooking	Natural Gas	2	2	3	3	4	5	
	Bottled Gas	11	15	20	24	31	35	
	Electric	4	5	6	8	10	13	
	Other							
Other Electric		14	20	25	31	39	45	
Air Conditioning		7	9	13	15	19	22	
Water Heating	Natural Gas	4	5	6	8	10	13	
	Bottled Gas	27	37	48	58	74	85	
	Electric	12	17	22	26	34	38	
	Electric – Heat Pump							
	Fuel Oil	21	29	38	46	59	57	
Water		19	27	34	42	53	61	
Sewer		24	33	42	52	66	75	
Trash Collection		15	15	15	15	15	15	
Other – specify								
Range/Microwave		2	2	2	2	2	2	
Refrigerator		3	3	3	3	3	3	
Actual Family Allowances – May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
					Heating			
Head of Household Name					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
Unit Address					Water			
					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
Number of Bedrooms					Refrigerator			
					Total			

PHAs must maintain a completed HUD Form-52667 Utility Allowance Schedule for each unit type that is typical in the PHA's jurisdiction. The utility allowance schedule is based on the typical cost of utilities and services paid by energy-conservation households that occupy housing of similar size and type in the same locality. In developing the schedule, the PHA must use normal patterns of consumption for the community as a whole and current utility rates.

This form includes the utilities that the PHA must consider: heating (space), cooking, other electric (e.g. lights, appliances, general usage), air conditioning (if the majority of housing units in the market provide centrally air-conditioned units or there is appropriate wiring for tenant-installed air conditioners), water heating, water, sewer, trash, the cost to provide a range, and the cost to provide a refrigerator. This form includes several fuel types, however, the PHA is not required to have a utility allowance for every fuel type listed on the form. The PHA is only required to have an allowance for the fuel types that are typical in the PHA's jurisdiction.

Electric resistance vs. electric heat pump: The most recent update to the HUD-52667 includes "Electric Heat Pump" as a fuel type under "Heating" and "Water Heating". PHAs may choose to provide an allowance on the schedule for electric (resistance), electric heat pump, or both. Heat pumps are more efficient and are associated with lower consumption. By adding this to the form, HUD is not requiring PHAs to consider both. This is up to the PHA, however, the [HUD Utility Schedule Model](#) tool available on HUDUser.gov provides an allowance for both electric resistance and electric heat pump.

Determining Allowances: In general, PHAs use local sources of information on the cost of utilities and services, such as:

1. Electric utility suppliers
2. Natural gas utility suppliers
3. Water and sewer suppliers
4. Fuel oil and bottled gas suppliers
5. Public service commissions
6. Real estate and property management firms
7. State and local agencies
8. Appliance sales and leasing firms

PHAs may use the HUD Utility Schedule Model (HUSM) available on HUDUser.org to determine their Utility Allowance Schedules. The tool uses geographic-specific utility consumption rates combined with user entered data on utility rates to determine the overall monthly allowance.

OMB Burden Statement: The public reporting burden for this information collection is estimated to be up to 0.25 hours, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. The information collected is required to determine the amount of utility allowance necessary to calculate the family's tenant portion. Assurances of confidentiality are not provided under this collection. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Office of Public and Indian Housing, US. Department of Housing and Urban Development, Washington, DC 20410. HUD may not conduct and sponsor, and a person is not required to respond to, a collection of information unless the collection displays a valid control number.

Privacy Notice: The Department of Housing and Urban Development (HUD) is authorized to collect the information required on this form by Section 8 of the U.S. Housing Act of 1937 (42 U.S.C. 1437f). The information collected specifies which utilities and appliances are to be supplied by the owner, and what utilities and appliances are to be supplied to the tenant. The Personally Identifiable Information (PII) data collected on this form are not stored or retrieved within a system of record.

Utility Allowance Schedule

See Public Reporting and Instructions on back.

U.S Department of Housing and**Urban Development**

Office of Public and Indian Housing

OMB Approval No. 2577-0169

exp. 04/30/2026

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA CRHA-CHARLOTTESVILLE VA - CENTRAL VIR			Unit Type 1 EXPOSED WALLS				Date (mm/dd/yyyy) 01/01/2026	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	9	12	15	19	24	27	
	Bottled Gas	62	86	111	135	172	197	
	Electric	25	34	44	54	69	78	
	Electric – Heat Pump							
	Fuel Oil	49	69	88	108	137	157	
	Other							
Cooking	Natural Gas	2	2	3	3	4	5	
	Bottled Gas	11	15	20	24	31	35	
	Electric	4	5	6	8	10	11	
	Other							
Other Electric		14	20	25	31	39	45	
Air Conditioning		7	10	13	15	20	22	
Water Heating	Natural Gas	4	6	7	9	11	13	
	Bottled Gas	27	37	48	58	74	85	
	Electric	13	18	23	28	35	40	
	Electric – Heat Pump							
	Fuel Oil	24	33	42	52	66	75	
Water		19	27	34	42	53	61	
Sewer		24	33	42	52	66	75	
Trash Collection		15	15	15	15	15	15	
Other – specify								
Range/Microwave		2	2	2	2	2	2	
Refrigerator		3	3	3	3	3	3	
Actual Family Allowances – May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
					Heating			
Head of Household Name					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
Unit Address					Water			
					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
Number of Bedrooms					Refrigerator			
					Total			

PHAs must maintain a completed HUD Form-52667 Utility Allowance Schedule for each unit type that is typical in the PHA's jurisdiction. The utility allowance schedule is based on the typical cost of utilities and services paid by energy-conservation households that occupy housing of similar size and type in the same locality. In developing the schedule, the PHA must use normal patterns of consumption for the community as a whole and current utility rates.

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Electric resistance vs. electric heat pump: The most recent update to the HUD-52667 includes "Electric Heat Pump" as a fuel type under "Heating" and "Water Heating". PHAs may choose to provide an allowance on the schedule for electric (resistance), electric heat pump, or both. Heat pumps are more efficient and are associated with lower consumption. By adding this to the form, HUD is not requiring PHAs to consider both. This is up to the PHA, however, the [HUD Utility Schedule Model](#) tool available on HUDUser.gov provides an allowance for both electric resistance and electric heat pump.

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1. Electric utility suppliers
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3. Water and sewer suppliers
4. Fuel oil and bottled gas suppliers
5. Public service commissions
6. Real estate and property management firms
7. State and local agencies
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U.S Department of Housing and**Urban Development**

Office of Public and Indian Housing

OMB Approval No. 2577-0169

exp. 04/30/2026

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Locality/PHA CRHA-CHARLOTTESVILLE VA - CENTRAL VIR			Unit Type 3 EXPOSED WALLS				Date (mm/dd/yyyy) 01/01/2026	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	10	14	17	22	28	31	
	Bottled Gas	72	99	129	156	199	228	
	Electric	29	40	51	63	79	90	
	Electric – Heat Pump							
	Fuel Oil	56	79	101	124	158	182	
	Other							
Cooking	Natural Gas	2	2	3	3	4	5	
	Bottled Gas	11	15	20	24	31	35	
	Electric	4	5	6	8	10	11	
	Other							
Other Electric		14	20	25	31	39	45	
Air Conditioning		8	12	15	18	23	25	
Water Heating	Natural Gas	4	5	6	8	10	11	
	Bottled Gas	27	37	48	58	74	85	
	Electric	12	17	22	26	34	38	
	Electric – Heat Pump							
	Fuel Oil	21	29	38	46	59	67	
Water		19	27	34	42	53	61	
Sewer		24	33	42	52	66	75	
Trash Collection		15	15	15	15	15	15	
Other – specify								
Range/Microwave		2	2	2	2	2	2	
Refrigerator		3	3	3	3	3	3	
Actual Family Allowances – May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
					Heating			
Head of Household Name					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
Unit Address					Water			
					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
Number of Bedrooms					Refrigerator			
					Total			

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U.S Department of Housing and**Urban Development**

Office of Public and Indian Housing

OMB Approval No. 2577-0169

exp. 04/30/2026

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Locality/PHA CRHA-CHARLOTTESVILLE VA - CENTRAL VIR			Unit Type 4 EXPOSED WALLS				Date (mm/dd/yyyy) 01/01/2026	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	12	16	21	25	33	36	
	Bottled Gas	83	114	148	179	229	262	
	Electric	33	46	59	72	91	104	
	Electric – Heat Pump							
	Fuel Oil	64	91	116	143	182	209	
	Other							
Cooking	Natural Gas	2	2	3	3	4	5	
	Bottled Gas	11	15	20	24	31	35	
	Electric	4	5	6	8	10	13	
	Other							
Other Electric		14	20	25	31	39	45	
Air Conditioning		9	12	16	20	24	28	
Water Heating	Natural Gas	4	5	6	8	10	11	
	Bottled Gas	27	37	48	58	74	85	
	Electric	12	17	22	26	34	38	
	Electric – Heat Pump							
	Fuel Oil	21	29	38	46	59	67	
Water		19	27	34	42	53	61	
Sewer		24	33	42	52	66	75	
Trash Collection		15	15	15	15	15	15	
Other – specify								
Range/Microwave		2	2	2	2	2	2	
Refrigerator		3	3	3	3	3	3	
Actual Family Allowances – May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
					Heating			
Head of Household Name					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
Unit Address House					Water			
					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
Number of Bedrooms					Refrigerator			
					Total			

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This form includes the utilities that the PHA must consider: heating (space), cooking, other electric (e.g. lights, appliances, general usage), air conditioning (if the majority of housing units in the market provide centrally air-conditioned units or there is appropriate wiring for tenant-installed air conditioners), water heating, water, sewer, trash, the cost to provide a range, and the cost to provide a refrigerator. This form includes several fuel types, however, the PHA is not required to have a utility allowance for every fuel type listed on the form. The PHA is only required to have an allowance for the fuel types that are typical in the PHA's jurisdiction.

Electric resistance vs. electric heat pump: The most recent update to the HUD-52667 includes "Electric Heat Pump" as a fuel type under "Heating" and "Water Heating". PHAs may choose to provide an allowance on the schedule for electric (resistance), electric heat pump, or both. Heat pumps are more efficient and are associated with lower consumption. By adding this to the form, HUD is not requiring PHAs to consider both. This is up to the PHA, however, the [HUD Utility Schedule Model](#) tool available on HUDUser.gov provides an allowance for both electric resistance and electric heat pump.

Determining Allowances: In general, PHAs use local sources of information on the cost of utilities and services, such as:

1. Electric utility suppliers
2. Natural gas utility suppliers
3. Water and sewer suppliers
4. Fuel oil and bottled gas suppliers
5. Public service commissions
6. Real estate and property management firms
7. State and local agencies
8. Appliance sales and leasing firms

PHAs may use the HUD Utility Schedule Model (HUSM) available on HUDUser.org to determine their Utility Allowance Schedules. The tool uses geographic-specific utility consumption rates combined with user entered data on utility rates to determine the overall monthly allowance.

OMB Burden Statement: The public reporting burden for this information collection is estimated to be up to 0.25 hours, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. The information collected is required to determine the amount of utility allowance necessary to calculate the family's tenant portion. Assurances of confidentiality are not provided under this collection. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Office of Public and Indian Housing, US. Department of Housing and Urban Development, Washington, DC 20410. HUD may not conduct and sponsor, and a person is not required to respond to, a collection of information unless the collection displays a valid control number.

Privacy Notice: The Department of Housing and Urban Development (HUD) is authorized to collect the information required on this form by Section 8 of the U.S. Housing Act of 1937 (42 U.S.C. 1437f). The information collected specifies which utilities and appliances are to be supplied by the owner, and what utilities and appliances are to be supplied to the tenant. The Personally Identifiable Information (PII) data collected on this form are not stored or retrieved within a system of record.