

Charlottesville Redevelopment & Housing Authority

Rental Office

1000 South First Street

Charlottesville, VA. 22902

TTY/Telephone: 711/ 434-326-4672

www.cvillerha.com

PUBLIC HOUSING PROGRAM REPORT

As of October 12, 2022:

- 7 total vacant units
- WH – 5 Vacancies
 - 3 make ready units (all other vacants waiting for turn to be completed)
 - 2 offline units – substantial rehab
- SFS – 10 offline units – Dispo/demo for redevelopment
- 6th – 0 vacancy
- Riverside – 0 Vacancy
- 105 vacant units in Crescent Halls
- 1 upcoming vacancy
- 2 new moves in (Westhaven)
- 0 vacant unit ready
- Public Housing Waiting List purge 11.19.2021 (Will be working on over the next month or so)
- 6 unlawful detainers (not rent related)
- 5 pending court date (not rent related)
- 0 pending writ
- All Units are pre-leased for either relocation or Qualified Applicant from Waitlist

Non-Public Housing – Coleman (1 vacancy)

Purchase in Progress – Montrose Property Close scheduled tentatively for 10/19/22

Current Public Housing Waiting List – 1133 Families

- 1 Bedrooms - 721 Families
- 2 Bedrooms - 194 Families
- 3 Bedrooms - 99 Families
- 4 Bedrooms - 48 Families
- 5 Bedrooms - 71 Families

2022 Rent Relief Received As of 10.12.22

United Way	\$42,240
RRP (Rent Relief Program)	\$106,594.00

Accounts Receivable (0-30 days, ending date 10.12.2022) Total: **\$28,494.40**

Property	Outstanding Balance
Houses	\$758
6 th Street	\$2914
Crescent Halls	\$0
Michie	\$3166.50
Riverside	\$3496
South First Street	\$3675
Westhaven	\$12,113.90
Madison	\$2371

Accounts Receivable (Total Unpaid Charges ending date 10.12.2022) Total: **\$52,550.24**

Property	Outstanding Balance
Houses	\$582.36
6 th Street	\$8760.36
Crescent Halls	\$0
Michie	\$2077.38
Riverside	\$3966.63
South First Street	\$12,625.08
Westhaven	\$22,998.33
Madison	\$1540.10

Accounts Receivable (Total Unpaid Charges Ending 10.12.22)

Non-Public Housing \$0

Collection Efforts

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, 14 Day Notices scheduled to be Issued

Unlawful Detainers will begin to be filed starting with the highest balances 1st.

Case Management Update:

- 2 Eligibility letters sent
- 1 Unit Offer letter sent (waiting on units to be turned and rent ready)

Pending Recertifications:

- September – (1 nonresponsive/issued 21/30/filed UD)
- October – 1 (resident non-responsive/issued 21/30/ UD to be file)
- November – 4
- December – In progress

Staff Training:

VHDA and HUD Trainings for Staff Ongoing

Furthering AFFH Training in August Completed by ALL staff.

Nelrod training webinars (2 staff members obtained certification for Public Housing Calculations)

Uniform Relocation Assistance ongoing webinars

Meetings:

- Safety Meeting (Bi-Monthly on Tuesday evening)
- Resident Services Meeting (Second Tuesday of the month)
- Redevelopment Meeting (First Thursday of the month)
- AMP Staff Meeting (weekly)
- CRHA Senior Management Meeting (Weekly)
- Relocation Assessment Team (Third Monday of the month)

Staff Update:

- Weekly team meetings are now conducted to be sure communications and expectations are clear as we move forward with the intention to continually improve how we serve our communities and keep “Residents First”.
- Bi-weekly meetings with DHS & Maintenance Supervisor to be sure communications and expectations are clear and we are unified in how we collectively serve our communities and keep “Residents First”.
- Staff continues to distribute notices as needed with needed reminders and current information.
- Staff continues to educate themselves on community resources, available and newly announced, to provide up to date information to those in need of additional assistance in various situations.
- Staff has begun and will continue education efforts as we prepare for our redevelopment and renovation efforts.
- Staff has made great strides to decrease TARS, however, we continue the efforts to collect on the and make referrals for local funds that may be available to assist residents.
- Office hours are back to normal; 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.

Relocation Update:

- Relocation Assessment Team meetings continue to be hosted on the 3rd Monday of each month.
- CRHA staff continues to meet on a regular basis as well as be available on a daily basis for and needs or questions that may arise as a result of Redevelopment
- Relocation Coordinator & LIHTC AM are collecting and processing necessary paperwork to be sent for Compliance Approval & Qualification. Files are being sent daily as residents turn in the necessary documents & 9 files have been approved to date for M/I. Key receipt date has been delayed again as of 10/10/22.
- On 8/26/22 a reminder notice was sent out to notify residents that they must be at 0 balance to relocate, however, delinquency is still high for this site among residents that plan to relocate.