



Thomas Jefferson
Planning District Commission

CENTRAL VIRGINIA REGIONAL HOUSING PARTNERSHIP

YEAR OF REPORT
2025

Executive Summary

Letter from Chair

Background

Full Body Meeting Overview

Partnership Analysis

2025 Regional Housing Summit

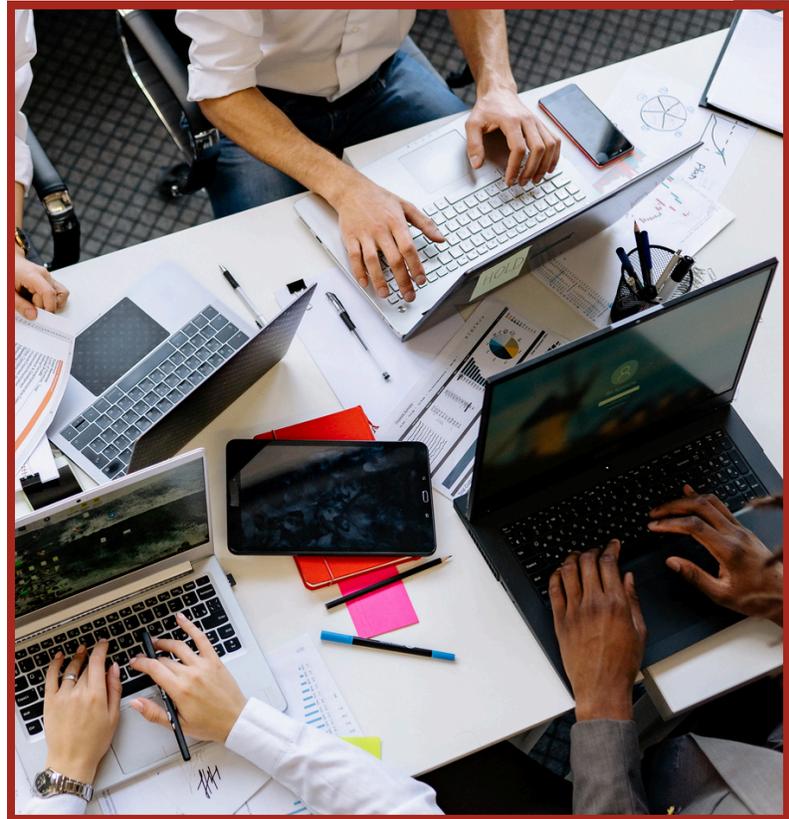
Looking Ahead

7.28.2025

Executive Summary

The 2025 Annual Report of the Central Virginia Regional Housing Partnership (CVRHP) highlights a year of meaningful progress, strategic collaboration, and strengthened regional leadership on housing issues. Key accomplishments include hosting a majorly successful Regional Housing Summit, advancing stakeholder engagement through the revitalized Speaker Series, and launching powerful tools like the Regional Housing Dashboard and the Central Housing Hub to centralize and communicate housing data more effectively.

As the CVRHP continues to evolve, it remains committed to equipping housing stakeholders with relevant resources, amplifying regional collaboration, and developing actionable strategies that move Central Virginia from crisis toward equitable housing solutions.



Central Virginia
Regional Housing Partnership



Letter From Chair: Ned Gallaway

Dear Friends and Residents alike,

It excites and motivates me to not only assist in efforts making housing more affordable but witness all of the amazing work happening across our region. In my role as Chair of the Regional Housing Partnership, I have the privilege of engaging with a broad and diverse network of housing stakeholders—from nonprofit leaders and private sector professionals to elected officials and community members. These interactions constantly reinforce a fundamental truth: housing is not just a policy issue—it's a shared human need. Everyone deserves a safe, stable place to call home.

Many of these valuable conversations take place during our Regional Housing Partnership meetings, which continue to serve as a vital platform for cross-sector collaboration. The Partnership brings people together with a unified purpose: to educate, inform, and inspire action. By creating space for dialogue and alignment, we help shape and support best practices that move us toward a more inclusive and affordable regional housing landscape. The ongoing dedication of our members and the work of the Partnership itself speak volumes about our collective commitment. Together, we are building more than housing—we are building the foundation for stronger, more equitable communities across Central Virginia.

Sincerely,

Ned Gallaway

Chair of the Central Virginia Regional Housing Partnership

CVRHP Background

Mission

The Regional Housing Partnership (RHP) serves as an official advisory board, created by the Thomas Jefferson Planning District Commission, in partnership with the public, private, nonprofit, and citizen stakeholders. Composed of an overarching consortium of housing interests, the Partnership enhances regional coordination and effectiveness to address the housing needs of the Thomas Jefferson Planning District's region, with a focus on housing production, diversity, accessibility, cost, location, design, and increasing stability for the region's residents.

Composition

The CVRHP is composed of three advisory bodies that each center around the same goals - the General Body, the Executive Committee, and Advisory Committee. There currently are twenty-five (25) eligible stakeholders from the public, private, nonprofit, and citizen sectors in the City of Charlottesville, Albemarle County, Greene County, Nelson County, Fluvanna County, and Louisa County.

FULL BODY MEETING OVERVIEW

MARCH 27TH, 2024

Virginia Housing Report Highlights:

Ruth Emerick shared insights from Virginia Housing's report on "Housing as an Economic Development Strategy." The key takeaway emphasized aligning housing and economic development planning and increasing collaboration among stakeholders.

Regional Economic Development Plan:

A comprehensive regional plan developed with the Rapidan Commission was presented. It includes unified strategies for economic prosperity, workforce trends, job sector analysis, and infrastructure vulnerabilities. A draft of the plan was made available for public comment.

JUNE 26TH, 2024

The FY25 operating budget was presented with a total revenue and expenditure of \$50,000:

Key allocations include:
Salaries: \$17,065
Fringe: \$4,384
Overhead: \$9,751
Contractual: \$9,000
Professional Development: \$5,040
Travel-Vehicle: \$800

This budget reflects a strategic allocation of resources to support personnel, contractual obligations, and professional development.



FULL BODY MEETING OVERVIEW

SEPTEMBER 25TH, 2024



CAAR Foundation:

Funded by repurposed workforce housing loans originally raised by the realtor community (~\$500K). New partnership initiatives with Habitat for Humanity's Pathways Program and a forthcoming centralized online resource guide with Charlottesville Tomorrow.

Fluvanna-Louisa Housing Foundation Updates:

Understanding Eviction Nearly 70% of Fork Union's housing is over 50 years old. Many rural seniors resist leaving dilapidated homes due to community ties but lack viable alternatives. High rates of informal or hidden homelessness (e.g., living in sheds or campers) are underrepresented in data. Advocacy continues for increased local housing support, housing authorities, and community acceptance.

DECEMBER 18TH, 2024

2025 Legislative Agenda for Virginia Housing Alliance - Key Legislative Priorities:

Supply: Increase the State Housing Trust Fund to \$150 million; extend and enhance the Housing Opportunity Tax Credit; fund an incentive program for local housing policies.

Access & Stability: Establish the "5,000 Families Pilot Program" with \$80 million in funding; expand funding for the Virginia Homeless Solutions Program and the State Rental Assistance Program for individuals with intellectual and developmental disabilities.

Preservation: Support right of first refusal for subsidized multifamily housing; improve tax assessments for affordable housing properties.

The Coves at Monticello Project - William Park:

A 124-unit garden-style apartment community in Colonial Circle, Fluvanna County (92 two-bedroom units and 32 three-bedroom)

Designed as an affordable workforce housing development with income-based allocation:

- 48 units at ≤50% of Area Median Income (AMI)
- 44 units at ≤60% AMI
- 38 units at ≤70% AMI

Total projected cost: \$21 million, financed in part via 4% tax-exempt bonds and LIHTC (Low Income Housing Tax Credit)

FULL BODY MEETING OVERVIEW

MARCH 12TH, 2025

The Regional Housing Summit:

A notable point was the \$116,000 contribution toward the upcoming Housing Summit, which exceeded fundraising goals and resulted in surplus funds being returned to the RHP budget.

RHP Speaker Series:

Attendees discussed reinitiating “lunch & learn” sessions to deepen understanding of pressing issues like federal funding cuts, alternative funding models, and regional homelessness challenges. Sunshine and others proposed prioritizing sessions on immediate funding threats.

Funding and membership fee models:

Suggestions included developing sponsorship tiers, exploring regional grants, and considering member fees. Challenges of equitable fee structuring were acknowledged. Participants emphasized timing outreach to match organizations’ budget cycles.

JUNE 25TH, 2025

Housing Demographic Presentation:

To mark the return of our RHP Speaker Series, Hamilton Lombard, from UVA Weldon Cooper Center for Public Service, gave an insightful presentation - showcasing the region’s demographic and future projections.

RHP Bylaw Changes and Updates:

The RHP has made several changes to allow our members to experience more leniency and accountability. Items include: Specifying our attendance guidelines, additional alternates, and the activation of our Advisory Committee.



Partnership Analysis

◆ Website Performance

- **The Regional Review** has released seven (7) stories highlighting housing relevant news for our respective communities.
- **The Housing Dashboard** was uploaded to the website to help guide and educate users and housing enthusiast alike.



◆ Content Marketing

- **CVRHP Central Housing HUB (SharePoint)** was developed for the purpose of providing a centralized location with the intent of collecting and disseminating information to our region's housing stakeholders and experts.
- **The RHP Speakers Series** will be reactivated - hosting professionals to educate and discuss the a wide range of housing metrics.

◆ Social Media Performance

MailChimp:

This platform operates as our main channel of communication to our members.

42.5%

Open Rate

8%

Click Rate

LinkedIn:

This has been a fairly new addition to the CVRHP outreach and will continue to share and support housing initiatives - for example, the CVRHP Monthly Member Spotlight.

Facebook:

This platform is used similarly to LinkedIn - sharing recent and current housing news.

Tools and Platforms

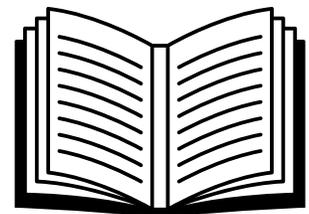
Regional Affordable Housing Dashboard



The Regional Housing Dashboard stands as a major milestone in CVRHP's commitment to regional housing equity and informed policy action. Through its robust data modules—covering tenure, affordability, and demographic equity—and its practical policy matrix, the dashboard transforms raw data into meaningful insights. Funded and implemented in partnership with the AmeriCorps VISTA Program and the Thomas Jefferson PDC, and sustained through ongoing VISTA support. It ensures continuous engagement between stakeholders and fosters strategic progress toward equitable housing outcomes across Central Virginia.

Program Resource Library

The Program Resource Library serves as a tool that not only gathers housing resources in the region but compiles them into a concise, efficient document. This resource was made possible through the partnership of the AmeriCorps VISTA Program and the Thomas Jefferson PDC.



CVRHP Central Housing Hub (SharePoint)



The creation and utilization of a SharePoint-based Central Housing Hub can transform information sharing, education, and collaboration within the Regional Housing Partnership (RHP). By serving as a centralized platform for housing-related data, resources, and communication, this tool will enhance engagement with stakeholders and strengthen relationships with local representatives and policymakers.

2025 Regional Housing Summit

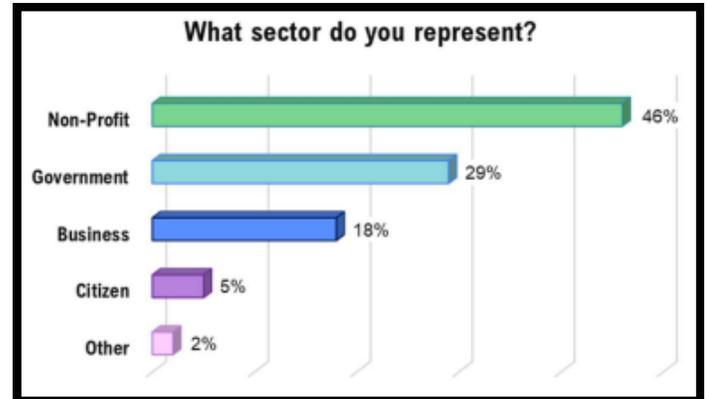
On March 13, 2025, the third annual Regional Housing Summit convened at the Omni Hotel in Charlottesville, hosted by the Central Virginia Regional Housing Partnership under the TJPDC. Building on earlier summits (2019, 2023), this year’s theme—“From Crisis to Solution”—focused on pragmatic strategies to combat the region’s housing affordability challenges.



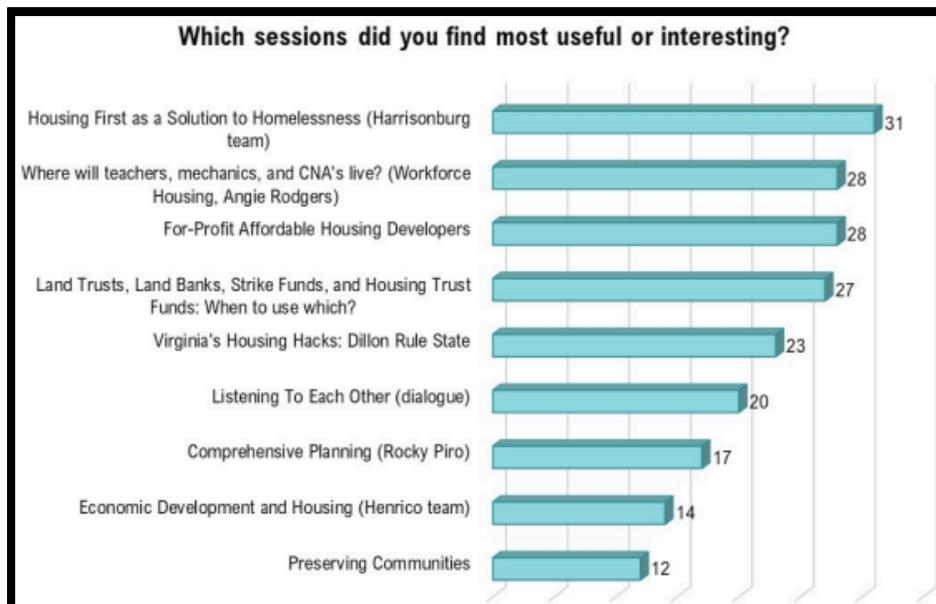
“We know what the problem is, we know what the crisis is - it’s been identified... it’s about what can we do to start solving those issues”

- Ned Gallaway, Chair, Albemarle County Supervisor

81 out of 215 participants responded to the survey after the Summit. 46% of respondents were from nonprofits, 29% from government, 18% from business, and 5% were citizens. The make-up of Summit attendees was 37% business, 26% government, 29% nonprofits, and 3% citizens.



Generous support from sponsors including Virginia Housing, Specialized Insurance, Erie Insurance, Albemarle County, Charlottesville, UVA, and 14 local businesses helped fund the summit, which carried a budget of approximately \$95,000



This summit reaffirmed CVRHP's role as a regional convener, moving from understanding housing issues to implementing real-world strategies—educating and equipping stakeholders to enact scalable solutions.

2025 TJPDC Housing Study

This study will assess the housing needs, challenges, and opportunities in Albemarle, Charlottesville, Fluvanna, Greene, Louisa, and Nelson counties. Led by consultants from **Virginia Tech's Virginia Center for Housing Research** and **Housing Forward Virginia**, the study aims to develop localized, actionable housing strategies that respond directly to the conditions and priorities of each community.

This study is a key opportunity for CVRHP members and stakeholders to ensure their voices are heard and their community's housing needs are addressed. The results will provide valuable data, identify regional and local gaps, and support targeted policy solutions aligned with CVRHP's mission.

THE PROCESS – HOW WE'LL GET THERE

Phase 1:

Needs Assessment and Market Analysis

- Data gathering
- Staff training
- Focus groups
- Stakeholder input

Phase 2:

Localized Strategy Development

- Toolkit of strategies
- Locality-specific solution development with Housing Forward Virginia

Phase 3:

Final Report and Toolkit

- Regional Summary
- Locality-specific solutions
- Action-oriented deliverables
- Consumer version

WHAT TO EXPECT IN COMING MONTHS

JUNE

Local Listening Sessions

- VCHR and HFV meet with local government staff, elected officials, and other key stakeholders
- Gather important context to inform data analysis, further engagement, and initial solution ideas

LATE SUMMER / FALL

Focus Groups

- Collect deeper insights from wide range of practitioners across the region

Data Trainings

- Train local government staff on important housing, demographic, and market data
- Build capacity for regular updates without outside assistance

LATE 2025

Literature Review

- Relevant topics and issues

Initial Needs Assessment

- Preliminary findings on housing trends, affordability challenges, etc.

Toolkit of Existing Resources

- Inventory of current strategies and funding sources

Looking Ahead

As the Central Virginia Regional Housing Partnership (CVRHP) continues its mission to strengthen regional housing efforts, several key initiatives will shape our forward momentum in the year ahead.

RHP Speaker Series

One of the most anticipated developments is the return of our Speaker Series—a platform that brings together thought leaders, policy experts, and practitioners to share insights on housing trends, projections, and funding opportunities. This revitalized series will not only support professional development and policy awareness but also serve as a cornerstone of our public engagement strategy.

RHP Advisory Committee

This will play an increasingly vital role in the coming year. Open to both existing members and nonmembers, this group will serve as a dynamic space for sharing resources, elevating local insights, and fostering collaboration across sectors without the demands of being a full member. We encourage community partners, housing advocates, and stakeholders to participate in this committee and help guide the future direction of the Partnership.

2025 Communication Strategy:

We will expand our outreach and communications efforts through multi-channel platforms, including targeted newsletters and interactive content on Facebook, LinkedIn, SharePoint, etc. This proactive approach will help ensure that timely, relevant housing information reaches a broader spectrum of stakeholders, from local officials to community members.