

Charlottesville Redevelopment & Housing Authority

Rental Office

1000 South First Street

Charlottesville, VA. 22902

TTY/Telephone: 711/ 434-326-4672

www.cvillerha.com

CRHA Property Management

As of November 15, 2024:

- 21 - total vacant units
- WH – 12 Vacant
 - 10 not ready.
 - 1 offline unit – substantial rehab
 - 2 applicants approved (1,2,3 bedrooms (1 each)
- SFS – 2 vacant (1 rent ready for Nov 21 Move In/ Multiple applicants in process for 1 vacant)
- 6th – 18 Occupied/6 Offline/Demo-Redevelopment
- Riverside – 1 vacant (not rent ready)
- Madison – 2 vacant (not rent ready), 1 transfer from another site.
- Michie – 3 vacant (2 substantial rehab, 1 not rent ready)
- Scattered PH Sites-1 vacant
- Crescent Halls – 2 vacant (1 move in 10/24/24)
- 1 Notices to Vacate (resident being transferred under VAWA, additionally currently pursuing collections and may have some vacancy as a result.
- Public Housing Waiting List Closed 10/1/2024 due to the extremely substantial number of families on the list.
- Public Housing Waiting List purge has been completed.
- 5 unlawful detainer - (not rent related) WH (1), SFS (4),
- 5 pending court date (not rent related)
- 37 UD filed (past due rent)
- 0 pending writ

Non-Public City Housing – Coleman - no vacancy
Montrose - no vacancy.
Meridian - not rent ready
Dogwood – 10 vacant (1 offline/2 rent ready & 3 pre-leased Dec 1 Move In/ 5 not rent ready)
Harris Rd-1 vacant (rent ready)

Purchase in Progress – None currently.

Current Public Housing Waiting List – 2553 Families

- 1 Bedrooms - 1432 Families
- 2 Bedrooms - 412 Families
- 3 Bedrooms - 337 Families
- 4 Bedrooms - 206 Families
- 5 Bedrooms - 166 Families

Accounts Receivable (0-30 days, ending date 11.15.2024) Total: **\$90,531**

Property	Outstanding Balance
6 th Street	\$7,152
Crescent Halls	\$21,489
Michie	\$5,565
Riverside	\$6,127
Westhaven	\$14,156
Madison	\$1397
SFS PHASE I	\$12,907
Scattered Houses	\$500
Dogwood/Coleman/Montrose (Non -Subsidized City Housing)	\$21,238

Accounts Receivable (Total Unpaid Charges ending date 11.15.2024) Total: **\$232,530**

Property	Outstanding Balance
6 th Street	\$17,573
Crescent Halls	\$47,194
Michie	\$6,096
Riverside	\$26,116
Westhaven	\$24,898
Madison	\$3086
SFS Phase I	\$43,052
Scattered Houses	\$1,748
Dogwood/Coleman/Montrose (Non-Subsidized City Housing)	\$62,767

NOTE: Ledger/Account reconciliation continues so some numbers may be slightly different.

- Pending currently filed in court \$93,684.80 through October 2024

Collection Efforts

We continue to encourage residents to apply for local funding that may be available. Rent Statements go out around the 24th of the month, 14 Day Non-Payment Issued, Meetings as requested, Unlawful Detainers filed monthly as needed.

Case Management Update:

- 16 Eligibility letters sent.
- 2 Unit Offer letter sent (1 Lease briefing scheduled for 11/18/2024/1 pending return of background check)

Pending Recertifications:

- The process of catching up on overdue recertifications is steady and we anticipate all being completed by the end of the year. Letters go out on the 1st day of each month.

Staff Training:

- AHMA-Conference & Industry updates 11/19-20
- Fair Housing Training is in the process of being scheduled for the entire Property Management Team.
- 3 staff members have obtained certifications for HOTMA.

Meetings:

- Safety Meeting (Once a month on 2nd Wednesday)
- Team/Compliance Meeting (Once/Twice a month based on needs)
- One on one compliance training regularly (weekly)
- Eviction Diversion Meetings (Once a month collaborative between Property Management & Resident Services)

Staff Update:

- 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 continues 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.