CHARLOTTESVILLE REDEVELOPMENT
& HOUSING AUTHORITY

P.O. BOX 1405
CHARLOTTESVILLE, VIRGINIA 22902

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www.cvillerha.com

Charlottesville Redevelopment and Housing Authority
Board of Commissioners Board Meeting
Monday, November 23rd 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.:1511 HCV Payment Standard*	***Attachment A***
VI.	*Resolution No.:1512 Authorizing the sale of 407 Harris Rd*	***Attachment B***
VII.	Approval of the Board minutes 9/28/2026	***Attachment C***
VIII.	Housing Director Update	**Attachment D**
IX.	HCV Program Director Update	**Attachment E**
X.	Resident Services Update	**Attachment F**
XI.	Finance Update	**Attachment G**
XII.	Public Comments	
XIII.	Adjournment	

CRHA Meeting Announcements:

CRHA Board Work Session: Thursday, December 10th, 2026, at 6:00 pm
CRHA Board Regular Meeting: Monday, December 28th, 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
Board of Commissioners Board Meeting
Monday, October 26th, 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 October 26th, 2026, at the City Council Chambers, with Chair O'Rourke presiding.

I. **Call to Order**

Chair O'Rourke called the Board Meeting to order at approximately 6:00 p.m. on October 26th, 2026.

Roll Call of Commissioners

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

Staff Present:

John Sales, Executive Director
Kathleen Glenn-Matthews, Deputy Director
Maria Carey, Executive Assistance
TC Nicholes, Director of Finance
Quentia Taylor, Director of Capital Projects and Real Estate
Delphine Carnes (virtual), CRHA Legal Council

Moment of Silence:

Chair O'Rourke called for a moment of silence.

General Announcements / Meeting Dates / Reminders

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

Resident Services Committee: Quarterly on the 2nd Tuesday at 1:00 pm
CRHA Board Retreat: Saturday, November 14th, 2026, at 9:00 am
CRHA Board Work Session: Thursday, November 12th, 2026, at 6:00 pm
CRHA Board Regular Meeting: Monday, November 23rd, 2026, at 6:00pm

II. Public Comments followed by PHAR Comments

Annette Wilcox

- Questions pertaining to CRHA trunk or treat

III. Updates from Commissioners and Discussion

- Commissioner O'Rourke
  - discussed topics that will be spoken about at the retreat
- Commissioner Rosenblith
  - spoke about adhering to the FOIA around emails.
- Delphine Cares
  - Explained the procedures for emailing board members

A. Approval of Board Minutes from September 28th, 2026,

Commissioner Moss motioned to approve, and Commissioner Payne seconded the minutes of the Board of Commissioners meeting held on September 26th 2026. The "Ayes" and "Nays" were as followed. (correct last name spelling)

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

John Sales: Executive Director, CRHA:

- The payment standard will not be discussed at the meeting due to changes made by HUD

IV. Approval of Resolution: 1510 Utility allowance

Commissioner Hicks moved to approve Resolution 1510, and Commissioner Moss seconded.

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

V. HCV manager update:

John Sales: Executive Director, CRHA

- 435 programs participants
- 32 mainstream vouchers
- 49 project-based vouchers(PBV), 2 vacancies
- 24 SFS Phase 1 vouchers
- 113 SFS Phase 2 vouchers (Soon)
- 16 crossing vouchers (5 vacancies)
- 3 enhanced vouchers
- 1 emergency voucher
- 8 Tenant Relocation vouchers
- 7 Tenant relocation vouchers
- 5 VASH vouchers
- 63 inspections
- 42 HCV families in the FSS program
- PIC score is 100.5 (highest PIC to obtain is 100)
-

VI. Resident Services update:

Kathleen Gleen-Matthews: Deputy Director

- The annual plan was released earlier than it has ever been
- Trunk or treat Thursday 29th 3:30 p.m.- 5:30 p.m
- Public Housing waitlist is open from November 2nd until November 6th (online and in person) at SFS Phase 2 community center (not currently in CRHA housing but need housing). Including all of CRHA units

Commissioner Payne:

- What is the completion dates on SFS Phase 2. What are the challenges?

John Sales

- SFS large challenge is the concrete slab that backs up to the creek; the front section had to be stabilized before starting. But it was delayed, which pushed the others back later.
- CRHA is currently using 3 different contractors, so if one is late, they could hold the other contractors up.
- WH was flagged for a historical construction due to the connection to Vinegar Hill. CRHA will be working with a resource firm and some board members to ensure that the history is preserved.
- Parallel tracks are moving along very well. Commissioner tours upon request.

VII. Public comment/PHAR comment

- **No comment**

VIII. Adjournment

Commissioner Rosenblith motioned to adjourn the meeting at 6:59 p.m.; and Commissioner Wicks seconded.

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

HOUSING CHOICE VOUCHER PROGRAM REPORT OCTOBER 2026

Section I: Voucher Program

VOUCHER PROGRAMS	AUGUST 2026	SEPTEMBER 2026	SEPTEMBER 2026
Housing Choice Vouchers	437	435	433
Mainstream Vouchers	32	32	31
PBV- Crescent Halls	50	49	49
PBV – SFS Phase I	24	24	21
PBV- SFS Phase 2	0	0	5
The Crossings	16	16	16
Enhanced Vouchers	3	3	3
Emergency Housing Vouchers	1	1	1
Tenant Protection Vouchers	8	8	8
Tenant Relocation Vouchers	7	7	7
Veteran Affairs Supportive Housing Vouchers	5	5	5
Fostering Youth Independence Vouchers	17	17	19
Portable Vouchers	16	16	18
TOTAL	**615**	**613**	**616**

Section II: CSRAP- Charlottesville Supplemental Rental Assistance Program

CSRAP	AUGUST 2026	SEPTEMBER 2026	OCTOBER 2026
Participants	**65**	**61**	**61**

Section III: Housing Quality Standard Inspections

	AUGUST 2026	SEPTEMBER 2026	OCTOBER 2026
Initials- Annuals- Special- QC-	7 57 7 0	4 52 7 0	18 35 5 0
TOTAL	**71**	**63**	**58**

Section IV: Special Programs

	AUGUST 2026	SEPTEMBER 2026	OCTOBER 2026
Family Self- Sufficiency Program	**42**	**42**	**45**
Homeownership Program	**0**	**0**	**0**

Section IV: PIC SCORE

	AUGUST 2026	SEPTEMBER 2026	OCTOBER 2026
PIC SCORE	**98.96**	**100.53**	**100.52**

Section V: Additional Highlights

- New Admissions - (2) FYI and (5) South First Street Phase 2
- Zero Hap families- 4
- Number of Re-examinations (Annuals recertifications processed) – **Past Due: 2**

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CRHA Resident Services (RS) Department Report
For November 23, 2026, Board of Commissioners
Prepared by Kathleen Glenn-Matthews on 11/16/2026

I. Resident Services (RS)

Housing Stability.

A. Eviction Diversion Program (EDP) One of the challenges with the program is that many of the individuals and families that RS staff assist with maintaining their housing stability return to the referral list due to nonpayment of rent shortly after successfully receiving assistance. 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. Resident Service Coordinators (RSCs): Continued outreach and engagement working closely with property management (PM) to get some higher risk EDP residents balances down or even to Zero. Coordination with residents to get phones. Worked with RS team and PM on Halloween and planning for other community events. Consistent flyering on sites for all events including annual planning meetings.

C. The Non Profit (NP) Working it counsel on a letter from the IRS and other items needed to stand it up. 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.

D. Self Sufficiency

1. **FSS**- continued conducting regular check-ins with FSS participants to provide supportive services, connect them with community resources, and assist them in progressing toward their individual goals. In-person meetings remain a priority whenever possible to strengthen participant engagement and provide individualized support.

   Participant Support and Supportive Services

   - Rental and utility assistance continue to be among the greatest needs for some FSS participants.
   - One HCV participant successfully received rental assistance through St. Vincent de Paul to support housing stability.
   - Several participants received utility assistance through the Salvation Army, and one participant received assistance through ACERP.
   - Coordinated transportation assistance for participants accessing workforce training and employment opportunities, including transportation to the Virginia Career Works Center for UVA Pipelines and Pathways' Earn While You Learn opportunities.

   FSS Enrollment and Outreach

   - Five enrollment packets are currently pending for prospective FSS participants.
   - One FSS Contract of Participation (CoP) was executed last week, with an effective enrollment date of December 1, 2026.
   - Continued outreach and recruitment efforts to increase FSS program awareness and participation.
   - Distributed FSS recruitment flyers throughout South First Street Phase 1 and Riverside properties last week.

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.

- Additional outreach activities are planned for November and December, including door knocking and distributing FSS flyers and posters at the remaining CRHA Public Housing properties.

- A direct-mail outreach campaign is also planned to reach HCV participants using available contact information in YARDI.

Program Activities and Community Partnerships

- Senior Planet Computer Training: Conducted a computer literacy class at the South First Street computer lab on November 12, 2026, at 11:00 a.m. One resident from the South First Street community attended.

- Program Coordinating Committee (PCC): Successfully held the fourth quarterly PCC meeting on October 27, 2026, at 10:00 a.m. The meeting featured presentations from the City of Charlottesville Office of Economic Development's C'Ville Talent Network and UVA Pipelines and Pathways, highlighting workforce development resources, employment opportunities, and community partnerships available to FSS participants.

Additional Program Updates
Attached is the updated FSS Frequently Asked Questions (FAQ) flyer, which provides information about CRHA's FSS program enrollment, participation requirements, and available opportunities. Please see the attached Resident Services Summary.

2. **ROSS**- Conducted a lot of outreach and recruitment recently for program and HUD surveys. Please see the attached Resident Services Summary.

E. *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). CRHA is looking for increased funding opportunities to continue and grow youth programs. Youth went to Bowie State university, their first out-of-state college trip. & Union Run Baptist church who has been picking up youth from West haven is doing a Friendsgiving for participating youth in the Westhaven community center.
4. *Senior Programs*

The Resident Services Team has been conducting their second Senior trainings this time at South First Street Computer lab 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.

F. *Self-Determined Community Programs*

1. Resident Services staff continue to meet with residents of SFS and will be setting up a follow-up meeting as more residents move into P2 to talk about what services P2 residents want in their community spaces and how RS staff can assist. CRHA staff are looking at increasing partnerships with local programs that provide support for youth ten and under.
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 continue working with parents to setup computer lab processes for youth to ensure parents are part of the process.
3. Here is the link to the newsletter: https://cvillerha.com/newsletter/
4. *RS Team staff just wrapped up an active Fall with TrunkRTreat (see photos) and are preparing for winter events such as 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 January 12, 2027 at 1pm https://zoom.us/j/95147780948?pwd=YUExYmZCOVBQUkQ3cy9zZ1NVYkg2UT09. Staff continue working on partnerships with community partners. We continue to be focused on the impacts of budget cuts and support our communities may need in navigating federal, state and local changes especially 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: Working with our Grants and Development Coordinator to improve the accuracy and consistency of Eviction Diversion Program (EDP) data in Resident Connect. This includes reviewing resident records, updating incident and violation logs, and linking relevant service logs to the appropriate incidents. These efforts support more reliable program reporting and tracking of eviction prevention services. Next steps include additional training and data verification between Yardi and Resident Connect to identify discrepancies and make needed corrections.

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. CRHA RS staff continue to support engagement with Safety meeitngs hosted by property management.
2. 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.
3. 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.
4. Successful Fire Drill at Crescent Hall on 10.15.26.
5. 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. RS staff are also working on blood pressure training for all sites.

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. The draft was posted 10.23.27 and public meetings have been held in October and November. Please see attached meeting notes and memo for public hearing on 12.7.26.

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
11/16/26 – Prepared by Katrina Beitz

Upcoming Grants

- Fundamental Organization Renewal – 12/4/26
    - Renewal with the City, this grant supports staff in Resident Services and Redevelopment
- Resident Opportunities and Self-Sufficiency (ROSS) Renewal – 1/5/26
    - Renewal for the ROSS program—this is one of the HUD self-sufficiency programs that we have

Grant Updates

- Submitted a Letter of Intent to continue hosting an AmeriCorps VISTA. This is the third and final year of the initial grant, with the renewal we will be able to continue this program for another three years.
- Submitted fpr Capacity Building Training funds with Virginia Housing. These funds will be used for leadership development training with staff.
- The application for the ROSS grant is now open. We have started working on contacting partners for match support, finalizing resident surveys, and starting on the overall narrative.
- We met with staff at CACF to discuss the Solidarity Grant. This was a general overview of how we've used funds for (resident incentives, meeting supplies/food, language access) and if there were other needs as an organization that we could use support.
- Awarded the Housing Related Hazards (HRH) grant from HUD. This grant will go towards fire safety and carbon monoxide detection in the Paralell Track.
- Denied for Twice Is Nice from CACF. This is a small pool of funds ($2,000 - $5,000) we've received the past two years that goes towards Resident Service Coordinator salary at Crescent Halls
  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**: $140,656
        - Federal: FSS Renewal
        - Local: Bama Works (CACF)
        - State: Capacity Building (VH), AmeriCorps VISTA renewal (VH)

Other/Miscellaneous

- Trained Property Management staff on Eviction Diversion tracking and data integrity as RS transitions to an updated system.
- Working with the AmeriCorps VISTA on cleaning up EDP data and entering it into our RS database.
- Providing training and support to the new Jobs Plus Program Manager.
- Working on pieces for the nonprofit start-up

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CRHA Resident Services Summary and Section 3 Report

November 17, 2026

Resident Services Summary

The following table uses data from 9/16/26 – 10/16/26

Site/Program	Individuals* Served This Month	Individuals Served Last Month	Individuals Served In 2026
ALL	**115**	**72**	**972**
Westhaven	48	47	479
Crescent Halls	13	7	107
6th	22	6	99
South First St	24	7	204
Scattered Sites	8	5	76

*individuals are non-unique

Self-Sufficiency Programs

Program	Number of Participants	New Participants This Month
FSS	52	0
ROSS	52	2
Jobs Plus	70	4

Section 3

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

Type	Total Hours	Benchmark Actuals	HUD Benchmark Goals
All Labor	14993.01		
Section 3	10448.77	70%	25%
Targeted Worker	1188.86	8%	5%
Other Targeted	0		

Total CRHA Section 3 Employees: 54
Total CRHA Targeted Workers: 7
Total CRHA Employees: 75

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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Community Referrals/Resources
Referrals by Sub Category

Criteria

Properties:	Charlottesville Redevelopment and Housing Authority 6th Street Crescent Halls FSS Jobs Plus ROSS Scattered Sites South First Street Westhaven
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 (8)

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		
Electronic Device Assistance	1	1
General Computer Support	1	1
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		
(No Sub Category)	2	2
Food Bank	1	1
Food Insecurity	1	1
Medical Equipment	1	1
Housing/Home Management/Ownership		
(No Sub Category)	2	2
Building Maintenance / Concerns	2	2
Transportation		
Obtained Transportation Service	3	3
Public Transportation Information	1	1
Repair Assistance	1	1
Youth Development		
Field Trips	2	2
Leadership Development	25	53
Life Skills	6	6
Recreation	12	12
Youth Education		
Arts/Music Program	6	6
Other		
(No Sub Category)	121	121
Fax/Copy/Administrative Tasks	20	25
General Information and Referral	4	6
Phone Call	2	2

Outreach		
ConnectMessaging Voice/Text Message	1	1
Flyer	374	374
Invitation to Event/Activity/Program	2	2
Relationship Building	1	1

Service Type Summary

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

Properties: Multiple Properties (8)

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	2	3	3	3	2 hrs 0 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	3	4	4	4	2 hrs 45 min
Housing/Home Management/Ownership	2	3	4	4	1 hrs 25 min
Other	59	145	154	154	122 hrs 0 min
Transportation	4	5	5	5	3 hrs 35 min
Youth Development	22	26	71	71	79 hrs 0 min
Youth Education	6	6	6	6	9 hrs 0 min
Total	83	184	285	285	231 hrs 30 min
Outreach	176	375	377	377	228 hrs 15 min
Grand Total	213	428	662	510	459 hrs 45 min

Charlottesville Redevelopment and Housing Authority

Family Self-Sufficiency (FSS) Program

Build Today for a Brighter Tomorrow



A free, voluntary program for eligible CRHA residents and voucher holders. FSS helps you set and achieve your goals for greater financial stability and independence.

FSS CAN HELP YOU:

- Pursue employment, job training, and education
- Build financial skills and savings
- Set and achieve personal and career goals
- Explore homeownership and other opportunities
- Get connected to community resources

QUICK FACTS

- **FREE** — No cost to eligible families
- **5 YEARS** — Typical program length
- **VOLUNTARY** — You choose to participate
- **POTENTIAL SAVINGS** — Build an FSS escrow account as your earned income increases

Frequently Asked Questions

1 What is the Family Self-Sufficiency (FSS) program, and why should I join?

FSS is a free, voluntary program that helps families receiving housing assistance build skills, increase their income, and work toward financial independence.

You will work with a dedicated FSS Coordinator to set personal, educational, employment, and financial goals through an Individual Training and Services Plan (ITSP). Your Coordinator will connect you with community resources, job training, education, and other services to help you reach your goals.

One of the biggest benefits of FSS is the chance to build savings through an FSS escrow account, a savings account CRHA holds for you. When your earned income goes up, your rent will usually go up too. In FSS, that increase is set aside in your escrow account instead of going only toward higher rent. When you successfully complete the program (also called "graduating"), you can receive your escrow savings to help you take the next step toward your financial future.

Whether your dream is to advance your career, start a business, buy a home, or build financial security, FSS can help you turn your goals into a plan for a brighter future.

2 Who is eligible for FSS?

You may be eligible if you:

- Have a CRHA Housing Choice Voucher (HCV, also called Section 8) and are currently leased and living in your unit, **or**
- Live in a CRHA public housing unit, **or**
- Live in a unit with Project-Based Rental Assistance (PBRA) that CRHA administers.

Not eligible: Families receiving assistance only through the Charlottesville Supplemental Rental Assistance Program (CSRAP) are not eligible for FSS. CSRAP is a locally funded rental assistance program, separate from the federal HCV program.

3 I have a CRHA voucher but haven't found a unit yet. Can I join?

Not yet. You must be leased and living in your unit before you enroll in FSS. Once you move in, contact the FSS Coordinator to get started.

4 I'm on a CRHA housing waiting list. Can I join?

Not while you're on a waiting list. FSS is for families already receiving qualifying CRHA housing assistance. If you are later offered assistance and move into your unit, you can ask about joining.

5 Is FSS required?

No. FSS is completely voluntary. You choose whether to participate, and you may leave at any time without losing your housing assistance. If you leave before completing your contract, any escrow savings are forfeited.

6 How do I join FSS?

Here's how to get started:

1. **Connect** — Contact the FSS Coordinator to share your interest and schedule a meeting.
2. **Learn** — Attend an orientation and complete the enrollment application and assessment.
3. **Plan** — Work with your Coordinator to develop your ITSP with your personal goals.
4. **Enroll** — Sign your FSS Contract of Participation and begin working toward your goals.

Ready to Take the Next Step?

Contact the CRHA Family Self-Sufficiency (FSS) Coordinator

_____ _____



JOBS PLUS PROGRAM

Cyndi Ivery

Jobs Plus – Success Coach

Westhaven is home ...

Jobs Plus Spotlight:

1. How long have you lived in the West Haven community, and how long have you been part of the Jobs Plus program? ***I've lived in the West Haven community for approximately 24yrs and have been a part of Jobs Plus program for approximately 2yrs.***
2. What inspired you to join the Jobs Plus program? ***To be able to help people.***
3. What has been your greatest achievement since joining Jobs Plus? ***Learning how the Jobs Plus program operates.***
4. How has participating in Jobs Plus made a difference in your life? ***Gives me the satisfaction of knowing that I have helped someone achieve their goals.***
5. What does the West Haven community mean to you? ***The West Haven community is home for me.***
6. If you could change or improve one thing about the Jobs Plus program, what would it be? ***To seek better ways to reach out to the community such as newsletter, emails & texting.***
7. What are some of your personal or professional goals for the future?***One of my future goals is continuing to grow within the Jobs Plus program.***
8. Is there anything else about your experience with Jobs Plus that you would like to share? ***Getting to know the residents in my community.***
9. Can you share a particular moment or experience with Jobs Plus that stands out to you? ***Can't think back that far. (Smiles)***
10. What would you say to another West Haven resident who is thinking about joining Jobs Plus? ***I would explain to the residents how the Jobs Plus program can benefit them depending on their situation.***



SENIOR PLANET FROM AARP

CRHA



STAYING SAFE ONLINE

Date: Thursday, November 12th, 2026
Time: 11:00 am – 12:00pm
Location: South 1st St – Computer Lab

Learn easy ways to stay safe while using the internet. This class will show you how to spot scams, avoid suspicious emails and messages, protect your personal information, and browse the internet with greater confidence.

Sign Up Today!

SCAN HERE TO CALL

OATS | OLDER ADULTS TECHNOLOGY SERVICES FROM AARP

Family Self-Sufficiency Program (FSS)

Call: [434-906-1887]
e-mail: mahiric@cvillerha.com

BREAKING BREAD

JOIN US FOR THE NEXT BREAKING BREAD

WOMEN'S GROUP GATHERING

WHEN: November 16,2026

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@cvillerha.com

CONNECTION, CONVERSATION, AND COMMUNITY









November 2026

NEWSLETTER

1st Edition



JOB TIPS FOR THE MONTH

Jobs Plus offers assistance

- *With your resume updates*
- *Preparing at least 3 professional references*
- *Creating appropriate emails for employment*

- *Retail & Seasonal Jobs Apply Early*

e.g. TJ Maxx | Burlington | Marshalls

UVA Transit is hiring 2nd & 3rd shift

Bus Drivers, starting at $23.75

after training 25.00/hr

Come by JOBS PLUS office for more information

801 HARDY DRIVE

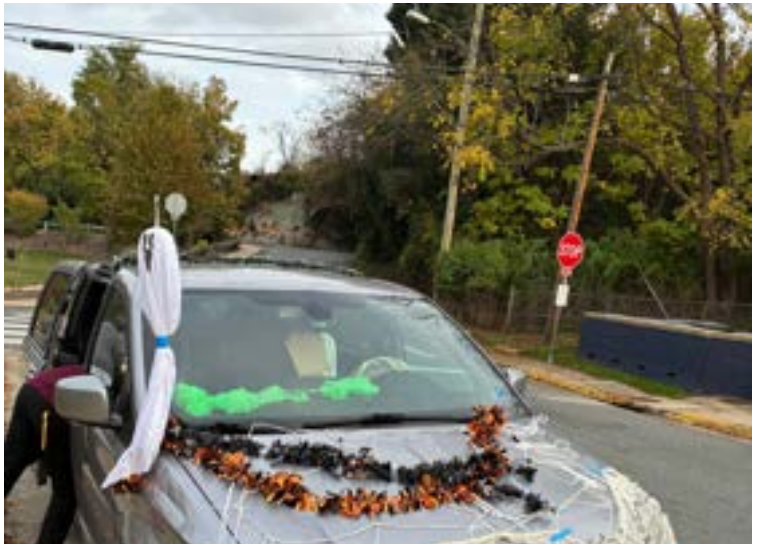
CHARLOTTESVILLE VA 22903

QUOTE OF THE DAY: "BE YOUR BEST SELF"

434.981.6351 ***jobsplus@cvillerha.com***

CRHA Trunk-R-Treat 2026











CRHA Annual Plan Public Meeting for FY 2027-2028

Thursday October 29. 2026

11am Hybrid at Crescent Halls Community Center During CH Resident Association Meeting





Agenda

I. **Welcome**

In attendance: Lucy Booker (resident), Deborah Turner (resident), Angie Welch (resident), Evelyn Outland (resident), Emily Dreyfuss (LAJC), Britany Anderson (resident), Barabara Anderson (resident), Wade Lewis (resident), Melvena Hill (resident), Tina Yancey (resident), Bernard Cochran (resident), Alice Smith (resident), Liza Barbour (resident), Sabrina Johnson (resident), Debbie Jackson (resident), Delores White (resident), Debbie Jackson (resident), Bernadette Vanslette (resident), Ricco Harris (CRHA), Ayanna Hall (CRHA), Zoe London (virtual CRHA), Kim Smith (CRHA) and Kathleen Glenn-Matthews (CRHA)

I. **Overview**

II. **Calendar**

III. **Document Review**

IV. **Questions and comments**

If you need assistance with translation please let Kathleen know at matthewsk@cvillerha.com or 434-422-9298



Overview of process for newcomers

WHY ARE PHA PLANS IMPORTANT?

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

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

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

The major steps of the process are:



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

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

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

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





Where to find this all every year

- Posted October 23, 2026- for 45-day public review period prior to the board hearing and submission to HUD. Taking into consideration December board meeting is usually a week early. Hard copies can be checked out of CRHA offices by appointment by calling 434-326-4672.
- The majority of RAB Members have hard copies or access to them
- Available to view on the CRHA website www.cvillerha.com at http://www.cvillerha.com/key-documents/
- On our website we also have last year's plan and our five-year plan.

Calendar

Month	Events	Notes
May 2026	CRHA and PHAR Planning	• Process planning
June 2026	Kickoff CRHA & RAB Mtgs	• Discuss outreach and any trainings needed
July 2026	Monthly AP planning meetings RAB and CRHA	• Training?
August 2026	Monthly AP planning meetings RAB and CRHA	• Review current goals • Get big item list from CRHA and PHAR
September 2026	Monthly AP planning meetings RAB and CRHA	• Discuss plans for public meetings
October 2026- Consider it being part of resident meeting at CH?	• Monthly AP Planning Meetings RAB and CRHA • **Draft Plan posted-10.23.26**	• Formalize plans for public meetings • Send City Manager Draft and HUD 50077-SL to sign
November 2026	• Public Meetings on AP • CRHA BOC Meeting on AP	• Collect all feedback from public meetings and include in notes on AP draft
December 2026	• Public Meetings on AP • AP Hearing • AP Special Board of Commissioner Meeting for Approval 12/10/26	Get signed: • HUD 50077-SL from City Manager • Resolution for AP from BOC • HUD attachment forms signed

Let’s look at the plan!



It’s time to hear from you.

Do you have any questions or comments?

If you need assistance with translation please let Kathleen know at matthewsk@cvillerha.com or 434-422-9298



Questions and answers:

- Notes from public meetings such as this one will be included in the annual plan document.
- Kathleen provided a hard copy of the annual plan to a resident in the meeting who requested one.
- CRHA will continue working with their Language program to ensure translated flyers and the draft plan are available on the website in multiple languages. Please reach out to Kathleen if you know of anyone who needs assistance in reading the document or has questions.
- Kathleen will follow up with any residents who contact her later with concerns or questions about the annual plan or agency goals.
- Any resident concerns or questions brought up during these meetings or the hearing will be brought back to the Executive Director for response to be shared in the document.

Thank you for being here!

If you have any questions, please contact Kathleen at matthewsk@cvillerha.com or

434-422-9298



CRHA Annual Plan Public Meeting for FY 2027-2028

Tuesday November 10, 2026

1:30 pm Hybrid at South 1st ST Community Center





Agenda

I. Welcome

In attendance: Ricco Harris (CRHA), Zoe London (CRHA), Ayanna Hall (CRHA) and Kathleen Glenn- Matthews (CRHA)

I. Overview

II. Calendar

III. Document Review

IV. Questions and comments

No residents choose to stay for the meeting. The group talked about ideas for integrating emergency preparedness plans into other safety meetings.

If you need assistance with translation please let Kathleen know at matthewsk@cvillerha.com or 434-422-9298

CRHA Annual Plan Public Meeting for FY 2027-2028

Tuesday November 10, 2026

5 pm Hybrid at Westhaven Community Center





Agenda

I. Welcome

In attendance: A group of about 14 Westhaven youth came by and sat down after working on site beautification. They asked about the meeting but did not want to see the presentation. We talked about how important this process is for setting goals for next year. Some conversations were had outside but no parents or other attendees joined online or came inside during the meeting. We discussed maybe having a special youth planning meeting next year.

I. Overview

II. Calendar

III. Document Review

IV. Questions and comments

If you need assistance with translation please let Kathleen know at matthewsk@cvillerha.com or 434-422-9298

CHARLOTTESVILLE REDEVELOPMENT AND HOUSING AUTHORITY

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

To: CRHA Program Participants, Staff, Board of Commissioner and Stakeholders
From: CRHA Administration
Date: October 23, 2026
Subject: Posting Draft FY 2027- 2028CRHA Annual Plan

The Charlottesville Redevelopment & Housing Authority (CRHA) will hold a Public Hearing regarding the FY 2027- 2028 Annual Plan, as required by HUD under Section 511 of the Quality Housing and Work Responsibility Act of 1998. The public hearing will be held as a hybrid event via an electronic meeting platform, Zoom and in person at the South 1st Street Community Center at 1050 1st ST S, Charlottesville, VA, on Monday December 7, 2026, at 5pm. On Thursday December 10, 2026 at 6pm there will be a Special CRHA Board of Commissioners Meeting to approve the Annual Plan. Members of the public may participate in person, by computer, tablet, or phone. Details for accessing this meeting will be included on CRHA's website. Individuals who need access to a printed or translated copy of the plan may do so by emailing matthewsk@cvillerha.com or calling 434-422-9298 and asking to set up a time to view or check-out a copy of the draft. Hardcopies will be posted for public review at the CRHA Offices at 500 1st Street S, 715 6th ST SE, 110 5th Street NE, 1050 1st ST S and at the at 801 Hardy Drive. An electronic copy can be found at https://www.cvillerha.com/key-documents/.

Written comments will be accepted through 5pm **December 4th, 2026** and should be submitted to Kathleen Glenn-Matthews, Deputy Executive Director via email or PO Box 1405, Charlottesville VA 22902 or to matthewsk@cvillerha.com.

Public Meetings on Annual Plan

1. 10.29.26 11am hybrid public meeting at Crescent Halls Community Center 500 1st ST S, Charlottesville, VA
2. 11.10.26 1:30pm hybrid public meeting at S 1st Street Community Center at 1050 1st ST S, Charlottesville, VA
3. 11.10.26 5pm hybrid public meeting at Westhaven Community Center 801 Hardy Drive, Charlottesville, VA
4. 12.7.26 5pm hybrid **public hearing** at S 1st ST Community Center 1050 1st ST S, Charlottesville, VA
5. 12.10.26 6pm Special CRHA Board of Commissioner Meeting in City Council Chambers, 605 E. Main ST

The virtual link to register for all of the meetings (with the exception of the 12.10.26 meeting in City Council Chambers which will be posted on the city website at https://www.charlottesville.gov/zoom)
is: https://us06web.zoom.us/j/85752027006?pwd=g8oTLSyMBAwJ1wwtYN9NfpbnZ1A0X4.1

Meeting ID: 857 5202 7006 Passcode: 572179
One tap mobile: +13017158592,,85752027006#

For assistance with translation please contact Kathleen Glenn-Matthews at matthewsk@cvillerha.com or 434-422-9298.

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.

اداره بازسازی و مسکن شارلوتسویل

۵۰۰ خیابان ۱ جنوبی شارلوتسویل، ویرجینیا ۲۲۹۰۲
تلفن: (۴۳۴) ۳۲۶-۴۷۴۸
www.crha.com

به: شرکت کنندگان برنامه CRHA، کارمندان، هیئت کمیسیونر و ذینفعان
از: اداره CRHA
تاریخ: ۲۳ اکتبر ۲۰۲۶
موضوع: ارسال پیش نویس پلان سالانه سال مالی ۲۰۲۷-۲۰۲۸ CRHA

اداره بازسازی و مسکن شارلوتسویل (CRHA) جلسه استماع عمومی درباره برنامه سالانه سال مالی ۲۰۲۷-۲۰۲۸ برگزار خواهد کرد، همان طور که HUD طبق بخش ۵۱۱ قانون مسکن با کیفیت و مسئولیت کاری ۱۹۹۸ الزامی کرده است. جلسه عمومی به صورت ترکیبی از طریق پلتفرم ملاقات الکترونیکی، زوم و حضوری در مرکز اجتماعی خیابان جنوبی اول واقع در ۱۰۵۰ خیابان اول جنوبی ، شارلوتزویل، ویرجینیا، در روز دوشنبه 7 دسامبر ۲۰۲۶ ساعت ۵ بعد از ظهر برگزار خواهد شد. در روز پنج شنبه ۱۰ دسامبر ۲۰۲۶ ساعت ۶ بعدازظهر جلسه ویژه هیئت کمیسیونرهای CRHA برای تصویب برنامه سالانه برگزار خواهد شد. اعضای عموم می توانند حضوری، از طریق کامپیوتر، تبلت یا تلفن شرکت کنند. جزئیات دسترسی به این جلسه در وب سایت CRHA درج خواهد شد. افرادی که نیاز به دسترسی به نسخه چاپی یا ترجمه شده طرح دارند، می توانند با ارسال ایمیل به matthewsk@cvillerha.com یا تماس با شماره ۴۳۴-۴۲۲-۹۲۹۸ و درخواست تعیین زمان برای مشاهده یا امانت گرفتن یک نسخه از
پیش نویس. نسخه های چاپی برای بررسی عمومی در دفاتر CRHA در آدرس ۵۰۰ خیابان ۱ جنوبی، ۷۱۵ خیابان ۶ جنوب شرقی، ۱۱۰ خیابان ۵ شمال شرقی، ۱۰۵۰ خیابان اول جنوب شرقی و در آدرس ۸۰۱ هاردی درایو منتشر خواهد شد. نسخه الکترونیکی آن را می توان در https://www.cvillerha.com/key-documents/ یافت.

نظرات کتبی تا ساعت ۵ بعد از ظهر ۴ **دسامبر ۲۰۲۶ پذیرفته می شود** و باید از طریق ایمیل یا صندوق پستی ۱۴۰۵، شارلوتسویل VA 22902 یا به matthewsk@cvillerha.com به کتلین گلن-متیوز، معاون مدیر اجرایی، معاون مدیر اجرایی ارسال شود.

جلسات عمومی درباره برنامه سالانه

1. ۲۰.۲۹.۲۶ جلسه عمومی ترکیبی ساعت ۱۱ صبح در مرکز اجتماعی Crescent Halls ۵۰۰ اولین خیابان جنوبی ، شارلوتزویل، ویرجینیا
2. ۱۱.۱۰.۲۶ ساعت ۱:۳۰ بعد از ظهر جلسه عمومی ترکیبی در مرکز اجتماعی خیابان اول جنوبی واقع در ۱۰۵۰ اولین خیابان جنوب ، شارلوتسویل، ویرجینیا
3. ۱۱.۱۰.۲۶ جلسه عمومی ترکیبی ساعت ۵ بعدازظهر در مرکز اجتماعی وست هیون، ۸۰۱ هاردی درایو، شارلوتزویل، ویرجینیا
4. ۱۲.۷.۲۶ جلسه عمومی ترکیبی ساعت ۵ بعدازظهر در مرکز اجتماعی جنوب ۱مین سرک ۱۰۵۰ ۱مین سرک ج ، شارلوتزویل، ویرجینیا
5. ۱۲.۱۰.۲۶ ساعت ۶ عصر جلسه ویژه هیئت کمیسیونر CRHA در تالار شورای شهر، ۶۰۵ خیابان اصلی شرقی

لینک مجازی برای ثبت نام در تمام جلسات (به جز جلسه ۱۲.۱۰.۲۶ در تالار شورای شهر که در وب سایت شهر به آدرس https://www.charlottesville.gov/zoom منتشر خواهد شد)
است: https://us06web.zoom.us/j/85752027006?pwd=g8oTLSyMBAwJ1wwtYN9NfpbnZ1A0X4.1

شناسه جلسه: 857 5202 7006 رمز عبور: 572179
موبایل با یک لمس: +85752027006,,13017158592 #

برای کمک در ترجمه لطفاً با کاتلین گلن-متیوز به شماره matthewsk@cvillerha.com یا ۴۳۴-۴۲۲-۹۲۹۸ تماس بگیرید.

DARI

CRHA در هیچ یک از برنامه ها و فعالیت های تحت حمایت فدرال خود بر اساس نژاد، رنگ، جنسیت، سن، مذهب، ملیت، معلولیت، وضعیت کهنه سربازی یا وابستگی های اتحادیه ای تبعیض قائل نمی شود.

سازمان بازسازی و مسکن شارلوتزویل

۵۰۰ خیابان اول جنوبی شارلوتسویل، ویرجینیا ۲۲۹۰۲
تلفن: (۴۳۴) ۳۲۶-۴۷۴۸
www.crha.com

به: شرکت کنندگان برنامه CRHA، کارکنان، هیئت کمیسیونر و ذینفعان
از: اداره CRHA
تاریخ: ۲۳ اکتبر ۲۰۲۶
موضوع: ارسال پیش نویس برنامه سالانه سال مالی ۲۰۲۷-۲۰۲۸CRHA

سازمان بازسازی و مسکن شارلوتزویل (CRHA) جلسه استماع عمومی درباره برنامه سالانه سال مالی ۲۰۲۷-۲۰۲۸ برگزار خواهد کرد، طبق الزام HUD طبق بخش ۵۱۱ قانون کیفیت مسکن و مسئولیت کاری ۱۹۹۸. جلسه عمومی به صورت ترکیبی از طریق پلتفرم جلسات الکترونیکی، زوم و حضوری در مرکز اجتماعی خیابان اول جنوبی واقع در ۱۰۵۰ خیابان اول جنوبی، شارلوتزویل، ویرجینیا، در روز دوشنبه ۷ دسامبر ۲۰۲۶ ساعت ۵ بعدازظهر برگزار خواهد شد. در روز پنج شنبه ۱۰ دسامبر ۲۰۲۶ ساعت ۶ بعدازظهر جلسه ویژه هیئت کمیسیونرهای CRHA برای تصویب برنامه سالانه برگزار خواهد شد. اعضای عموم می توانند حضوری، از طریق کامپیوتر، تبلت یا تلفن شرکت کنند. جزئیات دسترسی به این جلسه در وب سایت CRHA درج خواهد شد. افرادی که نیاز به دسترسی به نسخه چاپی یا ترجمه شده طرح دارند، می توانند با ارسال ایمیل به matthewsk@cvillerha.com یا تماس با شماره 9298-422-434 و درخواست تعیین زمان برای مشاهده یا امانت گرفتن یک نسخه از
پیش نویس. نسخه های چاپی برای بررسی عمومی در دفاتر CRHA در آدرس ۵۰۰ خیابان اول جنوبی، ۷۱۵ خیابان ششم جنوب شرقی، ۱۱۰ خیابان پنجم شمال شرقی، ۱۰۵۰ خیابان اول جنوب شرقی و در آدرس ۸۰۱ هاردی درایو قرار خواهد گرفت. نسخه الکترونیکی آن را می توان در آدرس https://www.cvillerha.com/key-documents/ یافت.

نظرات کتبی تا ساعت ۵ بعدازظهر ۴ **دسامبر ۲۰۲۶ پذیرفته شده** و باید از طریق ایمیل یا صندوق پستی ۱۴۰۵، شارلوتزویل VA 22902 یا به matthewsk@cvillerha.com به کتلین گلن-متیوز، معاون مدیر اجرایی، مدیر اجرایی ارسال شود.

جلسات عمومی درباره برنامه سالانه

1. ۲۹.۱۰.۲۶ جلسه عمومی ترکیبی ساعت ۱۱ صبح در مرکز اجتماعی Crescent Halls 500 خیابان اول جنوبی، شارلوتزویل، ویرجینیا
2. 11.10.26 ساعت 1:30 بعدازظهر جلسه عمومی ترکیبی در مرکز اجتماعی S 1st Street واقع در 1st St S 1050، شارلوتزویل، ویرجینیا
3. ۱۱.۱۰.۲۶ جلسه عمومی ترکیبی ساعت ۵ بعدازظهر در مرکز اجتماعی وست هیون، ۸۰۱ هاردی درایو، شارلوتزویل، ویرجینیا
4. ۱۲.۷.۲۶ ساعت ۵ بعدازظهر **جلسه عمومی ترکیبی** در مرکز اجتماعی S 1st St 1050 First ST S، شارلوتزویل، ویرجینیا
5. ۱۲.۱۰.۲۶ ساعت ۶ عصر جلسه ویژه هیئت کمیسیونر CRHA در تالار شورای شهر، ۶۰۵ خیابان اصلی شرقی

لینک مجازی برای ثبت نام همه جلسات (به جز جلسه ۱۲.۱۰.۲۶ در تالار شورای شهر که در وب سایت شهر به آدرس https://www.charlottesville.gov/zoom منتشر خواهد شد)
is: https://us06web.zoom.us/j/85752027006?pwd=g8oTLSyMBAwJ1wwtYN9NfpbnZ1A0X4.1

شناسه جلسه: 857 5202 7006 رمز عبور: 572179
موبایل با یک تپ: +85752027006,,13017158592 #

برای دریافت کمک در ترجمه لطفا با کاتلین گلن-متیوز به شماره matthewsk@cvillerha.com یا ۴۳۴-۴۲۲-۹۲۹۸ تماس بگیرید.

FARSI

CRHA در هیچ یک از برنامه ها و فعالیت های فدرال حمایت شده خود بر اساس نژاد، رنگ، جنسیت، سن، دین، ملیت، معلولیت، وضعیت کهنه سربازی یا وابستگی های اتحادیه ای تبعیض قائل نمی شود.

AUTORIDAD DE REURBANIZACIÓN Y VIVIENDA DE CHARLOTTESVILLE

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

Para: Participantes, personal, Junta de Comisionados y Partes Interesadas del Programa CRHA
De: Administración de CRHA
Fecha: 23 de octubre de 2026
Asunto: Publicación del borrador del Plan Anual de la CRHA 2027-2028

La Charlottesville Redevelopment & Housing Authority (CRHA) celebrará una Audiencia Pública sobre el Plan Anual del Año Fiscal 2027-2028, tal como exige el HUD bajo la Sección 511 de la Ley de Vivienda de Calidad y Responsabilidad Laboral de 1998. La audiencia pública se celebrará como un evento híbrido a través de una plataforma electrónica de reuniones, Zoom y presencialmente en el South 1st Street Community Center en 1050 1st ST S, Charlottesville, VA, el lunes 7 de diciembre de 2026 a las 17:00 horas. El jueves 10 de diciembre de 2026 a las 18:00 horas habrá una reunión especial de la Junta de Comisionados de CRHA para aprobar el Plan Anual. Los miembros del público podrán participar en persona, por ordenador, tableta o teléfono. Los detalles para acceder a esta reunión se incluirán en la página web de CRHA. Las personas que necesiten acceso a una copia impresa o traducida del plan pueden hacerlo enviando un correo electrónico a matthewsk@cvillerha.com o llamando al 434-422-9298 y solicitando concertar una cita para ver o solicitar una copia del
borrador. Las copias impresas se enviarán para revisión pública en las oficinas de CRHA en 500 1st Street S, 715 6th ST SE, 110 5th Street NE, 1050 1st ST S y en el 801 Hardy Drive. Una copia electrónica puede encontrarse en https://www.cvillerha.com/key-documents/.

Se aceptarán comentarios por escrito hasta las 17:00 **horas del 4 de diciembre de 2026** y deben enviarse a Kathleen Glenn-Matthews, Subdirectora Ejecutiva, por correo electrónico o PO Box 1405, Charlottesville VA 22902 o a matthewsk@cvillerha.com.

Reuniones públicas sobre el Plan Anual

1. 29.10.26 11:00 reunión pública híbrida en el Centro Comunitario Crescent Halls 500 1st ST S, Charlottesville, VA
2. 11.10.26 13:30pm reunión pública híbrida en el Centro Comunitario S 1st Street en 1050 1st ST S, Charlottesville, VA
3. 11.10.26 Reunión pública híbrida a las 17:00 en el Westhaven Community Center 801 Hardy Drive, Charlottesville, VA
4. 12.7.26 Audiencia pública híbrida a las 17:00 en S 1st ST Community Center 1050 1st ST S, Charlottesville, VA
5. 12.10.26 18:00 Reunión Especial de la Junta de Comisionados de la CRHA en la Sala del Ayuntamiento, 605 E. Main ST

El enlace virtual para registrarse en todas las reuniones (excepto la reunión del 12.10.26 en la Sala del Ayuntamiento, que se publicará en la web de la ciudad en https://www.charlottesville.gov/zoom)
es: https://us06web.zoom.us/j/85752027006?pwd=g8oTLSyMBAwJ1wwtYN9NfpbnZ1A0X4.1

ID de la reunión: 857 5202 7006 Código: 572179
Móvil de un toque: +13017158592,,85752027006 #

Para ayuda con la traducción, por favor contacte con Kathleen Glenn-Matthews en el matthewsk@cvillerha.com o 434-422-9298.

SPANISH

CRHA no discrimina por motivos de raza, color, sexo, edad, religión, origen nacional, discapacidad, condición de veterano o afiliaciones sindicales en ninguno de sus programas y actividades asistidas

CHARLOTTESVILLE REDEVELOPMENT & AUTORITÉ YA LOPANGO

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

Mpo na : Basali ya CRHA, bato ya mosala, bakambi ya lisanga mpe basangani
Uta na: CRHA Administration
Date: 23 sanza ya zomi 2026
Sujet : Publication Draft FY 2027- 2028CRHA Annual Plan

Charlottesville Redevelopment & Housing Authority (CRHA) ekosala boyoki ya bato nyonso mpo na plan annuel ya 2027-2028, ndenge HUD esengi na eteni 511 ya Quality Housing and Work Responsibility Act ya 1998. Boyoki ya bato nyonso ekosalema na nzela ya plateforme ya makita na nzela ya internet, Zoom mpe na moto ye moko na South 1st Street Community Center na 1050 1st ST S, Charlottesville, VA, mokolo ya lundi 7 sanza ya zomi na mibale 2026, na 17h. Na mokolo ya minei 10 décembre 2026 na 18h, likita ya bakambi ya CRHA ekozala mpo na kondima plan ya mbula. Bato nyonso bakoki kosangana na miso na bango, na ordinatɛrɛ, tablɛti, to na telefone. Makambo mosusu mpo na kokɔta na likita yango ekopesama na site Internet ya CRHA. Bato oyo bazali na mposa ya kozwa kopi ya plan yango bakoki kosala yango na email na matthewsk@cvillerha.com to kobenga na 434-422-9298 mpe kosenga kopona ngonga ya kotala to kotala kopi ya plan yango.
Draft. Bakopi ya papier ekotindama mpo bato nyonso batalela yango na babiro ya CRHA na 500 1st Street S, 715 6th ST SE, 110 5th Street NE, 1050 1st ST S mpe na 801 Hardy Drive. Okoki kozwa kopi ya papier na https://www.cvillerha.com/key-documents/.

Maloba oyo ekomami ekondimama kino na 17h mokolo ya 4 **sanza ya zomi na mibale 2026** mpe esengeli kotinda yango na Kathleen Glenn-Matthews, directeur exécutif adjoint na email to na PO Box 1405, Charlottesville VA 22902 to na matthewsk@cvillerha.com.

Makita ya bato nyonso na ntina ya plan annuel

1. 10.29.26 11h Likita ya bato nyonso na Crescent Halls Community Center 500 1st ST S, Charlottesville, VA
2. 11.10.26 13:30pm Likita ya bato nyonso na S 1st Street Community Center na 1050 1st ST S, Charlottesville, VA
3. 11.10.26 17h Likita ya bato nyonso na Westhaven Community Center 801 Hardy Drive, Charlottesville, VA
4. 12.7.26 17h **boyoki bato nyonso** na S 1st ST Community Center 1050 1st ST S, Charlottesville, VA
5. 12.10.26 18h Réunion spéciale ya Conseil d'Etat ya CRHA na Chambre ya Conseil ya Ville, 605 E. Main ST

Lien virtuel mpo na komikomisa na makita nyonso (longola kaka likita ya 12.10.26 na bandako ya makita ya engumba oyo ekotiama na site internet ya engumba na https://www.charlottesville.gov/zoom)
Likes: https://us06web.zoom.us/j/85752027006?pwd=g8oTLSyMBAwJ1wwtYN9NfpbnZ1A0X4.1

ID ya likita : 857 5202 7006 Code: 572179
One tap mobile: +13017158592,,85752027006 #

Mpo na lisungi na mosala ya kobongola, benga Kathleen Glenn-Matthews na matthewsk@cvillerha.com to na 434-422-9298.

CRHA eponaka te mpo na loposo, langi ya nzoto, sexe, âge, lingomba, ekolo, bokono, statut ya ancien combattant, to syndicat na baprograme mpe misala na yango oyo esungaka na federal.

LINGALA

MAMLAKA YA UUNDAJI UPYA NA MAKAZI YA CHARLOTTESVILLE

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

Kwa: Washiriki wa Programu ya CRHA, Wafanyikazi, Bodi ya Kamishna na Wadau
Kutoka: Utawala wa CRHA
Tarehe: Oktoba 23, 2026
Somo: Kuchapisha Rasimu ya Mwaka wa Fedha wa 2027- 2028CRHA

Mamlaka ya Uundaji Upya na Makazi ya Charlottesville (CRHA) itafanya Usikilizaji wa Umma kuhusu Mpango wa Mwaka wa FY 2027- 2028, kama inavyotakiwa na HUD chini ya Kifungu cha 511 cha Sheria ya Uwajibikaji wa Makazi na Uwajibikaji wa Kazi ya 1998. Usikilizaji wa umma utafanyika kama tukio la mseto kupitia jukwaa la mkutano wa kielektroniki, Zoom na ana kwa ana katika Kituo cha Jumuiya cha Mtaa wa 1 Kusini katika 1050 1st ST S, Charlottesville, VA, Jumatatu Desemba 7, 2026, saa 5 jioni. Siku ya Alhamisi Desemba 10, 2026 saa 6 jioni kutakuwa na Mkutano Maalum wa Bodi ya Makamishna ya CRHA ili kuidhinisha Mpango wa Mwaka. Wanachama wa umma wanaweza kushiriki ana kwa ana, kwa kompyuta, kompyuta kibao au simu. Maelezo ya kufikia mkutano huu yatajumuishwa kwenye tovuti ya CRHA. Watu ambao wanahitaji ufikiaji wa nakala iliyochapishwa au iliyotafsiriwa ya mpango wanaweza kufanya hivyo kwa kutuma barua pepe matthewsk@cvillerha.com au kupiga simu 434-422-9298 na kuomba kuweka wakati wa kutazama au kuangalia nakala ya rasimu. Nakala ngumu zitachapishwa kwa ukaguzi wa umma katika Ofisi za CRHA katika 500 1st Street S, 715 6th ST SE, 110 5th Street NE, 1050 1st ST S na katika 801 Hardy Drive. Nakala ya elektroniki inaweza kupatikana kwa https://www.cvillerha.com/key-hati/.

Maoni yaliyoandikwa yatakubaliwa hadi saa 5 jioni **Desemba 4, 2026** na yanapaswa kuwasilishwa kwa Kathleen Glenn-Matthews, Naibu Mkurugenzi Mtendaji kupitia barua pepe au PO Box 1405, Charlottesville VA 22902 au kwa matthewsk@cvillerha.com.

Mikutano ya Umma juu ya Mpango wa Mwaka

1. 10.29.26 Mkutano wa umma wa mseto wa 11am katika Kituo cha Jamii cha Crescent Halls 500 1st ST S, Charlottesville, VA
2. 11.10.26 1:30pm mkutano wa umma wa mseto katika Kituo cha Jamii cha S 1st Street huko 1050 1st ST S, Charlottesville, VA
3. 11.10.26 Mkutano wa umma wa mseto wa 5pm katika Kituo cha Jamii cha Westhaven 801 Hardy Drive, Charlottesville, VA
4. 12.7.26 5pm **Usikilizaji wa umma** wa mseto katika Kituo cha Jamii cha S 1st ST 1050 1st ST S, Charlottesville, VA
5. 12.10.26 6pm Mkutano Maalum wa Bodi ya Kamishna wa CRHA katika Vyumba vya Halmashauri ya Jiji, 605 E. Main ST

Kiungo pepe cha kujiandikisha kwa mikutano yote (isipokuwa mkutano wa 12.10.26 katika Vyumba vya Halmashauri ya Jiji ambao utachapishwa kwenye wavuti ya jiji kwa https://www.charlottesville.gov/zoom)
ni: https://us06web.zoom.us/j/85752027006?pwd=g8oTLSyMBAwJ1wwtYN9NfpbnZ1A0X4.1

Kitambulisho cha Mkutano: 857 5202 7006 Nambari ya siri: 572179
Bomba moja la rununu: +13017158592,,85752027006 #

Kwa usaidizi wa tafsiri tafadhali wasiliana na Kathleen Glenn-Matthews kwa matthewsk@cvillerha.com au 434-422-9298.

SWAHILI

CRHA haibagui kwa misingi ya rangi, rangi, jinsia, umri, dini, asili ya kitaifa, ulemavu, hadhi ya mkongwe, au ushirika wa vyama katika programu na shughuli zake zozote zinazosaidiwa na serikali.

MAAMULKA DIB-U-HABEYNTA IYO GURYAHA CHARLOTTESVILLE

500 Waddada 1aad Koonfur
CHARLOTTESVILLE, VIRGINIA 22902
TELEFOON: (434) 326-4748
www.crha.com

Ku: Ka qaybgalayaasha Barnaamijka CRHA, Shaqaalaha, Guddiga Guddoomiyaha iyo Daneeyayaasha
Laga soo diray: Maamulka CRHA
Taariikhda: Oktoobar 23, 2026
Mawduuc: Qoraalka Qoraalka Bixinta Qorshaha Sanadlaha ah ee Maaliyadeedka 2027-2028CRHA

Hay'adda Dib-u-habeynta iyo Guryaha Charlottesville (CRHA) waxay qaban doontaa Dhegeysi Dadweyne oo ku saabsan Qorshaha Sanadlaha ah ee maaliyadeedka 2027-2028, sida ku cad HUD iyadoo la raacayo Qodobka 511 ee Xeerka Guryeynta Tayada iyo Mas'uuliyadda Shaqada ee 1998. Dhageysiga dadweynaha waxaa lagu qaban doonaa dhacdo isku dhafan oo loo marayo madal shirar elektaroonik ah, Zoom, iyo si toos ah xarunta bulshada South 1st Street ee 1050 1st ST S, Charlottesville, VA, Isniinta 7-da Diseembar, 2026, 5 galabnimo. Khamiista, 10-ka Diseembar, 2026, saacadda 6-da galabnimo waxaa jiri doona Kulan Gaar ah oo Guddiga Guddiga CRHA ah si loo ansixiyo Qorshaha Sanadlaha ah. Xubnaha dadweynaha waxay ka qayb qaadan karaan si toos ah, kombiyuutar, tablet, ama telefoon. Faahfaahinta gelitaanka kulankan waxaa lagu dari doonaa bogga internetka ee CRHA. Shaqsiyaadka u baahan helitaanka nuqul daabacan ama turjumay oo qorshaha ah waxay sidaas ku samayn karaan iyagoo email u diraya matthewsk@cvillerha.com ama wacaya 434-422-9298 si ay u codsadaan waqti ay ku daawadaan ama ka qaataan nuqulka
qoraal. Nuqullo adag ayaa lagu dhejin doonaa dadweynaha si dadweynaha loogu eego xafiisyada CRHA ee 500 1st Street S, 715 6th ST SE, 110 5th Street NE, 1050 1st ST S iyo 801 Hardy Drive. Nuqul elektaroonik ah waxaa laga heli karaa https://www.cvillerha.com/key-documents/.

Faallooyinka qoraalka ah waxaa la aqbali doonaa ilaa 5pm **December 4, 2026**, waxaana lagu gudbin doonaa Kathleen Glenn-Matthews, Ku-xigeenka Agaasimaha Fulinta, email ama PO Box 1405, Charlottesville VA 22902 ama matthewsk@cvillerha.com.

Kulamada Dadweynaha ee Qorshaha Sanadlaha ah

1. 10.29.26 11 subaxnimo kulan dadweyne oo isku dhafan oo ka dhacaya Crescent Halls Community Center 500 1st ST S, Charlottesville, VA
2. 11.10.26 1:30pm kulan dadweyne oo isku dhafan oo ka dhacaya S 1st Street Community Center ee 1050 1st ST S, Charlottesville, VA
3. 11.10.26 5pm kulan dadweyne oo isku dhafan oo ka dhacaya Westhaven Community Center 801 Hardy Drive, Charlottesville, VA
4. 12.7.26 5pm **dhageysi dadweyne oo** isku dhafan oo ka dhici doona S 1st ST Community Center 1050 1st ST S, Charlottesville, VA
5. 12.10.26 6pm Kulan Gaar ah oo Guddiga Guddiga CRHA ah oo ka dhacaya Golaha Magaalada, 605 E. Main ST

Xiriirka muuqaalka ah ee isdiiwaangelinta dhammaan kulamada (marka laga reebo kulanka 12.10.26 ee Golaha Magaalada kaas oo lagu dhejin doono bogga magaalada ee https://www.charlottesville.gov/zoom)
waa: https://us06web.zoom.us/j/85752027006?pwd=g8oTLSyMBAwJ1wwtYN9NfpbnZ1A0X4.1

Aqoonsiga kulanka: 857 5202 7006 Sirta sirta ah: 572179
Hal taabasho moobil: +13017158592,,85752027006 #

Si aad uga caawiso turjumaadda fadlan la xiriir Kathleen Glenn-Matthews matthewsk@cvillerha.com ama 434-422-9298.

SOMALI

CRHA ma takooro iyadoo lagu saleynayo jinsiyad, midab, jinsiga, da'da, diinta, asalka qaran, naafonimada, heerka halyeeyga, ama xiriirka ururka ururka ee barnaamijyadeeda iyo hawlaha ay taageerto

ချာလော့စ်ဗီးလ် ပြန်လည်ဖွံ့ဖြိုးရေးနှင့် အိမ်ရာအာဏာပိုင်

၅၀၀ ၁ လမ်း၊ တောင်ပိုင်း ချာလော့တ်စ်ဗီလ်၊
ဗာဂျီးနီးယား ၂၂၉၀၂
တယ်လီဖုန်း: (434) 326-4748
www.crha.com

ပို့ရန်: CRHA အစီအစဉ် ပါဝင်သူများ၊ ဝန်ထမ်းများ၊ ကော်မရှင်အဖွဲ့နှင့် ပါဝင်သူများ
မှ: CRHA အုပ်ချုပ်မှု
ရက်စွဲ: ၂၀၂၆ ခုနှစ် အောက်တိုဘာ ၂၃ ရက်
ခေါင်းစဉ် - FY 2027-2028 CRHA နှစ်စဉ်အစီအစဉ် မူကြမ်းတင်ပြခြင်း

Charlottesville ပြန်လည်ဖွံ့ဖြိုးရေးနှင့် အိမ်ရာအာဏာပိုင် (CRHA) သည် FY 2027-2028 နှစ်ပတ်လည်အစီအစဉ်အပေါ် ပြည်သူနားထောင်ပွဲကို HUD မှ 1998 ခုနှစ် အရည်အသွေးအိမ်ရာနှင့် အလုပ်တာဝန်ယူမှုဥပဒေ အပိုဒ် 511 အရ တောင်းဆိုသည့်အတိုင်း ကျင်းပမည်ဖြစ်သည်။ပြည်သူနားထောင်ပွဲကို အီလက်ထရွန်းနစ် အစည်းအဝေးပလက်ဖောင်း၊ Zoom နှင့် 1050 1st ST S, Charlottesville, VA တွင် ကိုယ်တိုင်တက်ရောက်၍ ကျင်းပမည်ဖြစ်ပြီး၊ ၂၀၂၆ ခုနှစ် ဒီဇင်ဘာ ၇ ရက် တနလ်ာနေ့ ညနေ ၅ နာရီတွင် Charlottesville, VA ၏ 1050 1st ST S တွင်ရှိမည်ဖြစ်သည်။2026 ခုနှစ် ဒီဇင်ဘာ ၁၀ ရက် ကြာသပတေးနေ့ ညနေ ၆ နာရီတွင် CRHA ကော်မရှင်အဖွဲ့အထူးအစည်းအဝေးကို နှစ်စဉ်အစီအစဉ်ကို အတည်ပြုရန် ကျင်းပမည်ဖြစ်သည်။ပြည်သူများသည် ကိုယ်တိုင်၊ ကွန်ပျူတာ၊ တက်ဘလက် သို့မဟုတ် ဖုန်းဖြင့် ပါဝင်နိုင်သည်။ဤအစည်းအဝေးသို့ ဝင်ရောက်ကြည့်ရှုရန် အသေးစိတ်အချက်အလက်များကို CRHA ၏ ဝက်ဘ်ဆိုက်တွင် ထည့်သွင်းထားမည်ဖြစ်သည်။ အစီအစဉ်၏ ပုံနှိပ်သို့မဟုတ် ဘာသာပြန်ထားသော မိတ္တူကို ရယူလိုသူများသည် matthewsk@cvillerha.com သို့ အီးမေးလ်ပို့ခြင်း သို့မဟုတ် 434-422-9298 သို့ ဖုန်းခေါ်ဆိုခြင်းဖြင့် ကြည့်ရှုခြင်း သို့မဟုတ် စစ်ဆေးခြင်း အချိန်ချိန်းရန် တောင်းဆိုနိုင်သည်။
မူကြမ်း။စာရွက်စာတမ်းများကို CRHA ရုံးများရှိ 500 1st Street S, 715 6th ST SE, 110 5th Street NE, 1050 1st ST S နှင့် 801 Hardy Drive တွင် ပည်သူများအတွက် ကြည့်ရှုနိုင်ရန် တင်သွင်းမည်ဖြစ်သည်။အီလက်ထရွန်းနစ်မိတ္တူကို https://www.cvillerha.com/key-documents/ တွင် ရှာဖွေနိုင်ပါသည်။

ရေးသားထားသော မှတ်ချက်များကို ၂၀၂၆ **ခုနှစ် ဒီဇင်ဘာ ၄ ရက် ညနေ ၅ နာရီအထိ လက်ခံမည်ဖြစ်ပြီး**၊ ဒုတိယအမှုဆောင်ဒါရိုက်တာ Kathleen Glenn-Matthews ထံသို့ အီးမေးလ် သို့မဟုတ် PO Box 1405, Charlottesville VA 22902 သို့မဟုတ် matthewsk@cvillerha.com သို့ တင်ပြရမည်။

နှစ်စဉ်အစီအစဉ်အပေါ် ပြည်သူ့အစည်းအဝေးများ

1. 10.29.26 နံနက် ၁၁ နာရီတွင် Crescent Halls Community Center 500 1st ST S, Charlottesville, VA တွင် ကျင်းပမည့် ဟိုက်ဘရစ် ပြည်သူ့အစည်းအဝေး
2. 11.10.26 နေ့လည် ၁:၃၀ နာရီ၊ Charlottesville, VA ရှိ S 1st Street Community Center တွင် ဟိုက်ဘရစ် ပြည်သူ့အစည်းအဝေး
3. ၁၁.၁၀.၂၆ Westhaven Community Center 801 Hardy Drive, Charlottesville, VA တွင် ညနေ ၅ နာရီ ဟိုက်ဘရစ် ပြည်သူ့အစည်းအဝေး
4. ၁၂.၇.၂၆၊ S 1st ST Community Center 1050 1st ST, Charlottesville, VA **တွင် နေ့လည် ၅ နာရီ ဟိုက်ဘရစ်** ပြည်သူနားထောင်ခွဲ
5. ၁၂.၁၀.၂၆ နေ့လည် ၆ နာရီ CRHA ကော်မရှင်နာ အထူးအစည်းအဝေး၊ မြို့ကောင်စီခန်းမများ၊ ၆၀၅ E. Main လမ်းမ

အစည်းအဝေးအားလုံးအတွက် မှတ်ပုံတင်ရန် အွန်လိုင်းလင့်ခ် (26 ခုနှစ် 12.10.26 တွင် မြို့ကောင်စီခန်းမများတွင် ကျင်းပမည့် အစည်းအဝေးကို https://www.charlottesville.gov/zoom တွင် မြို့၏ ဝက်ဘ်ဆိုက်တွင် တင်သွင်းမည်ဖြစ်သည်)
IS: https://us06web.zoom.us/j/85752027006?pwd=g8oTLSyMBAwJ1wwtYN9NfpbnZ1A0X4.1

အစည်းအဝေး ID: 857 5202 7006 စကားဝှက်ကုဒ် - 572179
တစ်ချက်နှိပ် မိုဘိုင်း: +13017158592,,85752027006# *ဘာသာပြန်အကူအညီလိုပါက Kathleen Glenn-Matthews ကို matthewsk@cvillerha.com သို့မဟုတ် 434-422-9298 သို့ ဆက်သွယ်ပါ။*

CRHA သည် ၎င်း၏ ဖက်ဒရယ်အကူအညီပေးသော အစီအစဉ်များနှင့် လှုပ်ရှားမှုများတွင် လူမျိုး၊ အရောင်၊ လိင်၊ အသက်၊ ဘာသာရေး၊ နိုင်ငံသားမှု၊ မသန်စွမ်းမှု၊ စစ်သားအခြေအနေ သို့မဟုတ် သမဂ္ဂဝင်မှုအပေါ် အခြေခံ၍ ခွဲခြားဆက်ဆံမှုမရှိပါ။ MYANMAR BURMESE

د شارلټسویل د بیا رغونې او هستوګنې اداره

1st Street South 500 شارلټسویل، ویرجینیا
22902
تلیفون: (434) 326-4748
www.crha.com

ته: د CRHA پروګرام ګډونوال، کارکوونکی، د کمیشنر بورډ او شریکان
له: د CRHA اداره
نېټه: د ۲۰۲۶ کال د اکتوبر ۲۳مه
موضوع: د مالی کال ۲۰۲۷-۲۰۲۸ د CRHA کلنی پلان مسوده خپرول

د شارلټسویل د بیا رغونې او هستوګنې اداره (CRHA) به د مالی کال ۲۰۲۷-۲۰۲۸ کلنی پلان په اړه عامه اورېدنه ترسره کړی، لکه څنګه چې HUD د ۱۹۹۸ کال د کیفیت کورونو او کار مسؤلیت قانون د ۵۱۱ مادې لاندې غوښتنه کړې ده. عامه اورېدنه به د الکترونیکی غونډې پلاټفورم، زوم او په شخصی توګه د مرکز اجتماعی خیابان جنوبی اول په اولین خیابان جنوب ۱۰۵۰ ، شارلټسویل، VA کې د دوشنبې په ورځ، دسمبر ۷، ۲۰۲۶، د ماښام ۵ بجې ترسره شی. د پنجشنبې په ورځ، دسمبر ۱۰، ۲۰۲۶، د ماښام په ۶ بجو به د CRHA د کمیشنرانو د بورډ ځانګړې غونډه وی ترڅو کلنی پلان تصویب کړی. د عامو خلکو غړی کولی شی په حضور، د کمپیوټر، ټابلیټ یا تلیفون له لارې ګډون وکړی. د دې غونډې د لاسرسی تفصیلات به د CRHA په ویب پاڼه کې شامل وی. هغه کسان چې د پلان چاپ شوی یا ژباړل شوی کاپی ته لاسرسی غواړی، کولای شی دا کار د matthewsk@cvillerha.com ته ایمیل یا ۴۳۴-۴۲۲-۹۲۹۸ ته زنګ ووهی او وغواړی چې د پلان یوه کاپی وګوری یا وګوری یا وګوری
مسوده. کاغذی کاپی به د عامه بیاکتنې لپاره د CRHA دفترونو په 1st Street S, 715 6th ST SE, 110 5th Street NE, 1050 1st ST S 500 او Hardy Drive 801 کې ځای پر ځای شی. الکترونیکی کاپی یې په https://www.cvillerha.com/key-document/.

لیکلی نظرونه به د **دسمبر ۴، ۲۰۲۶ تر ماښام ۵ بجو پورې ومنل** شی او باید د کیتلین ګلن-میتیوز، مرستیاله اجرائیوی رییسي ته د ایمیل یا د پوستي بکس ۱۴۰۵، چارلټسویل VA ۲۲۹۰۲ یا matthewsk@cvillerha.com ته واستول شی.

د کلنی پلان په اړه عامه غونډې

1. ۱۰.۲۹.۲۶ د سهار ۱۱ بجې ګډ عامه غونډه په مرکز اجتماعی کریسنت هالز ۵۰۰ خیابان اول جنوبی، چارلوتسویل، ویرجینیا کې
2. ۱۱.۱۰.۲۶ د ماسپښین ۱:۳۰ ګډ عامه غونډه په مرکز جامعه خیابان جنوب اول کې په ۱۰۵۰ اولین سرک جنوب ، شارلټسویل، VA کې
3. ۱۱.۱۰.۲۶ د ماښام ۵ بجې ګډ عامه غونډه په مرکز جامعه وستهاون، ۸۰۱ مسیر هاردی، شارلوتسویل، ویرجینیا کې
4. ۱۲.۷.۲۶ د ماښام ۵ بجې ګډه **عامه اورېدنه** په S 1st ST تولنیز مرکز ۱۰۵۰ م ST S، شارلټسویل، VA کې
5. ۱۲.۱۰.۲۶ د ماښام ۶ بجې د CRHA ځانګړې کمیشنر بورډ غونډه د بنار شورا په تالارونو کې، 605 شرق. جاده اصلی د ټولو غونډو لپاره د ثبت لپاره مجازی لینک (پرته له 12.10.26 د بنار شورا په تالار کې چې د بنار په ویب پاڼه کې به په https://www.charlottesville.gov/zoom کې خپور شی)
دی: https://us06web.zoom.us/j/85752027006?pwd=g8oTLSyMBAwJ1wwtYN9NfpbnZ1A0X4.1

د غونډې پیژندنه: 857 5202 7006 پاسکوډ: 572179
یو ټیپ موبایل: +13017158592,,85752027006 #

د ژباړې په برخه کې د مرستې لپاره مهربانی وکړئ له کتلین ګلن-میتوز سره په matthewsk@cvillerha.com یا 434-422-9298 اړیکه ونیسئ.

PASHTO

CRHA په خپلو فدرالی مرستې شوې پروګرامونو او فعالیتونو کې د نژاد، رنګ، جنس، عمر، دین، ملیت، معلولیت، د پخوانی پوځی حالت، یا اتحادیې تړاوونو پر اساس توپیر نه کوی.

УПРАВЛЕНИЕ ПО РАЗВИТИЮ И ЖИЛИЩНОМУ СТРОИТЕЛЬСТВУ ШАРЛОТТСВИЛЛЯ

500 1-я улица Саут, ШАРЛОТТСВИЛЛ,
ВИРДЖИНИЯ 22902
ТЕЛЕФОН: (434) 326-4748
www.crha.com

Кому: Участники программы RHA, сотрудники, совет комиссаров и заинтересованные стороны
От: Администрация CRHA
Дата: 23 октября 2026 года
Тема: Публикация проекта годового плана CRHA на 2027–2028 финансовый год

Управление по реконструкции и жилищному строительству Шарлоттсвилля (CRHA) проведёт публичные слушания по годовому плану на 2027–2028 финансовый год, как того требует HUD в соответствии с разделом 511 Закона о качественном жилье и ответственности за труд 1998 года. Публичные слушания пройдут в гибридном формате через электронную платформу для встреч Zoom и лично в Общественном центре South 1st Street по адресу: 1050 1st ST S, Шарлотсвилл, Вирджиния, в понедельник, 7 декабря 2026 года, в 17:00. В четверг, 10 декабря 2026 года, в 18:00 состоится специальное заседание Совета уполномоченных CRHA для утверждения Годового плана. Члены общественности могут участвовать лично, используя компьютер, планшет или телефон. Информация о доступе к этому собранию будет размещена на сайте CRHA. Лица, которым нужен доступ к распечатанной или переведенной копии плана, могут сделать это, отправив matthewsk@cvillerha.com электронную почту или позвонив по номеру 434-422-9298 с просьбой назначить время просмотра или получения копии черновик. Бумажные копии будут размещены для публичного ознакомления в офисах CRHA по адресу: 500 1st Street S, 715 6th ST SE, 110 5th Street NE, 1050 1st ST S и по адресу: 801 Hardy Drive. Электронную копию можно найти по адресу https://www.cvillerha.com/key-documents/.

Письменные комментарии принимаются до 17: 00 4 **декабря 2026** года и должны быть отправлены Кэтлин Гленн-Мэттьюз, заместителю исполнительного директора, по электронной почте или по почтовому ящике 1405, Шарлотсвилл, VA 22902, либо по адресу matthewsk@cvillerha.com.

Публичные собрания по годовому плану

А. 29.10.26, гибридное общественное собрание в 11:00 в Crescent Halls Community Center по адресу 500 1st ST S, Шарлоттсвилл, Вирджиния

Б. 11.10.26 13:30 гибридное общественное собрание в общественном центре S 1st Street по адресу: 1050 1st ST S, Шарлоттсвилл, Вирджиния

В. 11.10.26, гибридное общественное собрание в 17:00 в Westhaven Community Center по адресу: 801 Hardy Drive, Шарлоттсвилл, Вирджиния

Г. 12.7.26 гибридное **публичное слушание** в S 1st ST Community Center 1050 1st ST S, Шарлотсвилл, Вирджиния

Д. 12.10.26 18:00 Специальное заседание Совета комиссаров CRHA в зале городского совета, 605 E. Main ST

Виртуальная ссылка для регистрации на все заседания (за исключением заседания 12.10.26 в зале городского совета, которое будет размещено на городском сайте по адресу https://www.charlottesville.gov/zoom)
Ис: https://us06web.zoom.us/j/85752027006?pwd=g8oTLSyMBAwJ1wwtYN9NfpbnZ1A0X4.1

ID встречи: 857 5202 7006 Пароль: 572179
Один нажатие на мобильный: +13017158592,,85752027006 #

Для получения помощи с переводом, пожалуйста, свяжитесь с Кэтлин Гленн-Мэттьюз по телефону matthewsk@cvillerha.com или по телефону 434-422-9298.

RUSSIAN

CRHA не дискриминирует по признаку расы, цвета кожи, пола, возраста, религии, национального происхождения, инвалидности, статуса ветерана или профсоюзной принадлежности в

هيئة إعادة تطوير وإسكان شارلوتسفيل

٥٠٠ شارع ١ ساوث شارلوتسفيل، فيرجينيا ٢٢٩٠٢
الهاتف: (٤٣٤) ٣٢٦-٤٧٤٨
www.crha.com

إلى: المشاركون في برنامج CRHA، والموظفون، ومجلس المفوض، وأصحاب المصلحة
من: إدارة CRHA
التاريخ: ٢٣ تشرين الاول ٢٠٢٦
الموضوع: نشر مسودة خطة السنة المالية ٢٠٢٧-٢٠٢٨ السنوية لجمعية الإيرادات والموارد البشرية

ستعقد هيئة إعادة تطوير والإسكان في شارلوتسفيل (CRHA) جلسة استماع عامة بشأن خطة السنة المالية ٢٠٢٧-٢٠٢٨ السنوية، كما تطلبها وزارة التنمية والتنمية السحرية بموجب المادة ٥١١ من قانون الإسكان الجيد ومسؤولية العمل لعام ١٩٩٨. ستعقد الجلسة العامة كفعالية هجينة عبر منصة اجتماعات إلكترونية، عبر زووم، وبشكل حضوري في مركز مجتمع شارع ساوث ١ في ١٠٥٠ شارع ١ الجنوبي، شارلوتسفيل، فيرجينيا، يوم الاثنين ٧ كانون الاول ٢٠٢٦، الساعة ٥ مساء. في يوم الخميس ١٠ كانون الاول ٢٠٢٦ الساعة ٦ مساء، سيكون هناك اجتماع خاص لمجلس مفوضي CRHA للموافقة على الخطة السنوية. يمكن لأعضاء الجمهور المشاركة شخصيا أو عبر الكمبيوتر أو الجهاز اللوحي أو الهاتف. سيتم تضمين تفاصيل الوصول إلى هذا الاجتماع على موقع CRHA. يمكن للأشخاص الذين يحتاجون إلى نسخة مطبوعة أو مترجمة من الخطة القيام بذلك عبر إرسال بريد إلكتروني إلى matthewsk@cvillerha.com أو الاتصال على ٤٣٤-٤٢٢-٩٢٩٨ وطلب تحديد وقت لعرض أو استعارة نسخة من مسودة. سيتم نشر النسخ الورقية للمراجعة العامة في مكاتب CRHA في ٥٠٠ شارع ١ جنوبي، ٧١٥ شارع ٦ جنوب شرق ، ١١٠ شارع ٥ شمال شرق شرق، ١٠٥٠ شارع ١ ST S وعند ٨٠١ هاردي درايف. يمكن العثور على نسخة إلكترونية على https://www.cvillerha.com/key-documents/.

سيتم قبول التعليقات المكتوبة حتى الساعة ٥ مساء **في ٤ كانون الاول ٢٠٢٦** ويجب تقديمها إلى كاتلين جلين-ماثيوز، نائبة المدير التنفيذي، عبر البريد الإلكتروني أو صندوق بريد ١٤٠٥، شارلوتسفيل فيرجينيا ٢٢٩٠٢ أو إلى matthewsk@cvillerha.com.

الاجتماعات العامة حول الخطة السنوية

1. ٢٦.٢٩.١٠ اجتماع عام هجين الساعة ١١ صباحا في مركز مجتمع كريسنت هولز ٥٠٠ شارع ١ جنوب، شارلوتسفيل، فيرجينيا
2. ٢٦.١٠.١١ الساعة ١:٣٠ مساء اجتماع عام هجين في مركز مجتمع شارع الشارع الأول الجنوبي في ١٠٥٠ شارع الشارع الأول الجنوبي، شارلوتسفيل، فيرجينيا
3. ٢٦.١٠.١١ اجتماع عام هجين الساعة ٥ مساء في مركز مجتمع ويستهافن ٨٠١ هاردي درايف، شارلوتسفيل، فيرجينيا
4. ٢٦.٧.١٢ جلسة **استماع عامة** هجينة الساعة ٥ مساء في مركز مجتمع الشارع الأول الجنوبي ١٠٥٠ الشارع الأول الجنوبي، شارلوتسفيل، فيرجينيا
5. ٢٦.١٠.١٢ الساعة ٦ مساء اجتماع مجلس مفوضي CRHA الخاص في قاعة مجلس المدينة، ٦٠٥ شارع إيست مين

الرابط الافتراضي للتسجيل في جميع الاجتماعات (باستثناء اجتماع ٢٦.١٠.١٢ في قاعة مجلس المدينة والذي سيتم نشره على موقع المدينة الإلكتروني في

(https://www.charlottesville.gov/zoom
1.4X0A1wwtYN٩NfpbnZ1oTLSyMBAwJ8pwd=g?85752027006/web.zoom.us/j06 is: https://us

رقم الاجتماع: ٨٥٧ ٥٢٠٢ ٧٠٠٦ رمز المرور: ٥٧٢١٧٩
هاتف محمول بنقرة واحدة: +١٣٠١٧١٥٨٥٩٢,,٨٥٧٥٢٠٢٧٠٠٦ #

للحصول على المساعدة في الترجمة، يرجى التواصل مع كاتلين جلين-ماثيوز على matthewsk@cvillerha.com أو ٤٣٤-٤٢٢-٩٢٩٨.

ARABIC

لا تميز CRHA على أساس العرق أو اللون أو الجنس أو العمر أو الدين أو الأصل الوطني أو الإعاقة أو حالة المحاربين القدامى أو الانتماءات النقابية في أي من برامجها وأنشطتها المدعومة اتحاديا.

CHARLOTTESVILLE REDEVELOPMENT
& HOUSING AUTHORITY

P.O. BOX 1405
CHARLOTTESVILLE, VIRGINIA 22902

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

CRHA RESOLUTION #1511

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 are 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 2026 FMRs for Charlottesville City, which should take effect on January 1, 2027

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 at 110% percent 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:

Zero Bedroom $1,407.00
One Bedroom $1,586.00
Two Bedroom $1,806.00
Three Bedroom $2,197.00
Four Bedroom $2,704.00
Five Bedroom $3,110.00

RESOLVED THIS TWENTY-THIRD DAY OF NOVEMBER 2026 BY THE CRHA BOARD OF COMMISSIONERS.

Brigid O'Rouke
CRHA Board Chair

Mr. John M. Sales
Board Secretary

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& HOUSING AUTHORITY

P.O. BOX 1405
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TELEPHONE: (434) 326-4672
www.cvillerha.com

Residents *FIRST*!

CRHA RESOLUTION #1512

RESOLUTION AUTHORIZING THE SALE OF 407 HARRIS ROAD BY THE CHARLOTTESVILLE REDEVELOPMENT AND HOUSING AUTHORITY

WHEREAS, the Charlottesville Redevelopment and Housing Authority (the "Authority") owns a certain parcel of land, with the improvements thereon, which is located in the City of Charlottesville Virginia, commonly known as 407 Harris Road, Charlottesville, VA 22902 (the "Property"); and

WHEREAS, the Authority desires to sell the Property to Richard T. Spurzem, or his assigns (collectively, "RTS") for a sales price of $475,000.00 (the "Purchase Price"); and

WHEREAS, the Board of Commissioners of the Authority 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 RTS.

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 RTS 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.

5. **RESOLVED THIS TWENTY -THIRD DAY OF NOVEMBER 2026 BY THE CRHA BOARD OF COMMISSIONERS.**

_____ _____

Brigid O'Rourke, CRHA Board Chair

John M. Sales, Secretary

Income Statement

Period = Jul 2026-Oct 2026

Book = Accrual

		Period to Date	%	Year to Date	%
3000-00-000	INCOME				
3100-00-000	TENANT INCOME				
3101-00-000	Rental Income				
3111-00-000	Tenant Rent	208,578.00	62.58	374,421.00	64.49
3112-00-000	Tenant Assistance Rent	96,017.00	28.81	172,622.00	29.73
3119-00-000	Total Rental Income	304,595.00	91.39	547,043.00	94.22
3120-00-000	Other Tenant Income				
3120-01-000	Laundry and Vending	1,859.00	0.56	1,859.00	0.32
3120-07-000	Tenant Owed Utilities	6,094.00	1.83	10,894.00	1.88
3120-09-000	Misc.Tenant Income	176.50	0.05	176.50	0.03
3120-11-000	Pet Fee	-326.50	-0.10	-326.50	-0.06
3129-00-000	Total Other Tenant Income	7,803.00	2.34	12,603.00	2.17
3199-00-000	NET TENANT INCOME	312,398.00	93.73	559,646.00	96.40
3400-00-000	GRANT INCOME				
3415-00-000	Other Government Grants	8,000.00	2.40	8,000.00	1.38
3499-00-000	TOTAL GRANT INCOME	8,000.00	2.40	8,000.00	1.38
3600-00-000	OTHER INCOME				
3615-00-000	Interest Income	28.94	0.01	50.68	0.01
3690-00-000	Other Income	12,875.97	3.86	12,875.97	2.22
3699-00-000	TOTAL OTHER INCOME	12,904.91	3.87	12,926.65	2.23
3999-00-000	TOTAL INCOME	333,302.91	100.00	580,572.65	100.00
4000-00-000	EXPENSES				
4100-00-000	ADMINISTRATIVE				
4100-99-000	Administrative Salaries				
4110-00-000	Administrative Salaries	37,481.86	11.25	60,283.48	10.38
4110-04-000	Employee Benefit FICA - Admin	3,859.09	1.16	5,574.84	0.96
4110-05-000	Employee Insurance - Admin	3,528.08	1.06	5,269.71	0.91

Income Statement

Period = Jul 2026-Oct 2026

Book = Accrual

		Period to Date	%	Year to Date	%
4110-06-000	Retirement - Admin	871.86	0.26	1,743.72	0.30
4110-07-000	Unemployment Insurance - Admin	93.93	0.03	93.93	0.02
4110-10-000	Workers Comp - Admin	53.44	0.02	259.15	0.04
4110-99-000	Total Administrative Salaries	45,888.26	13.77	73,224.83	12.61
4130-00-000	Legal Expense				
4130-01-000	Unlawful Detainers	403.00	0.12	516.00	0.09
4130-03-000	Tenant Screening & Review	0.00	0.00	75.30	0.01
4130-04-000	General Legal Expense	1,778.00	0.53	2,970.50	0.51
4131-00-000	Total Legal Expense	2,181.00	0.65	3,561.80	0.61
4139-00-000	Other Admin Expenses				
4140-00-000	Staff Training	0.00	0.00	410.89	0.07
4150-00-000	Travel	610.26	0.18	610.26	0.11
4173-10-000	Management Fee	31,298.24	9.39	54,409.91	9.37
4182-00-000	Consultants	632.43	0.19	1,000.30	0.17
4189-00-000	Total Other Admin Expenses	32,540.93	9.76	56,431.36	9.72
4190-00-000	Miscellaneous Admin Expenses				
4190-01-000	Membership and Fees	645.11	0.19	679.09	0.12
4190-03-000	Advertising	2,443.29	0.73	3,210.49	0.55
4190-04-000	Office Supplies	840.93	0.25	1,354.93	0.23
4190-07-000	Telecom & Cell Services	371.53	0.11	1,546.35	0.27
4190-08-000	Postage	225.00	0.07	225.00	0.04
4190-09-000	Software Liscense Fees	1,618.01	0.49	4,421.16	0.76
4190-12-000	Software/IT	2,203.35	0.66	3,424.53	0.59
4190-13-000	Network & Broadband Services	302.26	0.09	302.26	0.05
4190-22-000	Other Misc Admin Expenses	712.00	0.21	801.74	0.14
4191-00-000	Total Miscellaneous Admin Expenses	9,361.48	2.81	15,965.55	2.75
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	89,971.67	26.99	149,183.54	25.70
4300-00-000	UTILITIES				
4310-00-000	Water	9,019.40	2.71	35,042.69	6.04
4320-00-000	Electricity	4,179.96	1.25	10,742.92	1.85
4340-00-000	Garbage/Trash Removal	4,730.05	1.42	8,968.07	1.54
4390-00-000	Sewer	7,998.36	2.40	31,075.61	5.35
4395-00-000	Stormwater Tax	0.00	0.00	1,209.60	0.21

Income Statement

Period = Jul 2026-Oct 2026

Book = Accrual

		Period to Date	%	Year to Date	%
4399-00-000	TOTAL UTILITY EXPENSES	25,927.77	7.78	87,038.89	14.99
4400-00-000	MAINTENANCE AND OPERATIONS				
4400-10-000	General Maint Expense				
4400-30-000	Maintenance and Repairs - Interior	112.21	0.03	112.21	0.02
4410-00-000	Maintenance Salaries	23,855.30	7.16	40,047.71	6.90
4410-05-000	FICA - Maintenance	1,796.99	0.54	3,009.52	0.52
4410-06-000	Employee Insurance - Maintenance	3,769.96	1.13	6,133.78	1.06
4410-07-000	Retirement - Maintenance	337.35	0.10	674.70	0.12
4410-11-000	Workers Comp - Maintenance	520.96	0.16	679.63	0.12
4410-56-000	Insurance - Force Account Labor	67.60	0.02	67.60	0.01
4411-00-000	Maintenance Uniforms	1,479.85	0.44	3,258.87	0.56
4419-00-000	Total General Maint Expense	31,940.22	9.58	53,984.02	9.30
4420-00-000	Materials				
4420-02-000	Supplies-Appliance	1,411.19	0.42	2,186.57	0.38
4420-03-000	Supplies-Decorating/Painting	1,085.08	0.33	1,918.08	0.33
4420-06-000	Supplies-Janitorial/Cleaning	28.32	0.01	36.10	0.01
4420-07-000	Supplies-Maint/Repairs	2,782.22	0.83	7,745.38	1.33
4420-08-000	Supplies-Plumbing	671.12	0.20	1,208.60	0.21
4420-09-000	Supplies-Tools and Equipment	0.00	0.00	6.20	0.00
4420-11-000	Supplies-Turn	0.00	0.00	852.73	0.15
4420-12-000	Supplies - Snow Removal	0.00	0.00	138.06	0.02
4420-13-000	Supplies-HVAC	41.45	0.01	434.38	0.07
4422-01-000	Vehicle-Gas & Oil	1,355.03	0.41	3,551.46	0.61
4429-00-000	Total Materials	7,374.41	2.21	18,077.56	3.11
4430-00-000	Contract Costs				
4430-03-000	Contract-Building Repairs	1,750.00	0.52	2,300.00	0.40
4430-11-000	Contract-Plumbing	20.08	0.01	2,502.74	0.43
4430-14-000	Contract-Vehicle Maintenance	2,064.02	0.62	4,603.87	0.79
4430-20-000	Contract-Answering Service	0.00	0.00	10.96	0.00
4430-90-000	Contract-Fee For Service	0.00	0.00	115.89	0.02
4430-97-000	In-House Grounds	7,579.60	2.27	20,764.30	3.58
4430-98-000	In-House Pest Control	7,200.00	2.16	20,100.00	3.46
4439-00-000	Total Contract Costs	18,613.70	5.58	50,397.76	8.68

Income Statement

Period = Jul 2026-Oct 2026

Book = Accrual

		Period to Date	%	Year to Date	%
4499-00-000	TOTAL MAINTENACE EXPENSES	57,928.33	17.38	122,459.34	21.09
4500-00-000	GENERAL EXPENSES				
4510-10-000	Property Insurance	8,602.85	2.58	13,346.78	2.30
4510-20-000	Liability Insurance	4,094.45	1.23	6,322.61	1.09
4510-30-000	Auto Insurance	2,300.20	0.69	3,386.80	0.58
4510-50-000	Other Business Insurance	730.90	0.22	1,161.82	0.20
4580-00-000	Security/Law Enforcement	136.87	0.04	136.87	0.02
4599-00-000	TOTAL GENERAL EXPENSES	15,865.27	4.76	24,354.88	4.20
4800-00-000	FINANCING EXPENSE				
4851-00-000	Interest Expense-Loan 1	118,509.69	35.56	207,864.40	35.80
4899-00-000	TOTAL FINANCING EXPENSES	118,509.69	35.56	207,864.40	35.80
8000-00-000	TOTAL EXPENSES	308,202.73	92.47	590,901.05	101.78
9000-00-000	NET INCOME	25,100.18	7.53	-10,328.40	-1.78

Income Statement

Period = Jul 2026-Oct 2026

Book = Accrual

		Period to Date	%	Year to Date	%
3000-00-000	INCOME				
3100-00-000	TENANT INCOME				
3101-00-000	Rental Income				
3111-00-000	Tenant Rent	130,719.00	32.25	235,094.00	32.95
3112-00-000	Tenant Assistance Rent	245,820.00	60.65	431,491.00	60.47
3119-00-000	Total Rental Income	376,539.00	92.90	666,585.00	93.42
3120-00-000	Other Tenant Income				
3120-01-000	Laundry and Vending	5.00	0.00	5.00	0.00
3120-03-000	Damages	778.15	0.19	778.15	0.11
3120-09-000	Misc.Tenant Income	10.00	0.00	100.00	0.01
3129-00-000	Total Other Tenant Income	793.15	0.20	883.15	0.12
3199-00-000	NET TENANT INCOME	377,332.15	93.10	667,468.15	93.54
3600-00-000	OTHER INCOME				
3615-00-000	Interest Income	80.20	0.02	125.99	0.02
3660-00-000	Operating Transfers IN	27,899.56	6.88	45,938.97	6.44
3699-00-000	TOTAL OTHER INCOME	27,979.76	6.90	46,064.96	6.46
3999-00-000	TOTAL INCOME	405,311.91	100.00	713,533.11	100.00
4000-00-000	EXPENSES				
4100-00-000	ADMINISTRATIVE				
4100-99-000	Administrative Salaries				
4110-00-000	Administrative Salaries	46,703.02	11.52	74,427.10	10.43
4110-04-000	Employee Benefit FICA - Admin	3,517.77	0.87	5,159.52	0.72
4110-05-000	Employee Insurance - Admin	6,425.05	1.59	9,863.65	1.38
4110-06-000	Retirement - Admin	760.68	0.19	1,521.36	0.21
4110-07-000	Unemployment Insurance - Admin	123.27	0.03	123.27	0.02
4110-10-000	Workers Comp - Admin	541.60	0.13	914.95	0.13
4110-99-000	Total Administrative Salaries	58,071.39	14.33	92,009.85	12.90
4130-00-000	Legal Expense				

Income Statement

Period = Jul 2026-Oct 2026

Book = Accrual

		Period to Date	%	Year to Date	%
4130-01-000	Unlawful Detainers	825.00	0.20	850.00	0.12
4130-03-000	Tenant Screening & Review	0.00	0.00	298.73	0.04
4130-04-000	General Legal Expense	7,742.96	1.91	8,374.46	1.17
4131-00-000	Total Legal Expense	8,567.96	2.11	9,523.19	1.33
4139-00-000	Other Admin Expenses				
4140-00-000	Staff Training	0.00	0.00	539.30	0.08
4150-00-000	Travel	803.14	0.20	803.14	0.11
4173-10-000	Management Fee	95,682.90	23.61	118,590.08	16.62
4182-00-000	Consultants	570.98	0.14	959.86	0.13
4189-00-000	Total Other Admin Expenses	97,057.02	23.95	120,892.38	16.94
4190-00-000	Miscellaneous Admin Expenses				
4190-01-000	Membership and Fees	846.67	0.21	891.27	0.12
4190-03-000	Advertising	3,206.93	0.79	4,213.96	0.59
4190-04-000	Office Supplies	1,089.64	0.27	2,893.39	0.41
4190-07-000	Telecom & Cell Services	1,762.43	0.43	4,392.89	0.62
4190-08-000	Postage	450.00	0.11	450.00	0.06
4190-09-000	Software Liscense Fees	1,919.07	0.47	3,835.06	0.54
4190-12-000	Software/IT	1,520.11	0.38	2,209.78	0.31
4190-13-000	Network & Broadband Services	5,899.10	1.46	8,494.28	1.19
4190-20-000	Bank & Service Fees	0.00	0.00	24.00	0.00
4190-22-000	Other Misc Admin Expenses	2,660.77	0.66	2,858.55	0.40
4191-00-000	Total Miscellaneous Admin Expenses	19,354.72	4.78	30,263.18	4.24
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	183,051.09	45.16	252,688.60	35.41
4200-00-000	TENANT SERVICES				
4220-00-000	Resident Council	0.00	0.00	1,325.00	0.19
4299-00-000	TOTAL TENANT SERVICES EXPENSES	0.00	0.00	1,325.00	0.19
4300-00-000	UTILITIES				
4310-00-000	Water	8,845.38	2.18	21,108.29	2.96
4320-00-000	Electricity	40,151.18	9.91	58,609.74	8.21
4340-00-000	Garbage/Trash Removal	1,263.32	0.31	7,959.17	1.12
4390-00-000	Sewer	7,844.01	1.94	18,718.68	2.62

Income Statement

Period = Jul 2026-Oct 2026

Book = Accrual

		Period to Date	%	Year to Date	%
4399-00-000	TOTAL UTILITY EXPENSES	58,103.89	14.34	106,395.88	14.91
4400-00-000	MAINTENANCE AND OPERATIONS				
4400-10-000	General Maint Expense				
4400-30-000	Maintenance and Repairs - Interior	753.15	0.19	753.15	0.11
4410-00-000	Maintenance Salaries	19,632.19	4.84	30,944.74	4.34
4410-05-000	FICA - Maintenance	1,436.60	0.35	2,912.62	0.41
4410-06-000	Employee Insurance - Maintenance	2,105.82	0.52	3,458.19	0.48
4410-07-000	Retirement - Maintenance	299.79	0.07	599.58	0.08
4410-11-000	Workers Comp - Maintenance	338.48	0.08	580.49	0.08
4410-50-000	Force Account Labor	421.27	0.10	1,011.86	0.14
4410-51-000	Workers Comp - Force Labor	16.40	0.00	16.40	0.00
4410-55-000	FICA - Force Account Labor	31.70	0.01	76.24	0.01
4410-56-000	Insurance - Force Account Labor	117.58	0.03	167.92	0.02
4411-00-000	Maintenance Uniforms	1,991.23	0.49	4,385.02	0.61
4419-00-000	Total General Maint Expense	27,144.21	6.70	44,906.21	6.29
4420-00-000	Materials				
4420-01-000	Supplies-Grounds	289.58	0.07	1,089.78	0.15
4420-02-000	Supplies-Appliance	0.00	0.00	799.00	0.11
4420-03-000	Supplies-Decorating/Painting	2,133.19	0.53	2,543.48	0.36
4420-04-000	Supplies-Electrical	0.00	0.00	988.70	0.14
4420-06-000	Supplies-Janitorial/Cleaning	3,437.70	0.85	8,352.48	1.17
4420-07-000	Supplies-Maint/Repairs	1,156.85	0.29	3,071.07	0.43
4420-08-000	Supplies-Plumbing	950.52	0.23	1,154.49	0.16
4420-09-000	Supplies-Tools and Equipment	0.00	0.00	8.24	0.00
4420-12-000	Supplies - Snow Removal	0.00	0.00	185.74	0.03
4420-13-000	Supplies-HVAC	78.83	0.02	607.69	0.09
4422-01-000	Vehicle-Gas & Oil	1,823.82	0.45	4,780.20	0.67
4429-00-000	Total Materials	9,870.49	2.44	23,580.87	3.30
4430-00-000	Contract Costs				
4430-01-000	Contract-Alarm/Extinguisher	6,892.36	1.70	9,615.01	1.35
4430-03-000	Contract-Building Repairs	250.00	0.06	250.00	0.04
4430-04-000	Contract-Carpet Cleaning	0.00	0.00	250.00	0.04
4430-10-000	Contract-Janitorial/Cleaning	0.00	0.00	2,253.76	0.32

Income Statement

Period = Jul 2026-Oct 2026
Book = Accrual

		Period to Date	%	Year to Date	%
4430-11-000	Contract-Plumbing	26.94	0.01	26.94	0.00
4430-13-000	Contract-HVAC	1,244.13	0.31	3,565.58	0.50
4430-14-000	Contract-Vehicle Maintenance	2,777.70	0.69	6,193.15	0.87
4430-15-000	Contract-Equipment Rental	3,434.51	0.85	8,668.60	1.21
4430-17-000	Contract-Elevator/Lift Service	-58.79	-0.01	20,819.88	2.92
4430-20-000	Contract-Answering Service	0.00	0.00	14.66	0.00
4430-90-000	Contract-Fee For Service	0.00	0.00	154.80	0.02
4430-97-000	In-House Grounds	23,073.28	5.69	40,378.24	5.66
4430-98-000	In-House Pest Control	50,700.00	12.51	88,725.00	12.43
4439-00-000	Total Contract Costs	88,340.13	21.80	180,915.62	25.35
4499-00-000	TOTAL MAINTENACE EXPENSES	125,354.83	30.93	249,402.70	34.95
4500-00-000	GENERAL EXPENSES				
4510-10-000	Property Insurance	10,778.31	2.66	31,788.97	4.46
4521-00-000	Misc. Taxes/Liscenses/Insurance	0.00	0.00	799.20	0.11
4580-00-000	Security/Law Enforcement	21,124.14	5.21	39,124.14	5.48
4599-00-000	TOTAL GENERAL EXPENSES	31,902.45	7.87	71,712.31	10.05
4800-00-000	FINANCING EXPENSE				
4851-00-000	Interest Expense-Loan 1	7,126.68	1.76	10,466.65	1.47
4899-00-000	TOTAL FINANCING EXPENSES	7,126.68	1.76	10,466.65	1.47
8000-00-000	TOTAL EXPENSES	405,538.94	100.06	691,991.14	96.98
9000-00-000	NET INCOME	-227.03	-0.06	21,541.97	3.02

Income Statement

Period = Jul 2026-Oct 2026

Book = Accrual

		Period to Date	%	Year to Date	%
3000-00-000	INCOME				
3100-00-000	TENANT INCOME				
3101-00-000	Rental Income				
3111-00-000	Tenant Rent	46,622.00	53.88	78,696.00	52.94
3112-00-000	Tenant Assistance Rent	39,909.00	46.12	69,950.00	47.06
3119-00-000	Total Rental Income	86,531.00	100.00	148,646.00	100.00
3199-00-000	NET TENANT INCOME	86,531.00	100.00	148,646.00	100.00
3600-00-000	OTHER INCOME				
3615-00-000	Interest Income	1.45	0.00	3.65	0.00
3699-00-000	TOTAL OTHER INCOME	1.45	0.00	3.65	0.00
3999-00-000	TOTAL INCOME	86,532.45	100.00	148,649.65	100.00
4000-00-000	EXPENSES				
4100-00-000	ADMINISTRATIVE				
4100-99-000	Administrative Salaries				
4110-00-000	Administrative Salaries	1,829.80	2.11	2,896.24	1.95
4110-04-000	Employee Benefit FICA - Admin	138.68	0.16	220.16	0.15
4110-05-000	Employee Insurance - Admin	174.49	0.20	273.26	0.18
4110-06-000	Retirement - Admin	26.07	0.03	52.14	0.04
4110-07-000	Unemployment Insurance - Admin	19.96	0.02	19.96	0.01
4110-10-000	Workers Comp - Admin	12.16	0.01	23.65	0.02
4110-99-000	Total Administrative Salaries	2,201.16	2.54	3,485.41	2.34
4130-00-000	Legal Expense				
4130-01-000	Unlawful Detainers	51.50	0.06	51.50	0.03
4130-03-000	Tenant Screening & Review	0.00	0.00	4.49	0.00
4130-04-000	General Legal Expense	992.00	1.15	1,612.00	1.08
4131-00-000	Total Legal Expense	1,043.50	1.21	1,667.99	1.12
4139-00-000	Other Admin Expenses				
4140-00-000	Staff Training	0.00	0.00	87.32	0.06

Income Statement

Period = Jul 2026-Oct 2026

Book = Accrual

		Period to Date	%	Year to Date	%
4150-00-000	Travel	115.49	0.13	115.49	0.08
4182-00-000	Consultants	58.52	0.07	100.15	0.07
4189-00-000	Total Other Admin Expenses	174.01	0.20	302.96	0.20
4190-00-000	Miscellaneous Admin Expenses				
4190-01-000	Membership and Fees	137.08	0.16	144.30	0.10
4190-03-000	Advertising	519.15	0.60	682.16	0.46
4190-04-000	Office Supplies	141.48	0.16	237.05	0.16
4190-07-000	Telecom & Cell Services	79.01	0.09	145.34	0.10
4190-08-000	Postage	25.00	0.03	25.00	0.02
4190-09-000	Software Liscense Fees	310.70	0.36	548.63	0.37
4190-12-000	Software/IT	237.00	0.27	363.79	0.24
4190-13-000	Network & Broadband Services	64.23	0.07	64.23	0.04
4190-22-000	Other Misc Admin Expenses	155.34	0.18	174.41	0.12
4191-00-000	Total Miscellaneous Admin Expenses	1,668.99	1.93	2,384.91	1.60
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	5,087.66	5.88	7,841.27	5.28
4300-00-000	UTILITIES				
4310-00-000	Water	1,775.91	2.05	3,085.81	2.08
4320-00-000	Electricity	2,240.62	2.59	5,191.84	3.49
4330-00-000	Gas	0.00	0.00	5,116.31	3.44
4390-00-000	Sewer	1,574.87	1.82	7,273.60	4.89
4395-00-000	Stormwater Tax	0.00	0.00	388.80	0.26
4399-00-000	TOTAL UTILITY EXPENSES	5,591.40	6.46	21,056.36	14.17
4400-00-000	MAINTENANCE AND OPERATIONS				
4400-10-000	General Maint Expense				
4410-00-000	Maintenance Salaries	4,531.96	5.24	7,660.05	5.15
4410-05-000	FICA - Maintenance	338.36	0.39	572.15	0.38
4410-06-000	Employee Insurance - Maintenance	716.55	0.83	1,176.72	0.79
4410-07-000	Retirement - Maintenance	56.76	0.07	113.52	0.08
4410-11-000	Workers Comp - Maintenance	100.40	0.12	127.67	0.09
4410-50-000	Force Account Labor	371.55	0.43	892.46	0.60
4410-51-000	Workers Comp - Force Labor	14.40	0.02	14.40	0.01
4410-55-000	FICA - Force Account Labor	27.97	0.03	67.26	0.05

Income Statement

Period = Jul 2026-Oct 2026

Book = Accrual

		Period to Date	%	Year to Date	%
4410-56-000	Insurance - Force Account Labor	103.70	0.12	148.10	0.10
4419-00-000	Total General Maint Expense	6,261.65	7.24	10,772.33	7.25
4420-00-000	Materials				
4420-04-000	Supplies-Electrical	0.00	0.00	31.15	0.02
4420-06-000	Supplies-Janitorial/Cleaning	0.36	0.00	0.36	0.00
4420-07-000	Supplies-Maint/Repairs	3,399.95	3.93	11,363.77	7.64
4420-08-000	Supplies-Plumbing	0.00	0.00	931.46	0.63
4420-13-000	Supplies-HVAC	10.44	0.01	140.65	0.09
4429-00-000	Total Materials	3,410.75	3.94	12,467.39	8.39
4430-00-000	Contract Costs				
4430-05-000	Contract-Decorating/Painting	0.00	0.00	350.00	0.24
4430-14-000	Contract-Vehicle Maintenance	0.00	0.00	2.03	0.00
4430-90-000	Contract-Fee For Service	0.00	0.00	0.67	0.00
4430-97-000	In-House Grounds	3,735.64	4.32	6,537.37	4.40
4430-98-000	In-House Pest Control	2,380.00	2.75	4,165.00	2.80
4439-00-000	Total Contract Costs	6,115.64	7.07	11,055.07	7.44
4499-00-000	TOTAL MAINTENACE EXPENSES	15,788.04	18.25	34,294.79	23.07
4500-00-000	GENERAL EXPENSES				
4510-10-000	Property Insurance	3,162.75	3.66	4,906.80	3.30
4510-20-000	Liability Insurance	1,505.35	1.74	2,324.53	1.56
4510-30-000	Auto Insurance	845.65	0.98	1,245.10	0.84
4510-50-000	Other Business Insurance	268.75	0.31	427.15	0.29
4599-00-000	TOTAL GENERAL EXPENSES	5,782.50	6.68	8,903.58	5.99
4800-00-000	FINANCING EXPENSE				
4851-00-000	Interest Expense-Loan 1	46,306.31	53.51	81,092.81	54.55
4899-00-000	TOTAL FINANCING EXPENSES	46,306.31	53.51	81,092.81	54.55
8000-00-000	TOTAL EXPENSES	78,555.91	90.78	153,188.81	103.05
9000-00-000	NET INCOME	7,976.54	9.22	-4,539.16	-3.05

CHARLOTTESVILLE REDEVELOPMENT AND HOUSING AUTHORITY
110 5th Street Northeast
CHARLOTTESVILLE, VIRGINIA 22902
TELEPHONE 434-422-9132

CHARLOTTESVILLE REDEVELOPMENT & HOUSING AUTHORITY

2027 PAYMENT STANDARDS -HOUSING CHOICE VOUCHER PROGRAM

Background: The payment standards calculate the monthly subsidy paid to landlords and take into account tenant-paid utilities. The U.S. Department of Housing and Urban Development (HUD) published a notice of Fair Market Rent (FMRs) effective January 1, 2027. These FMR's are calculated at the 40th percentile of rents in the Charlottesville, Virginia area and include an allowance for utilities.

The following is a table of the 2026 Payment Standard, CRHA Proposed 2027 Payment Standard and the 2027 FMR's, payment standards based on bedroom size:

BEDROOM SIZE

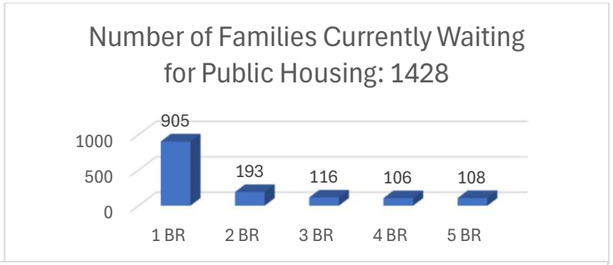
	0	1	2	3	4	5
Current Payment Standard (10/01/2026)	$1,544	$1,635	$1,901	$2,370	$2,883	$3,315
Payment Standard 2027- EFFECTIVE 01/01/2027	$1,407	$1,586	$1,806	$2,197	$2,704	$3,110
HUD's Established 2027 FMR	$1,279	$1,442	$1,642	$1,997	$2,458	$2,827

PAYMENT STANDARDS ABOVE ARE FOR
NEW ADMISSIONS, ANNUAL RECERTIFICATIONS OR RELOCATIONS

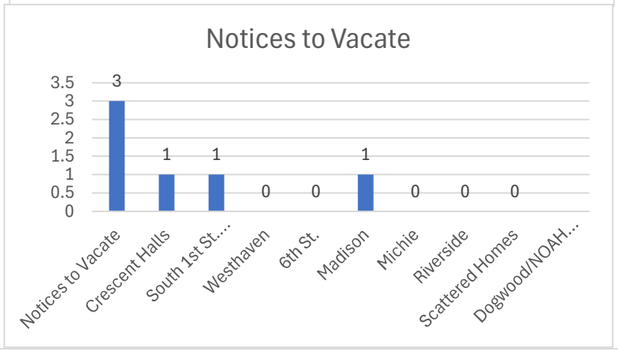
PAYMENT STANDARD DOES NOT CHANGE FOR AN INTERIM

Charlottesville Redevelopment and Housing Authority (CRHA) does business in accordance with the Federal Fair Housing Law and the Section 504 program accessibility requirements. CRHA complies with the Fair Housing Act and provides reasonable accommodations and modifications to persons with disabilities. CRHA does not discriminate on the basis of race, color, religion, sex, disability, familial status, national origin, sexual orientation, or gender identity in admission or access to its programs.

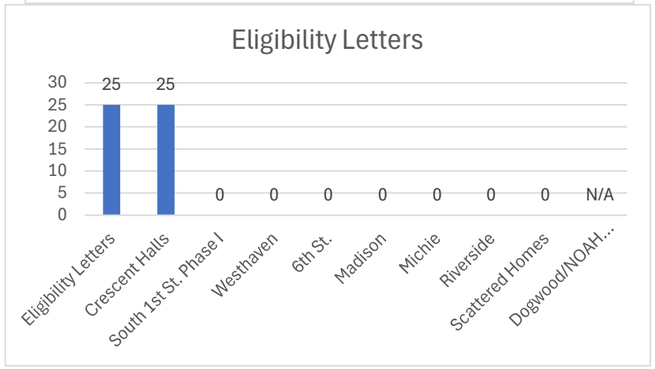
Number of Families Currently Waiting for Public Hou	**1428**
1 BR	905
2 BR	193
3 BR	116
4 BR	106
5 BR	108



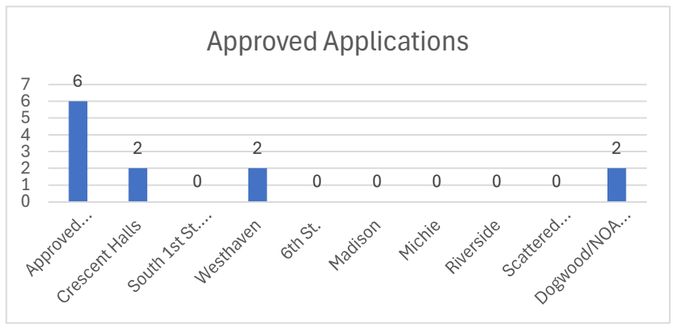
Notices to Vacate	**3**
Crescent Halls	1
South 1st St. Phase I	1
Westhaven	0
6th St.	0
Madison	1
Michie	0
Riverside	0
Scattered Homes	0
Dogwood/NOAH (Non-Subsidized)	



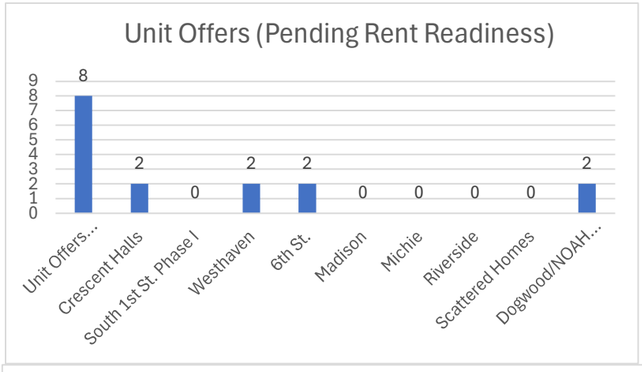
Eligibility Letters	**25**
Crescent Halls	25
South 1st St. Phase I	0
Westhaven	0
6th St.	0
Madison	0
Michie	0
Riverside	0
Scattered Homes	0
Dogwood/NOAH (Non-Subsidized)	N/A



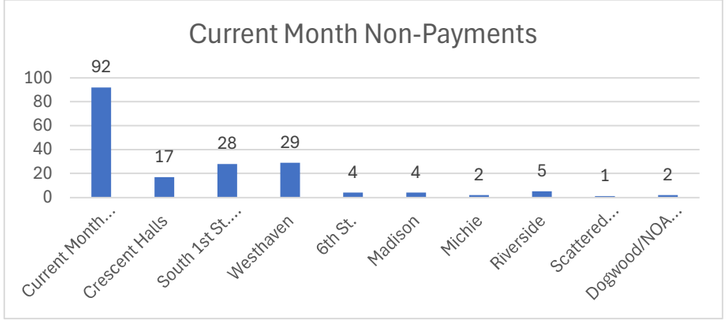
Approved Applications	**6**
Crescent Halls	2
South 1st St. Phase I	0
Westhaven	2
6th St.	0
Madison	0
Michie	0
Riverside	0
Scattered Homes	0
Dogwood/NOAH (Non-Subsidized)	2



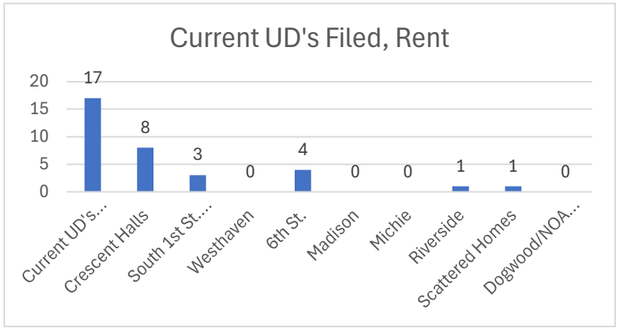
Unit Offers (Pending Rent Readiness)	**8**
Crescent Halls	2
South 1st St. Phase I	0
Westhaven	2
6th St.	2
Madison	0
Michie	0
Riverside	0
Scattered Homes	0
Dogwood/NOAH (Non-Subsidized)	2



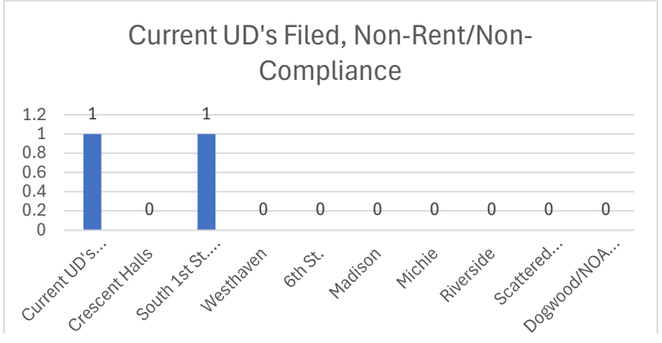
Current Month Non-Payments	**92**
Crescent Halls	17
South 1st St. Phase I	28
Westhaven	29
6th St.	4
Madison	4
Michie	2
Riverside	5
Scattered Homes	1
Dogwood/NOAH (Non-Subsidized)	2



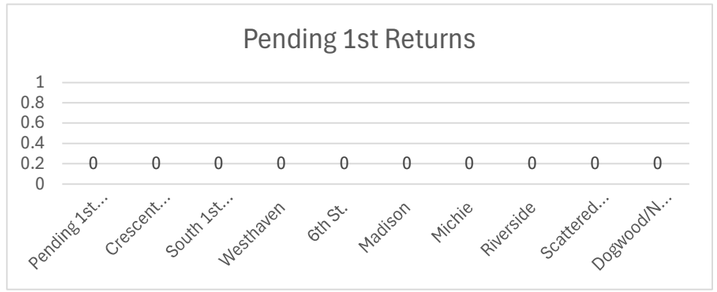
Current UD's Filed, Rent	**17**
Crescent Halls	8
South 1st St. Phase I	3
Westhaven	0
6th St.	4
Madison	0
Michie	0
Riverside	1
Scattered Homes	1
Dogwood/NOAH (Non-Subsidized)	0



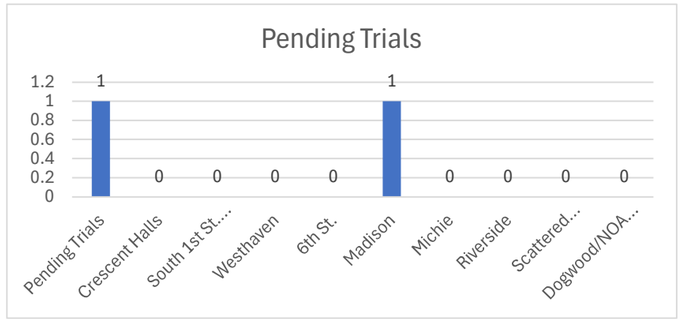
Current UD's Filed, Non-Rent/Non-Compliance	**1**
Crescent Halls	0
South 1st St. Phase I	1
Westhaven	0
6th St.	0
Madison	0
Michie	0
Riverside	0
Scattered Homes	0
Dogwood/NOAH (Non-Subsidized)	0



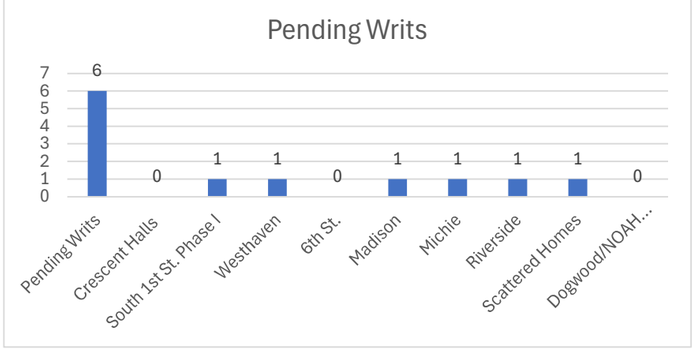
Pending 1st Returns	**0**
Crescent Halls	0
South 1st St. Phase I	0
Westhaven	0
6th St.	0
Madison	0
Michie	0
Riverside	0
Scattered Homes	0
Dogwood/NOAH (Non-Subsidized)	0



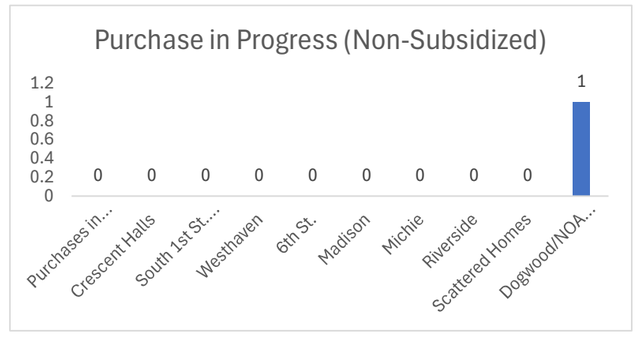
Pending Trials	**1**
Crescent Halls	0
South 1st St. Phase I	0
Westhaven	0
6th St.	0
Madison	1
Michie	0
Riverside	0
Scattered Homes	0
Dogwood/NOAH (Non-Subsidized)	0



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



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

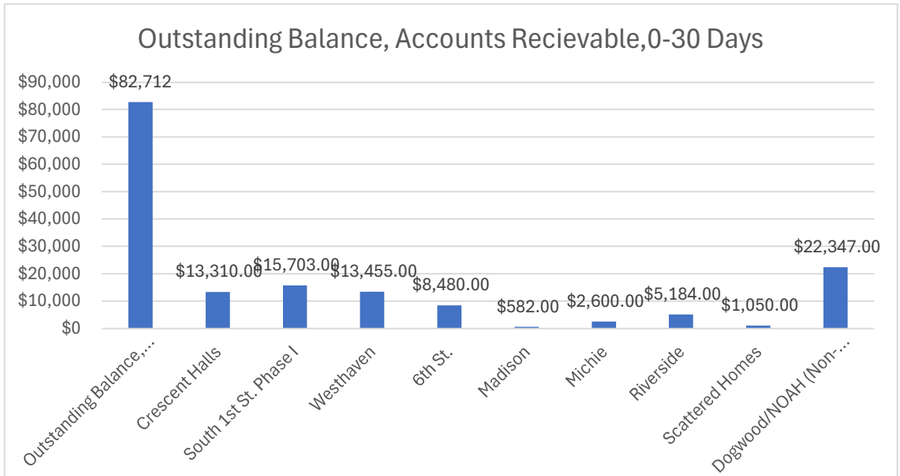


Traffic (Visitors to Offices)	**1251**
South 1st St. Phase I	285
Westhaven	193
6th St. (Main Office)	60
Crescent Halls	713

120-day Eviction Amount	**$ 41,349.00**

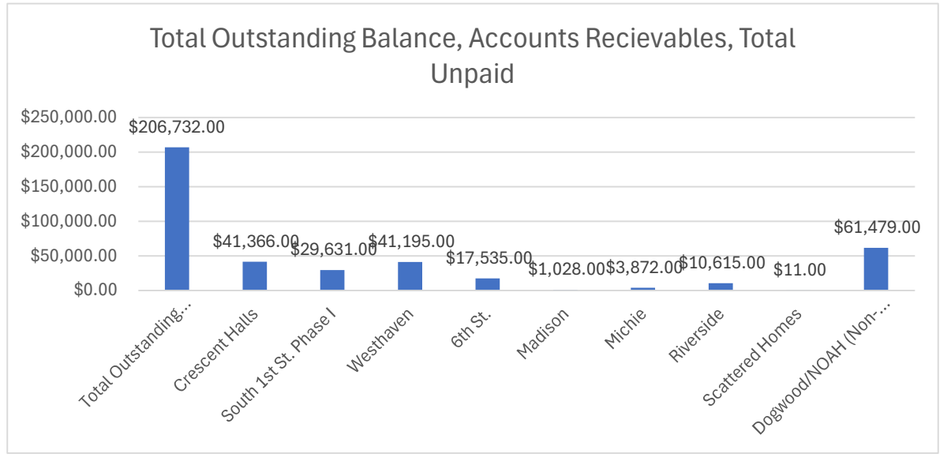
30-Day Pending Evictions	**$ 18,017.00**

Outstanding Balance, Accounts Receivable, 0-30 Days	**$82,712**
Crescent Halls	$ 13,310.00
South 1st St. Phase I	$ 15,703.00
Westhaven	$ 13,455.00
6th St.	$ 8,480.00
Madison	$ 582.00
Michie	$ 2,600.00
Riverside	$ 5,184.00
Scattered Homes	$ 1,050.00
Dogwood/NOAH (Non-Subsidized)	$ 22,347.00



Total Outstanding Balance, Accounts Receivable, Total Unpaid	**$206,732.00**
Crescent Halls	$ 41,366.00
South 1st St. Phase I	$ 29,631.00
Westhaven	$ 41,195.00
6th St.	$ 17,535.00
Madison	$ 1,028.00
Michie	$ 3,872.00
Riverside	$ 10,615.00
Scattered Homes	$ 11.00
Dogwood/NOAH (Non-Subsidized)	$ 61,479.00

Assistance from Agencies (Current Month Total)	**$ 14,567.00**



11.9.26

Vacancy (Pending Make Ready)

Crescent Halls	7 Vacant (1 Move In Scheduled)
South First Street Phase 1	8 Vacant (1 Move In Scheduled)
Westhaven	20 Vacant (3 Move Ins Tentative)
6th Street	2
Madison	2
Michie	1 (2 Offline N/A)
Riverside	2
Scattered Homes	0

Collection Efforts

Asset Collections Manager, with the help of PM staff and resident communication, was able to refer and collect assistance for residents. (See Chart for amounts)
DIVERSION- 0 WRITS was diverted the day of through the efforts of staff and resident doing their part!!!
Phone contact
We continue to encourage residents to apply for local funding that may be available.
Balance Due Letters Issued, 30 Day Non-Payment Issued, Meetings as requested, Unlawful Detainers filed monthly as needed.
Payment Agreements (if qualified)
EDP Program-Activ

October Stats from UD's Filed August (Month prior to current month)

NO information due to courts changing days for First Returns, Hearing & Trials (All pushed to November)

25 UD's Filed
0 Dismissed as Paid
0 Continued due to Repayment Agreement Activated OR to Finalize Promise of Assistance
0 Pending 1st return
0 Non-Suited
0 Continued Trial
0 J&P

Pending Recertifications:

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

Staff Training:

- Conference 11.2026 -LIHTC/Multi Family Updates- HOTMA Delays Updates
- Mini Learning Sessions- Planning Phase - types of "Vouchers/subsidy" and what that means for the recipient.
- Staff evaluations will be taking place to schedule the appropriate training for the year. In-house training is ongoing.
- EIV & Documentation Training is on the schedule for May/June
- Nelrod – free weekly training
- 1 Staff member took and passed the COSP (Certified Occupancy Specialist-Public Housing) and passed the exam!
- 2 Staff members took TCS (Tax Credit Specialist) course and passed the exam!(June)

- 2 Staff members in training this week for PHS (Public Housing Certification)
- Ongoing, Senior Property Managers will be assigned peer training with other staff members in their area of expertise. All training will be documented in writing. This is ongoing.

Meetings:

- Crescent Halls- Beautification Day will be held Friday September 11, 2026, from 9:00am until we finish-we will be painting the hallways this year and between the pros and the not-so-pros, we look forward to giving CH a refresher and having you partner with us.
- Safety Meeting are occurring Monthly and are ongoing with a virtual and in-person option (Once a month on 2nd Wednesday). We will look forward to in person meetings in Spring/Summer. Notices are sent out to each household to notify of in person meetings and then another notice sent to each household to notify of Virtual/In person meetings. Additionally, we remind the board and partners at each Board meeting to encourage partners and residents to join the meetings so their voice can be heard. Reminders are being sent through TextMyGov. Spring Reminder Notices will be going out with April Rent Statements to ALL households. Some partners are on the reoccurring invite that is set for the entire year on the 2nd Wednesday of each month from 12pm-1pm and we encourage them to encourage the residents to participate.
    - January 14, 2026 (7 PM/2 RS/1 PHAR (Partner)
    - February 11, 2026 (7 PM/2 RS/0 Partners)
    - March 11, 2026 (8 PM/1 RS/0 Residents/0 Partners)
    - April 8, 2026 (Next meetings virtual and in person) PLEASE JOIN US TO DISCUSS THE RECENTLY UPDATED PARKING POLICY!(5 PM/1 RS/0 Residents/1 Partner (PHAR)
    - May- (3PM/1RS/0 Partners)
    - June-Cancelled
    - July 8, 2026 (2 PM/2 RS/1Partner)
    - August 12, 2026 (6PM/4 RS/1 Partner/3 Residents/2 Main Office)
    - September 9, 2026, 12PM (10 PM/9 RS/3 Commissioners/3 Redevelopment/8 Residents
    - October 14, 2026, 12PM (8 PM, 5 RS, PHAR 1, BOARD 1, Intern 1)
    - November (No Meeting/CRHA Closed)
    - December 9, 2026 (Next Meeting)
- Team/Compliance Meeting (Once/Twice a month based on needs)
- One on one compliance training regularly (weekly)
- Eviction Diversion Work Team- Once a month
- Site events are ongoing once a month on a rotating basis. We have had Community Days, Movie Nights, Ice Cream Socials just to name a few! Our team has dedicated thought and time to the different events and has been pleasantly surprised at the turnouts they have been getting!
- Events ARE HAPPENING!

Staff/Department Updates:

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

Income Statement

Period = Jul 2026-Oct 2026
Book = Accrual

		Period to Date	%	Year to Date	%
3000-00-000	INCOME				
3100-00-000	TENANT INCOME				
3101-00-000	Rental Income				
3111-00-000	Tenant Rent	315,326.00	26.80	560,895.01	22.24
3119-00-000	Total Rental Income	315,326.00	26.80	560,895.01	22.24
3120-00-000	Other Tenant Income				
3120-03-000	Damages	610.50	0.05	610.50	0.02
3120-04-000	Late Fees	2,196.20	0.19	4,160.97	0.16
3120-05-000	Legal Fees - Tenant	43.20	0.00	93.20	0.00
3120-09-000	Misc.Tenant Income	7.00	0.00	1,351.00	0.05
3120-11-000	Pet Fee	25.00	0.00	25.00	0.00
3129-00-000	Total Other Tenant Income	2,881.90	0.24	6,240.67	0.25
3199-00-000	NET TENANT INCOME	318,207.90	27.04	567,135.68	22.49
3400-00-000	GRANT INCOME				
3401-00-000	HUD PHA Operating Grants/Subsidy	293,492.05	24.94	539,074.85	21.38
3499-00-000	TOTAL GRANT INCOME	293,492.05	24.94	539,074.85	21.38
3600-00-000	OTHER INCOME				
3615-00-000	Interest Income	47.94	0.00	82.68	0.00
3660-00-000	Operating Transfers IN	564,962.93	48.01	1,415,409.21	56.13
3699-00-000	TOTAL OTHER INCOME	565,010.87	48.02	1,415,491.89	56.13
3999-00-000	TOTAL INCOME	1,176,710.82	100.00	2,521,702.42	100.00
4000-00-000	EXPENSES				
4100-00-000	ADMINISTRATIVE				
4100-99-000	Administrative Salaries				
4110-00-000	Administrative Salaries	184,112.34	15.65	309,608.20	12.28
4110-04-000	Employee Benefit FICA - Admin	13,902.93	1.18	23,335.29	0.93

Income Statement

Period = Jul 2026-Oct 2026

Book = Accrual

		Period to Date	%	Year to Date	%
4110-05-000	Employee Insurance - Admin	18,452.96	1.57	29,866.92	1.18
4110-06-000	Retirement - Admin	2,831.64	0.24	5,663.28	0.22
4110-07-000	Unemployment Insurance - Admin	250.04	0.02	250.04	0.01
4110-10-000	Workers Comp - Admin	1,374.80	0.12	2,159.75	0.09
4110-99-000	Total Administrative Salaries	220,924.71	18.77	370,883.48	14.71
4130-00-000	Legal Expense				
4130-01-000	Unlawful Detainers	1,865.00	0.16	2,598.00	0.10
4130-03-000	Tenant Screening & Review	0.00	0.00	421.17	0.02
4130-04-000	General Legal Expense	57,301.11	4.87	67,356.61	2.67
4131-00-000	Total Legal Expense	59,166.11	5.03	70,375.78	2.79
4139-00-000	Other Admin Expenses				
4140-00-000	Staff Training	0.00	0.00	1,094.01	0.04
4150-00-000	Travel	1,624.07	0.14	1,790.21	0.07
4173-10-000	Management Fee	80,888.28	6.87	276,765.42	10.98
4173-20-000	Bookkeeping Fee	7,890.00	0.67	13,335.00	0.53
4173-30-000	Asset Management Fee	12,640.00	1.07	21,640.00	0.86
4181-00-000	Shop Rent Expense	0.00	0.00	56,666.65	2.25
4182-00-000	Consultants	1,946.02	0.17	6,671.90	0.26
4189-00-000	Total Other Admin Expenses	104,988.37	8.92	377,963.19	14.99
4190-00-000	Miscellaneous Admin Expenses				
4190-01-000	Membership and Fees	6,739.43	0.57	6,829.90	0.27
4190-03-000	Advertising	6,505.43	0.55	8,548.24	0.34
4190-04-000	Office Supplies	5,589.51	0.48	7,572.84	0.30
4190-07-000	Telecom & Cell Services	11,325.60	0.96	23,079.68	0.92
4190-08-000	Postage	2,450.91	0.21	4,728.27	0.19
4190-09-000	Software Liscense Fees	6,794.34	0.58	14,738.17	0.58
4190-12-000	Software/IT	1,645.15	0.14	2,680.45	0.11
4190-13-000	Network & Broadband Services	2,675.24	0.23	2,675.24	0.11
4190-19-000	TV/Cable	1,997.93	0.17	3,453.03	0.14
4190-20-000	Bank & Service Fees	315.77	0.03	768.98	0.03
4190-22-000	Other Misc Admin Expenses	3,220.99	0.27	6,352.56	0.25
4191-00-000	Total Miscellaneous Admin Expenses	49,260.30	4.19	81,427.36	3.23
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	434,339.49	36.91	900,649.81	35.72

Income Statement

Period = Jul 2026-Oct 2026

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		Period to Date	%	Year to Date	%
4200-00-000	TENANT SERVICES				
4220-00-000	Resident Council	0.00	0.00	5,150.00	0.20
4220-01-000	Other Tenant Svcs.	198.36	0.02	2,338.62	0.09
4299-00-000	TOTAL TENANT SERVICES EXPENSES	198.36	0.02	7,488.62	0.30
4300-00-000	UTILITIES				
4310-00-000	Water	61,874.16	5.26	104,398.31	4.14
4320-00-000	Electricity	53,369.64	4.54	144,832.65	5.74
4330-00-000	Gas	0.00	0.00	5,237.69	0.21
4340-00-000	Garbage/Trash Removal	6,467.77	0.55	23,857.69	0.95
4390-00-000	Sewer	54,869.48	4.66	104,486.88	4.14
4395-00-000	Stormwater Tax	0.00	0.00	6,444.00	0.26
4399-00-000	TOTAL UTILITY EXPENSES	176,581.05	15.01	389,257.22	15.44
4400-00-000	MAINTENANCE AND OPERATIONS				
4400-10-000	General Maint Expense				
4410-00-000	Maintenance Salaries	42,043.46	3.57	78,712.51	3.12
4410-05-000	FICA - Maintenance	3,195.02	0.27	5,915.98	0.23
4410-06-000	Employee Insurance - Maintenance	15,928.73	1.35	26,158.22	1.04
4410-07-000	Retirement - Maintenance	813.18	0.07	1,626.36	0.06
4410-11-000	Workers Comp - Maintenance	774.24	0.07	1,492.71	0.06
4410-50-000	Force Account Labor	1,262.93	0.11	3,033.54	0.12
4410-51-000	Workers Comp - Force Labor	49.28	0.00	49.28	0.00
4410-55-000	FICA - Force Account Labor	94.97	0.01	228.52	0.01
4410-56-000	Insurance - Force Account Labor	352.54	0.03	503.48	0.02
4411-00-000	Maintenance Uniforms	3,925.20	0.33	8,643.96	0.34
4419-00-000	Total General Maint Expense	68,439.55	5.82	126,364.56	5.01
4420-00-000	Materials				
4420-02-000	Supplies-Appliance	0.00	0.00	1,480.10	0.06
4420-03-000	Supplies-Decorating/Painting	302.90	0.03	1,341.58	0.05
4420-04-000	Supplies-Electrical	75.76	0.01	165.37	0.01
4420-06-000	Supplies-Janitorial/Cleaning	75.06	0.01	482.78	0.02
4420-07-000	Supplies-Maint/Repairs	7,785.48	0.66	14,304.22	0.57

Income Statement

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4420-08-000	Supplies-Plumbing	2,155.11	0.18	3,653.26	0.14
4420-09-000	Supplies-Tools and Equipment	0.00	0.00	16.20	0.00
4420-12-000	Supplies - Snow Removal	0.00	0.00	366.13	0.01
4420-13-000	Supplies-HVAC	25.02	0.00	1,317.25	0.05
4422-01-000	Vehicle-Gas & Oil	3,595.40	0.31	9,423.55	0.37
4429-00-000	Total Materials	14,014.73	1.19	32,550.44	1.29
4430-00-000	Contract Costs				
4430-01-000	Contract-Alarm/Extinguisher	0.00	0.00	70.00	0.00
4430-10-000	Contract-Janitorial/Cleaning	550.00	0.05	2,275.00	0.09
4430-11-000	Contract-Plumbing	53.07	0.00	53.07	0.00
4430-14-000	Contract-Vehicle Maintenance	5,593.43	0.48	12,389.01	0.49
4430-20-000	Contract-Answering Service	0.00	0.00	28.86	0.00
4430-90-000	Contract-Fee For Service	0.00	0.00	324.51	0.01
4430-97-000	In-House Grounds	45,487.28	3.87	79,602.74	3.16
4430-98-000	In-House Pest Control	40,980.00	3.48	71,715.00	2.84
4439-00-000	Total Contract Costs	92,663.78	7.87	166,458.19	6.60
4499-00-000	TOTAL MAINTENACE EXPENSES	175,118.06	14.88	325,373.19	12.90
4500-00-000	GENERAL EXPENSES				
4510-10-000	Property Insurance	25,492.40	2.17	39,549.95	1.57
4510-20-000	Liability Insurance	12,133.20	1.03	18,735.81	0.74
4510-30-000	Auto Insurance	6,816.50	0.58	10,036.19	0.40
4510-50-000	Other Business Insurance	2,165.95	0.18	3,443.17	0.14
4580-00-000	Security/Law Enforcement	1,116.95	0.09	1,362.04	0.05
4599-00-000	TOTAL GENERAL EXPENSES	47,725.00	4.06	73,127.16	2.90
5000-00-000	NON-OPERATING ITEMS				
5210-00-000	Operating Transfers OUT	33,647.28	2.86	55,540.68	2.20
5999-00-000	TOTAL NON-OPERATING ITEMS	33,647.28	2.86	55,540.68	2.20
8000-00-000	TOTAL EXPENSES	867,609.24	73.73	1,751,436.68	69.45
9000-00-000	NET INCOME	309,101.58	26.27	770,265.74	30.55

Income Statement

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3000-00-000	INCOME				
3100-00-000	TENANT INCOME				
3101-00-000	Rental Income				
3111-00-000	Tenant Rent	92,379.00	29.85	160,234.00	30.17
3112-00-000	Tenant Assistance Rent	209,969.00	67.86	359,722.00	67.74
3119-00-000	Total Rental Income	302,348.00	97.71	519,956.00	97.91
3120-00-000	Other Tenant Income				
3120-02-000	Cleaning Fee	0.00	0.00	125.00	0.02
3120-03-000	Damages	885.01	0.29	885.01	0.17
3120-05-000	Legal Fees - Tenant	282.00	0.09	282.00	0.05
3120-09-000	Misc.Tenant Income	98.50	0.03	98.50	0.02
3129-00-000	Total Other Tenant Income	1,265.51	0.41	1,390.51	0.26
3199-00-000	NET TENANT INCOME	303,613.51	98.12	521,346.51	98.17
3600-00-000	OTHER INCOME				
3615-00-000	Interest Income	69.08	0.02	111.05	0.02
3660-00-000	Operating Transfers IN	5,747.72	1.86	9,601.71	1.81
3699-00-000	TOTAL OTHER INCOME	5,816.80	1.88	9,712.76	1.83
3999-00-000	TOTAL INCOME	309,430.31	100.00	531,059.27	100.00
4000-00-000	EXPENSES				
4100-00-000	ADMINISTRATIVE				
4100-99-000	Administrative Salaries				
4110-00-000	Administrative Salaries	76,998.66	24.88	129,036.51	24.30
4110-04-000	Employee Benefit FICA - Admin	5,684.09	1.84	9,664.77	1.82
4110-05-000	Employee Insurance - Admin	6,533.10	2.11	10,322.74	1.94
4110-06-000	Retirement - Admin	1,267.89	0.41	2,535.78	0.48
4110-07-000	Unemployment Insurance - Admin	72.79	0.02	72.79	0.01
4110-10-000	Workers Comp - Admin	871.36	0.28	1,326.55	0.25
4110-99-000	Total Administrative Salaries	91,427.89	29.55	152,959.14	28.80

Income Statement

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		Period to Date	%	Year to Date	%
4130-00-000	Legal Expense				
4130-01-000	Unlawful Detainers	778.00	0.25	853.00	0.16
4130-03-000	Tenant Screening & Review	0.00	0.00	142.83	0.03
4130-04-000	General Legal Expense	6,878.32	2.22	10,740.82	2.02
4131-00-000	Total Legal Expense	7,656.32	2.47	11,736.65	2.21
4139-00-000	Other Admin Expenses				
4140-00-000	Staff Training	0.00	0.00	318.45	0.06
4150-00-000	Travel	474.24	0.15	474.24	0.09
4173-10-000	Management Fee	20,949.37	6.77	37,567.58	7.07
4182-00-000	Consultants	895.51	0.29	1,496.31	0.28
4189-00-000	Total Other Admin Expenses	22,319.12	7.21	39,856.58	7.51
4190-00-000	Miscellaneous Admin Expenses				
4190-01-000	Membership and Fees	499.94	0.16	526.27	0.10
4190-03-000	Advertising	1,893.61	0.61	2,488.23	0.47
4190-04-000	Office Supplies	1,050.11	0.34	2,223.48	0.42
4190-07-000	Telecom & Cell Services	597.60	0.19	1,575.14	0.30
4190-08-000	Postage	278.00	0.09	278.00	0.05
4190-09-000	Software Liscense Fees	1,183.17	0.38	5,325.99	1.00
4190-12-000	Software/IT	1,349.90	0.44	2,368.07	0.45
4190-13-000	Network & Broadband Services	5,530.78	1.79	7,260.90	1.37
4190-20-000	Bank & Service Fees	14.95	0.00	14.95	0.00
4190-22-000	Other Misc Admin Expenses	863.47	0.28	1,086.82	0.20
4191-00-000	Total Miscellaneous Admin Expenses	13,261.53	4.29	23,147.85	4.36
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	134,664.86	43.52	227,700.22	42.88
4200-00-000	TENANT SERVICES				
4220-00-000	Resident Council	0.00	0.00	325.00	0.06
4220-01-000	Other Tenant Svcs.	0.00	0.00	377.69	0.07
4299-00-000	TOTAL TENANT SERVICES EXPENSES	0.00	0.00	702.69	0.13
4300-00-000	UTILITIES				
4310-00-000	Water	6,909.29	2.23	9,248.72	1.74
4320-00-000	Electricity	38,419.91	12.42	51,916.61	9.78

Income Statement

Period = Jul 2026-Oct 2026

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		Period to Date	%	Year to Date	%
4330-00-000	Gas	0.00	0.00	6,243.18	1.18
4340-00-000	Garbage/Trash Removal	560.46	0.18	3,001.88	0.57
4390-00-000	Sewer	6,127.11	1.98	13,738.11	2.59
4395-00-000	Stormwater Tax	0.00	0.00	-885.60	-0.17
4399-00-000	TOTAL UTILITY EXPENSES	52,016.77	16.81	83,262.90	15.68
4400-00-000	MAINTENANCE AND OPERATIONS				
4400-10-000	General Maint Expense				
4410-00-000	Maintenance Salaries	27,730.13	8.96	39,949.39	7.52
4410-05-000	FICA - Maintenance	2,099.93	0.68	3,022.11	0.57
4410-06-000	Employee Insurance - Maintenance	2,918.23	0.94	4,792.33	0.90
4410-07-000	Retirement - Maintenance	458.10	0.15	916.20	0.17
4410-11-000	Workers Comp - Maintenance	452.24	0.15	771.47	0.15
4410-50-000	Force Account Labor	842.51	0.27	2,023.70	0.38
4410-51-000	Workers Comp - Force Labor	32.80	0.01	32.80	0.01
4410-55-000	FICA - Force Account Labor	63.40	0.02	152.50	0.03
4410-56-000	Insurance - Force Account Labor	235.16	0.08	335.84	0.06
4411-00-000	Maintenance Uniforms	1,175.75	0.38	2,589.19	0.49
4419-00-000	Total General Maint Expense	36,008.25	11.64	54,585.53	10.28
4420-00-000	Materials				
4420-01-000	Supplies-Grounds	0.00	0.00	394.97	0.07
4420-02-000	Supplies-Appliance	0.00	0.00	-751.00	-0.14
4420-03-000	Supplies-Decorating/Painting	0.00	0.00	209.82	0.04
4420-04-000	Supplies-Electrical	0.00	0.00	-76.03	-0.01
4420-06-000	Supplies-Janitorial/Cleaning	653.56	0.21	2,126.89	0.40
4420-07-000	Supplies-Maint/Repairs	758.25	0.24	1,733.29	0.33
4420-08-000	Supplies-Plumbing	597.01	0.19	649.21	0.12
4420-09-000	Supplies-Tools and Equipment	0.00	0.00	308.46	0.06
4420-12-000	Supplies - Snow Removal	0.00	0.00	109.67	0.02
4420-13-000	Supplies-HVAC	7.50	0.00	319.78	0.06
4422-01-000	Vehicle-Gas & Oil	1,076.91	0.35	2,822.57	0.53
4429-00-000	Total Materials	3,093.23	1.00	7,847.63	1.48
4430-00-000	Contract Costs				
4430-01-000	Contract-Alarm/Extinguisher	594.00	0.19	6,888.00	1.30

Income Statement

Period = Jul 2026-Oct 2026
Book = Accrual

		Period to Date	%	Year to Date	%
4430-11-000	Contract-Plumbing	15.91	0.01	240.91	0.05
4430-14-000	Contract-Vehicle Maintenance	1,640.15	0.53	3,656.92	0.69
4430-18-000	Contract-Alarm Monitoring	0.00	0.00	594.00	0.11
4430-20-000	Contract-Answering Service	0.00	0.00	8.66	0.00
4430-90-000	Contract-Fee For Service	0.00	0.00	91.40	0.02
4430-97-000	In-House Grounds	13,624.20	4.40	23,842.35	4.49
4430-98-000	In-House Pest Control	19,068.00	6.16	33,369.00	6.28
4439-00-000	Total Contract Costs	34,942.26	11.29	68,691.24	12.93
4499-00-000	TOTAL MAINTENACE EXPENSES	74,043.74	23.93	131,124.40	24.69
4500-00-000	GENERAL EXPENSES				
4521-00-000	Misc. Taxes/Liscenses/Insurance	0.00	0.00	885.60	0.17
4580-00-000	Security/Law Enforcement	42,643.53	13.78	75,396.87	14.20
4599-00-000	TOTAL GENERAL EXPENSES	42,643.53	13.78	76,282.47	14.36
4800-00-000	FINANCING EXPENSE				
4851-00-000	Interest Expense-Loan 1	10,766.84	3.48	18,266.38	3.44
4899-00-000	TOTAL FINANCING EXPENSES	10,766.84	3.48	18,266.38	3.44
8000-00-000	TOTAL EXPENSES	314,135.74	101.52	537,339.06	101.18
9000-00-000	NET INCOME	-4,705.43	-1.52	-6,279.79	-1.18

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 October 19, 2026 – November 13, 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, C, and D. The Relocation Coordinator, Property Management and HCV have begun relocating families back home in Delivery A. An exterior railing supply issues has paused the turnover of Delivery B, which is now expected to occur in January, 2027. Due to the delay in Greenwood Land Development providing building pad 6 to UCC a change order was requested and approved for additional time and cost. The overall site completion date has slipped from December, 2026 to April, 2027. The redevelopment and property management team are working together with families

interested in returning back to SFS along with families impacted by future public housing redevleopments. The redevelopment team continues to work closely with the property manager at 1st S to ensure that all potential impacts due to construction are communicated well in advance to residents (see progression pics below).









6th Street “Building A”



Urbancore Construction (UCC) has continued progressing on the construction of Building A. The brick walk, light box and electrical outlet box walks were recently completed and approved. The exterior brick work and the interior garage masonry are both progressing at approximately 95% completion. All of the roof top mechanical equipment has been delivered on the roof and installation is in progress. Approximately 90% of porch doors have been installed and UCC has begun installing the porch structures. The interior framing is substantially complete. The plumbing and electrical rough ins are in progress throughout the building.The project is currently behind schedule due to weather delays, unknown site constraints and site plan amendments needed but the team is working on weekends to get back on schedule. The project is currently expected to be completed in May, 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 and working to meet a bond closing in Q4 2027. We have experienced a slight delay in submitting the Westhaven demo/dispo application due to the Environmental Review. We are currently estimating the delay will add an additional 2 months to the process. The development team is engaged with PHAR, 10th and Page, the City and a third party to assist with documenting and preserving history before and during the redevelopment process.
  - 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 submitted a 4% non- competitive appliocation 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 forth unit at Michie Drive was completed on 11/2/26. This unit took longer than expected due to staff turnoever, planned vacations, and staff holidays. (see progress pictures below)
- No resident moves have been scheduled at Michie Drive for the month of November and December due to the upcoming holiday season. The crew is currently working on two units simultaneously. Doing this will help us get a better sense of construction timeline and will keep the project from slowing down as resident moves are paused. The goal is to add a second construction crew to one of the other parallel track sites in 2027.
- Resident moves will resume in January 2027.






II. Relocation

Michie Drive

- The third family at Michie Drive successfully returned to their newly remodeled unit on 11/3/26. The resident walked the new unit and the hotel unit with the Property Manager and the Relocation Coordinator.
- We have temporarily paused resident moves for the year and will resume in early 2027. This will be our fourth family to move. The Relocation Coordinator will continue to remain engaged with the movers, property management, and residents throughout winter construction.
- 2023 A - As always, between each move the hotel 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 in the hotel unit upon move in, and they have the option to take those items with them to their permanent residence. Any left over bedding and linen is discarded during cleaning.

South First Street Phase 2 “Delivery A”

- Relocation moves started on 11/3 and will continue until all confirmed families in Delivery A have moved. To date, five relocated families have successfully moved into their brand new home.
- Each family has the option to “self-move” or have professional moving services provided to them at the expense of CRHA. Cville Movers has been contracted to assist with the moves.
- Families who were originally a resident of the old South First Street have the option to return to the site at any time until full construction is complete, as long as there is a unit available and the resident is in good standing. Relocation moves are determined based on unit size availability.
- The Redevelopment team continues to work with property management and HCV to confirm inspections and move in approval before scheduling the moves. Once approved a moving date is set for each family.

III. HCV Homeownership

- The HCV Homeownership Program has remained quiet for the last two months with no new participants identified.
- The HCV office continues to refer interested HCV recipients to the homeownership program. Housing prices in our area along with higher interest rates 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- October 16-November 12, 2026
Prepared by Brandon Collins on November 12, 2026
This report covers activities 10/16-11/12/26 with a report on October resident engagement.

In this reporting period I have been busy conducting outreach on all sites and holding planners and update meetings. my annual evaluation and goals setting, and a large push on activities associated with historical memory, especially pertaining to Westhaven.
A brief list of duties performed:

- Check Ins w/ Development Mgr. weekly
- Check In with Development Manager and Executive Director
- Westhaven Design Team Meetings
- Check In w/ Betsy R.
- VDHR Check In mtg w Partners, information gathering and follow up
- Redevelopment Committee Meeting, Minutes, and E-mail Update
- Board Report
- Annual Employee Evaluation
- Newsletter and PDF version
- History blurb for CRHA newsletter
- History Scanning/Processing/Updating
- History Coordination with Volunteers
- Art Placement Hardware Research
- S 1st St Artwork Finalizing
- S 1st St. Mural Outreach
- Mural Check-In Meeting
- 6th St Past Input on Branding Summary
- Westhaven Past Input Interiors Summary
- Parallel Track Mtgs Madison, Michie & Riverside, prep, outreach
- S 1st St Resident Update Meeting, prep, outreach
- 6th St Resident Planners x 2 prep, outreach
- Westhaven Planners x 2, outreach, prep
- Westhaven LV Collective/WSS Resident Planning Session outreach and support.
- Westhaven Youth Session
- CRHA Trunk or Treat
- I-solved University Trainings: Harassment, Bullying, Conflict Resolution, Work Place Violence
- Ninjio Cyber Security Training

Resident Engagement Content and Topics- October 16-November 12, 2026

Westhaven: The Resident Planners Group met twice in this period and held the first meeting with Water Street Studio devoted to the LV Collective Property. Resident Planners conducted a review and practiced use of Zoom Polling and received a report back on the Small Group Art and Memory projects, offering additional insight. Resident Planners began work with Pye Interiors on the first steps and themes for interior design. The meeting concerning LV Collective was conducted by Water Street Studio and involved an overview of the site, some limitations, and interactive activities around precedent images. We held a Youth Session and began work with the kids taking pictures of existing conditions, potentially to be used as artwork. Moving through the end of the year residents will be visiting the sawmilling site, working through an interior design process with Pye Interiors, discussing outdoor features for Phase 1, and holding another meeting about LV Collective's property. We hope to have an end year celebration after the planning meeting on December 10.

South First Street: Resident Planning is coming to a close (for now). We held an Update Meeting to report on progress including lease up of delivery A, and the plan for installing artwork and the mural (with community paint days!). Construction updates will continue through the duration of the project, with some planning meetings held as needed. Resident assistants will support the mural installation effort, and community paint days will be held on December 5th and 12th.

Sixth Street: Resident Planners again met twice in this reporting period. Both meetings were devoted to working through a "branding" (naming) process and selecting signage. We will be holding additional meetings this winter off-site and virtually to meet with UVA Health again, and evaluate play equipment.

Parallel Track: The Madison, Michie, and Riverside Planners Groups all met in this period. Residents received updates on renovations progress, evaluated ideas for porch canopies/awnings, and discussed potential future projects and priorities in anticipation of developing the upcoming 5 Year Capital Fund Action Plan. Riverside residents discussed the upcoming relocation of the CAT bus stop. Residents will meet in the coming weeks to conduct a walkthrough of a recently renovated unit at Michie Drive and discuss the CFP. Moving through winter CRHA will be polling and gathering information to help prioritize items on the CFP.

A quick look at October engagement:

Oct-26	OCT mtg individs unique	OCT # of meetings	OCT one on ones	OCT note/other
S 1st St	9	1	10	
6th St	6	2	10	
Westhaven	34	2	47	Does not include small group or youth sessions
Parallel Track	21	3	19	
TOTAL	**70**	**8**	**86**	

- Westhaven Small History Group: 5 residents
- Westhaven Youth Session/Tree Walk: 17 Youth
- Monthly e-mail newsletter: 62 residents.



S. 1st Street Indoor Mural Design



View of Hardy Drive at Completion but Before Lease-Up Oct. 19, 1964

CHARLOTTESVILLE REDEVELOPMENT & HOUSING AUTHORITY

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Residents *FIRST*!

CRHA Redevelopment Committee
3:00 pm, Thursday, November 5, 2026
https://zoom.us/j/9588556349

MINUTES

I. Attendees: Brandon Collins, Quentia Taylor, Emily Dreyfus, Ricco Harris, Brigid O'Rourke

II. Updates

Low attendance. Brandon agreed to send an e-mail update and quickly reviewed updates by site.

a. South First Street
Delivery A lease-up has begun! The first move was on Monday and continues.
Construction proceeding on all portions of the site- between last meeting and this, building 6 (apartment building adjacent to delivery A) has been framed. Mural installation and resident paint days are close to being scheduled, will be installed before the end of the year.

b. Sixth Street
Positive meeting with UVA Health and Residents- they will be meeting with residents again in December. An advisory committee will be established, and Jackie Martin is back on the team.
Construction proceeding- brick and siding going up quickly. Trash chute has been installed. Work on terrace to begin by the end of the month. Residents are working with Pye Interiors on a naming and branding exercise- will meet with them again next week.

c. Parallel Track
3rd Michie Drive renovation complete- taking a break from resident moves so as to not disrupt the holidays, however...Work will continue on vacants during the holidays, 2 units underway currently, so picking up speed. Will be starting to build the 5 Year Capital Plan- main driver of this will be making sure we have a clear idea of funds needed to complete the interior renovations project and then match with resident priorities.

d. Westhaven
Monthly sessions with Water Street Studio to work on the West Main connection begin today.
Residents will begin working with Pye Interiors on interior design starting next week. Historic Review triggered, we will be working through a process to meet these requirement- thankfully much of the work compatible with this has already begun.

Respectfully submitted by Brandon Collins 11/13/2026

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.