



# State of Homelessness: A Community Briefing

City of Charlottesville, Virginia

May 2026

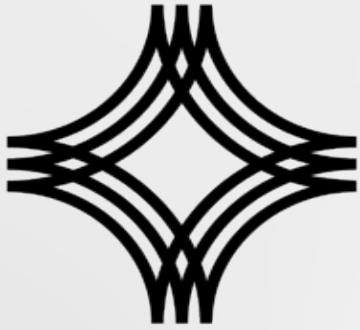
# Agenda Overview

- Introduction
- Blue Ridge Area Coalition for the Homeless (BRACH)
- PACEM
- The Haven
- The Salvation Army



# Purpose of Briefing

- Overview of local homelessness in 2026
- Trends and system performance
- Identify gaps
- Outline strategic priorities



# **Blue Ridge Area Coalition for the Homeless**

The Blue Ridge Area Coalition for the Homeless aims to make homelessness rare, brief, and nonrecurring. At BRACH, we collaborate with communities to help individuals and families achieve housing stability, financial health, and improved quality of life.

# What is a Continuum of Care (CoC) and CoC Lead Agency?

- HUD-designated system
- Coordinates housing and services funding for homeless families and individuals
- Manages regional planning
- Oversees data collection and performance

The CoC Lead Agency is the primary organization within a CoC responsible for coordinating and administering the CoC's activities, especially the annual application process to the U.S. Department of Housing and Urban Development (HUD).

# Point in Time Count

## Emergency Housing

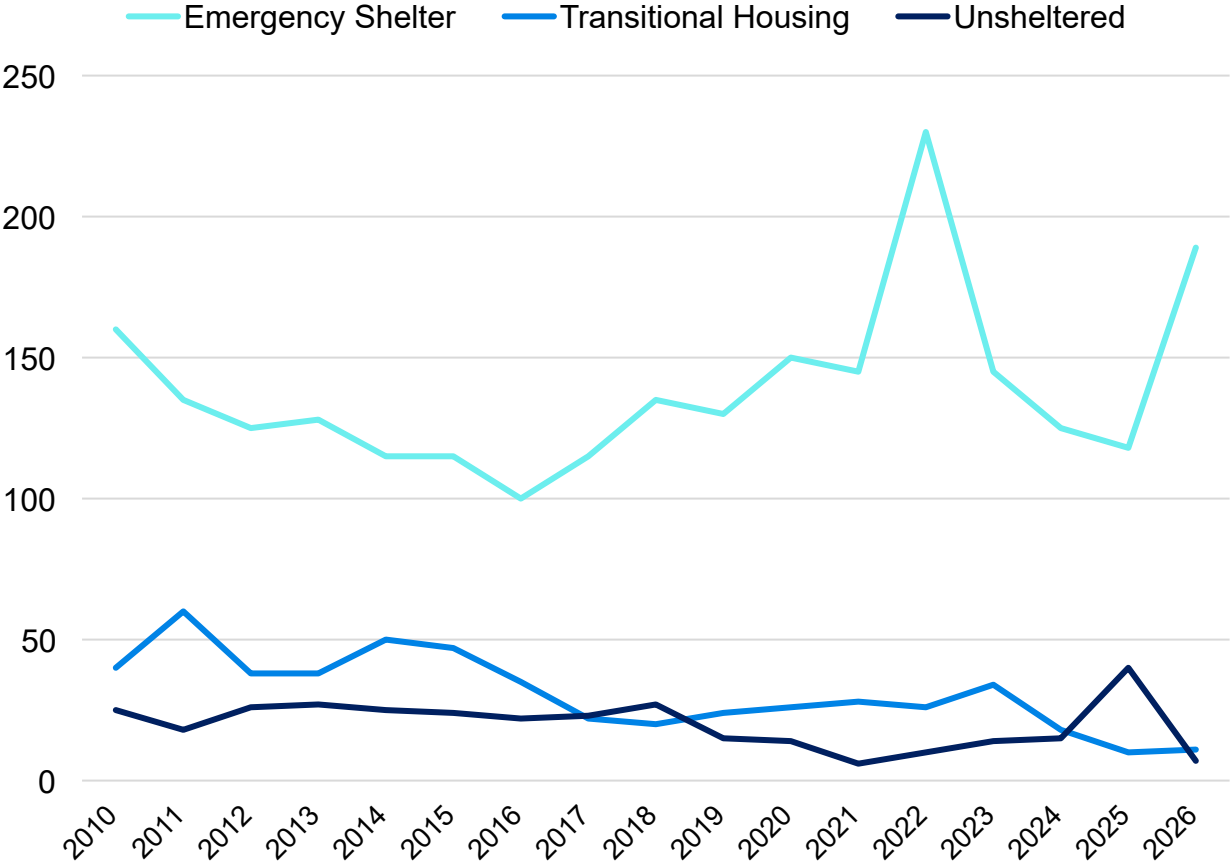
A facility that provides temporary, often overnight, housing for individuals and families experiencing homelessness.

## Transitional Housing

Designed to provide homeless individuals and families with the interim stability and support to successfully move to and maintain permanent housing.

## Unsheltered

Individuals who do not regularly access shelters or transitional housing programs, instead sleeping in places not meant for human habitation.



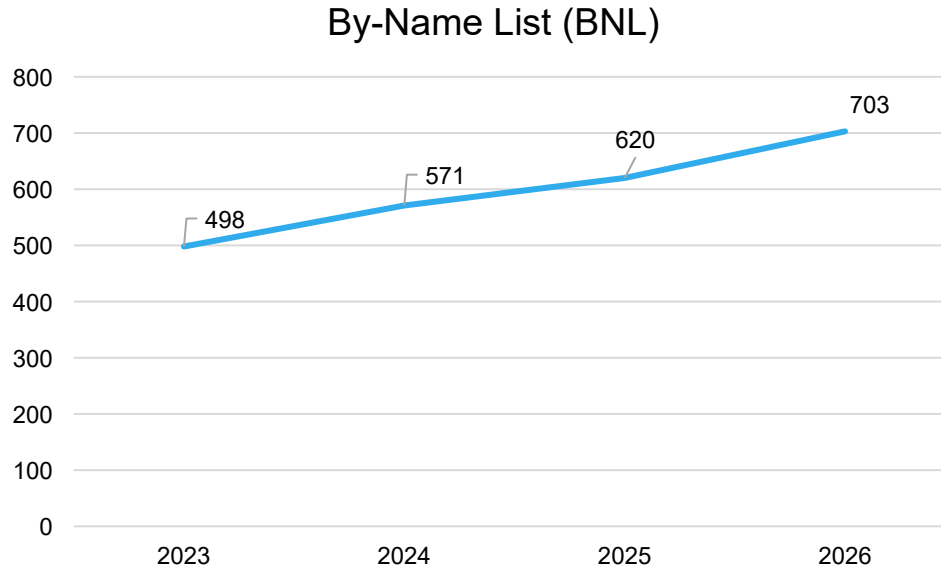
# By-Name List (BNL)

**703**

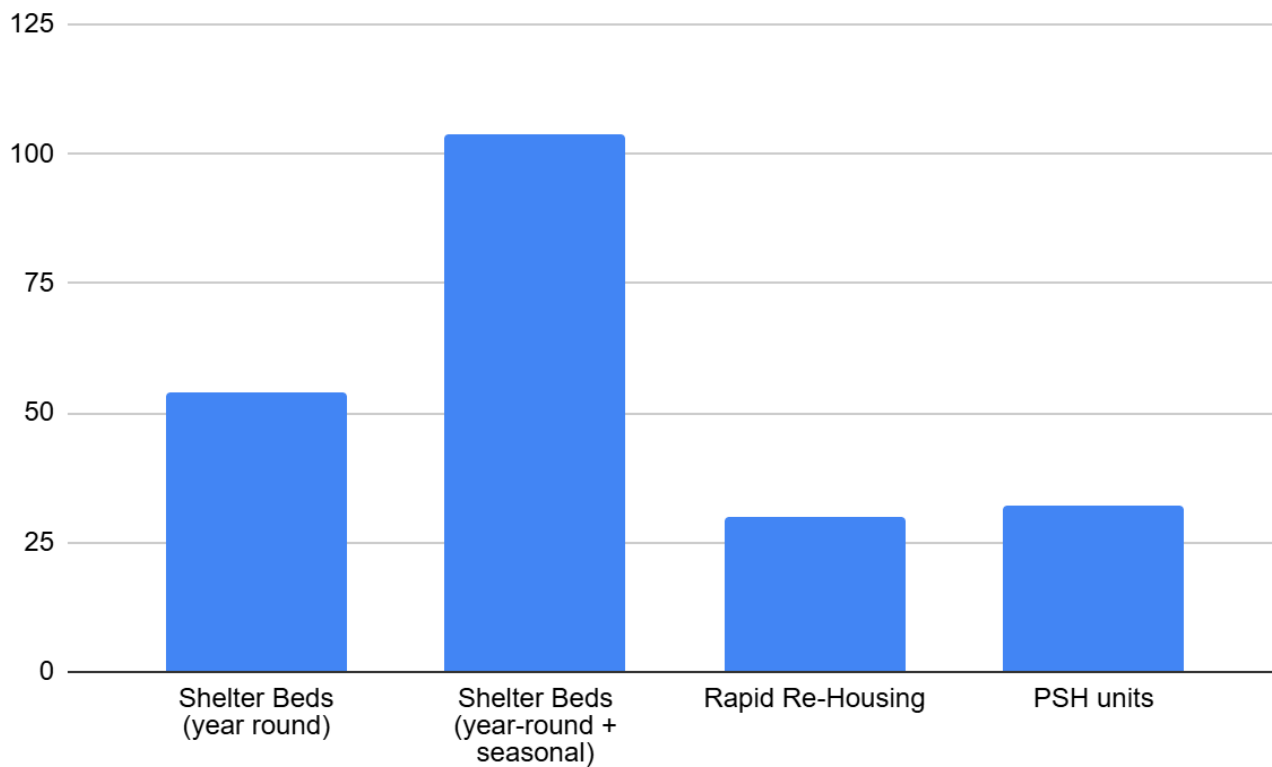
**total people over one year**  
**(up from 620, May 1, 2024— April 30, 2025)**

**333**

**documented individuals**  
**currently on BNL**

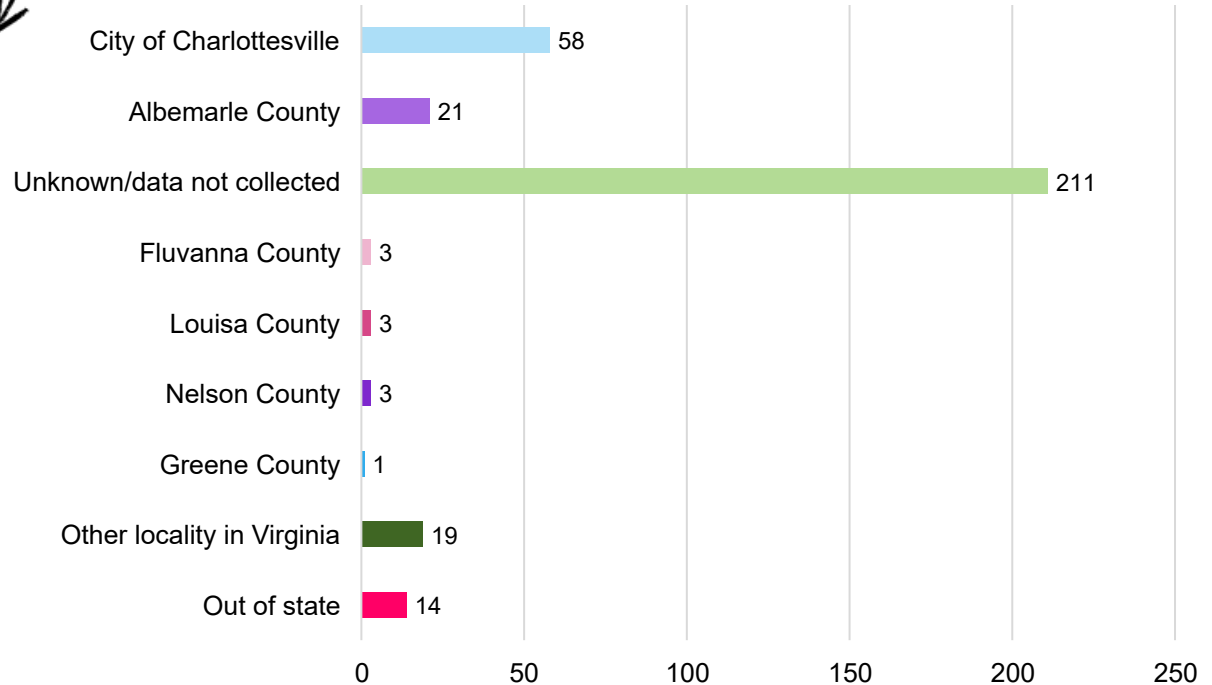


# Our CoC Inventory



# WHERE ARE OUR UNSHELTERED FROM?

90 of 333 individuals (27%) reported the locality of their last permanent address.




# Key Drivers + System Pressures

- Rising rents → Rising evictions
- Limited affordable and low-income housing
- Behavioral health gaps
- Longer shelter stays
- Aging unhoused population
- Staff burnout
- Limited landlords

# BRACH Capacity Building Investments

- Low-Barrier Shelter Work Group consultant + facilitator
- Attended NAEH three-day Leadership Summit
- BRACH + CoC strategic planning
- Professional development + training opportunities for CoC
- Hired 1 FTE (Grants and Data Manager)
- Prep for first-ever summer unsheltered PIT Count

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- *“A CoC does not cause homelessness. A CoC is responsible for what happens after. When the total count grows, the cause is almost always upstream. Rent, wages, evictions. A CoC is the last line of defense, not a faucet anyone can shut off.” - Gaither Stephens*
  - Homelessness is solvable with sustained investment
  - Partnership is critical



[www.pacemshelter.org](http://www.pacemshelter.org)  
PO Box 14 Charlottesville, VA  
22902

Since 2003, People and Congregations Engaged in Ministry (PACEM) has been alleviating the challenges of homelessness through safe shelter and compassionate service.

Guided by a Board of Directors, PACEM operates with 7 year-round staff, 27 seasonal staff, and hundreds of volunteers from congregations and community organizations.

Our services are bolstered by partnerships with AIM, Cville ID Team, Jaunt, The Haven, Region 10 CSB, The Salvation Army, and UVA Medical School.

# Our Services



## Cold Weather Shelter

Open November to April, operates from the donated spaces of congregations and community organizations to deliver nightly rest to adults experiencing homelessness.



## Secure Housing

Offers housing navigation, financial assistance for move-in, and 12 months of case management to shelter and outreach clients who move to permanent housing. Transitional housing for up to 4 women is also available through a partnership with a local church.



## Housing-Focused Case Management and Street Outreach

Shelter guests and unhoused residents are offered case management services to move to housing and connect with supportive services.



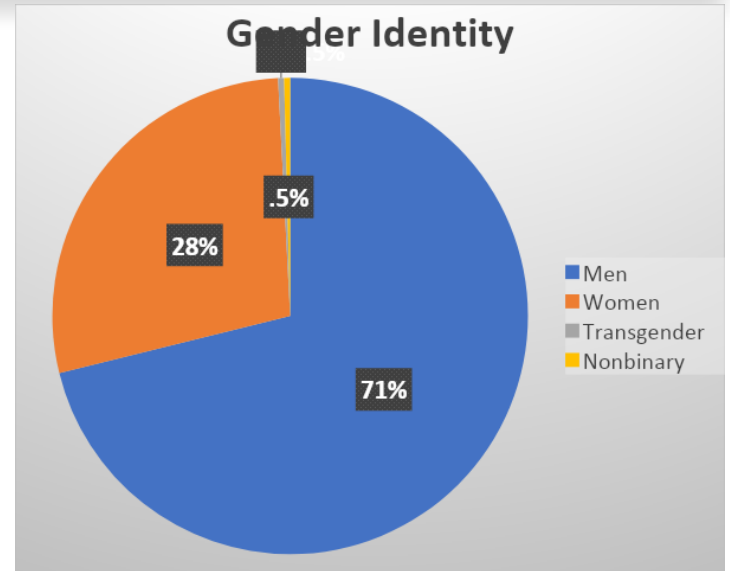
# Improvements to Cold Weather Shelter

- Staffing
    - Increased staffing and supervision
    - More diverse staff
    - Expanded staff training from 4 hours to 25 hours
    - 87% of staff are Mental Health First Aid certified
  - More transparent Policies and Procedures
  - Increased volunteer training
  - Improved inclement weather planning and response
  - Focus on Consistent Service!
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# Who accessed Cold Weather Shelter

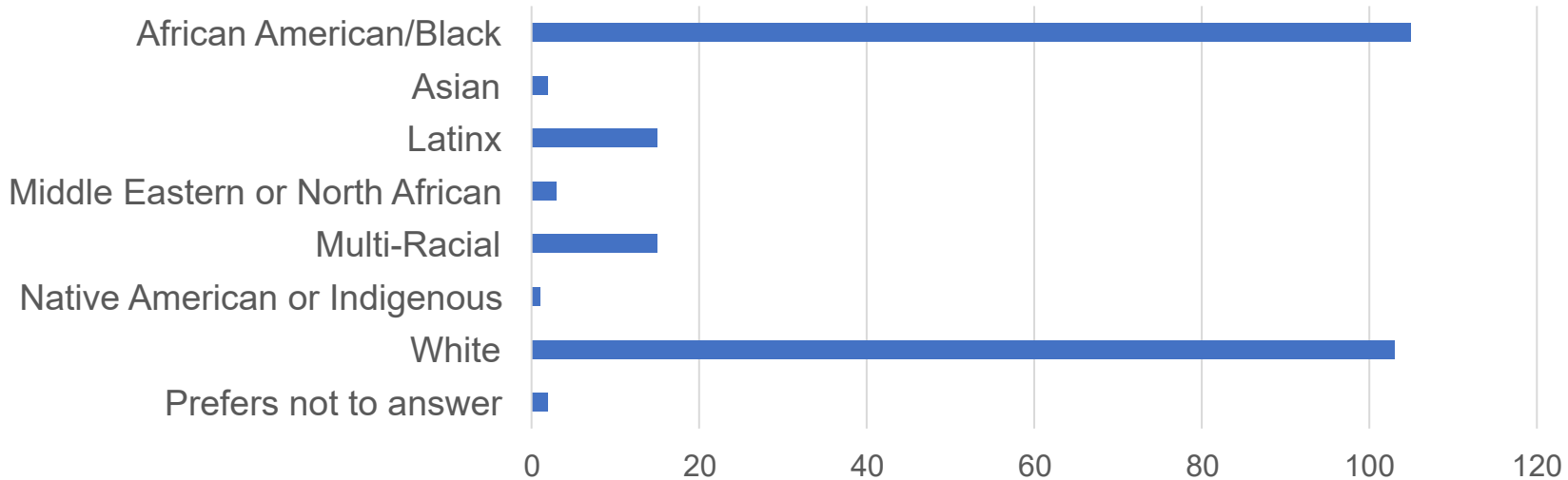
246 adults

- 30% chronically homeless
- 6.5% aged 18 – 24, no change
- 38.6% aged 55 and older. Nearly 9% increase over last year
- 42% from Charlottesville, 62% from our region, 85% from Virginia



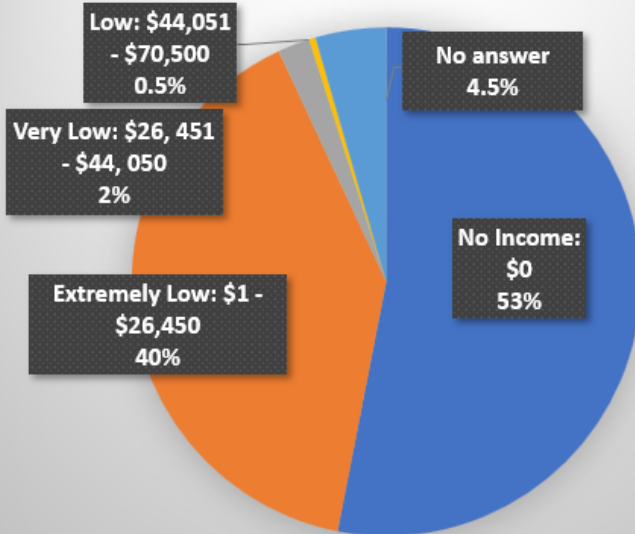
# Who accessed Cold Weather Shelter

Shelter Guests Self-reported Race and Ethnicity



# Who accessed Cold Weather Shelter

## Reported Income



## Reported Health Conditions

- 56.5% of guests report a physical, mental, developmental, chronic, and/or Substance Use Disorder condition
  - 24% report having co-occurring conditions
  - 24% of those with health conditions are aged 55+
- Most reported condition: Mental Health
- On average, ambulance called for 8 guests/month

# Guest Entries and Exits

## Where folks came from

- Homeless situation: 151
- Institution like hospital or jail: 30
- Temporary housing like a friends' place or hotel: 60
- Permanent housing like their own rental: 4
- Did not answer: 1

## Where folks moved to

- Homeless situation: 206
- Institution like hospital or jail: 5
- Temporary housing like a friends' place or hotel: 18
- Permanent housing like their own rental: 16
- Deceased: 1



# Secure Housing

- 32 participants in FY26. 20 new:
    - 7 outreach clients
    - 13 shelter guests
  - 3 participants in Transitional Housing for Women. 1 moved to permanent housing this month!
  - In FY24, majority of participants were housed using a Housing Voucher. We typically provided less than \$700 in move-in assistance.
  - In FY26, the majority moved into shared housing without a subsidy (e.g. roommate or housemate). We typically provide \$1500 in move-in assistance.
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www.pacemshelter.org  
PO Box 14 Charlottesville, VA  
22902

Questions or Comments? Contact:

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[ed@pacemshelter.org](mailto:ed@pacemshelter.org)



# The Haven



The Haven provides a **safe and welcoming space** for people experiencing homelessness and poverty, supporting individuals and families as they pursue stability through **connections to resources** and **creative housing interventions**



# Day Shelter Stats

April 1, 2025 through March 30, 2026 (1 year)

Total visits to the day shelter	25,792
Unique guests	433
Meals served	25,557



regionten



jml.org

# Reach In Services

The Haven provides a safe and welcoming space for people experiencing homelessness and poverty, supporting individuals and families as they pursue stability through **connections to resources** and creative housing solutions.

# Homeless Information Line (HIL)

Phone-base triage for community members who are experiencing a housing crisis

Consists of a brief interview process and referral to community resources

If the community member is currently experiencing homelessness or at imminent risk (14 days or less) of becoming homeless, they will be scheduled for a CES Eligibility

Screening 

# Coordinated Entry System (CES) Eligibility Screening

45 minute interview process to gather details about the community member's housing crisis and demographic information

Eligible households are referred to Homelessness Prevention or added to the By Name List (BNL)

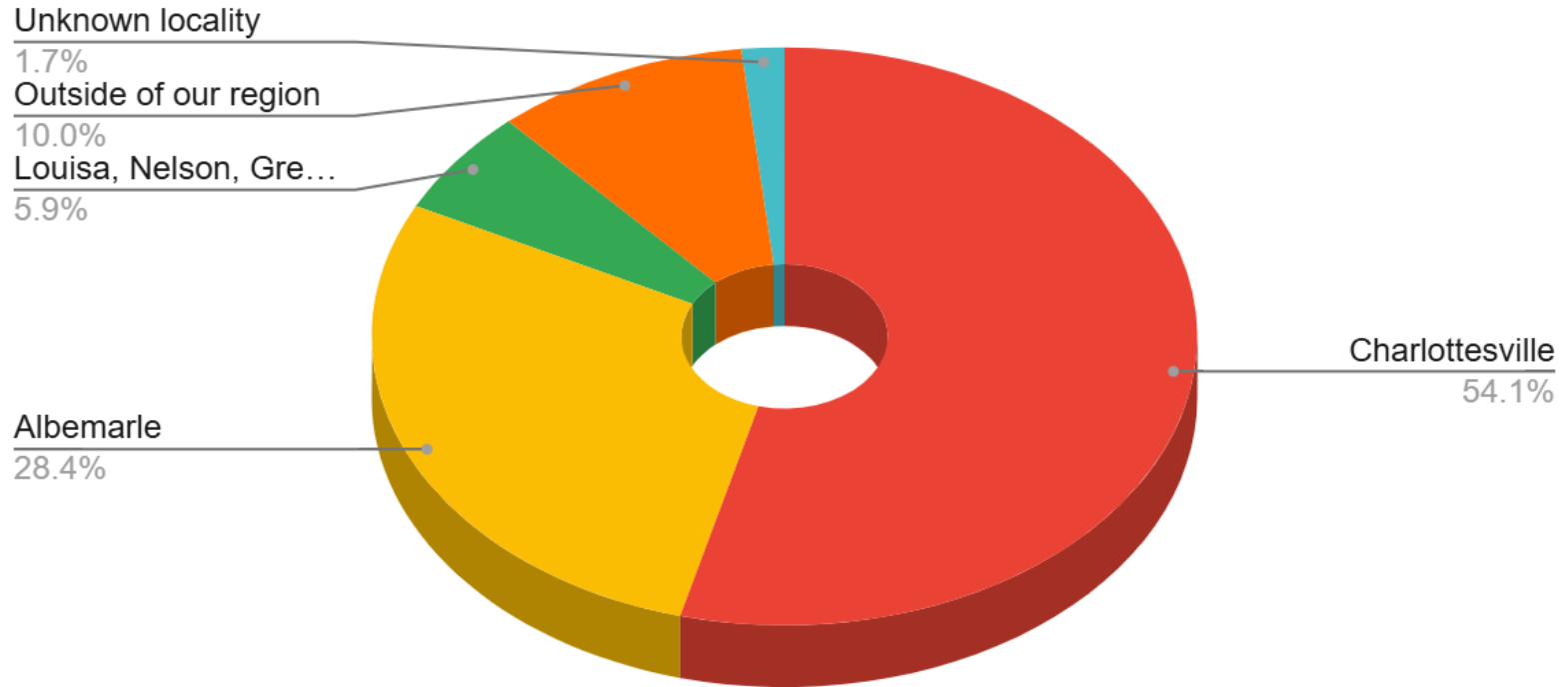
Referrals to a variety of housing subsidy programs (Rapid Rehousing, Permanent Supportive Housing, Housing Vouchers) are drawn from the BNL.

# CES / HIL Stats

April 1, 2025 through March 30, 2026 (1 year)

Number of HIL calls received	6,063
CES Eligibility appointments conducted	713

# CES Eligibility Appointments by Client Location



DIVERSION



Haven Housing Fund



## Housing Services

The Haven provides a safe and welcoming space for people experiencing homelessness and poverty, supporting individuals and families as they pursue stability through connections to resources and **creative housing solutions**.

# Haven Housing Programs

- **Homeless Prevention:** provides financial assistance for housing costs (up to \$3,500) for people who are going to lose their rental unit within 14 days and have no other resources
- **The Laura DeLapp Haven Housing Fund:** provides financial assistance for housing costs to people who are homeless, or are about to become homeless, when no other resources are available and one-time support can be reasonably expected to prevent or end their experience of homelessness
- **Rapid Re-Housing:** provides financial assistance for housing costs and case management support for people who are literally homeless. Households are prioritized and selected from the By-Name List

# Housing Program Stats

April 1, 2025 through March 30, 2026 (1 year)

<b>Program</b>	<b>Community members served</b>
Homelessness Prevention	106
Laura DeLapp Haven Housing Fund Prevention	90
<i>Total Prevented from entering homelessness:</i>	<i>196</i>
Rapid Re-housing (RRH)	41
Laura DeLapp Haven Housing Fund RRH	37
<i>Total Exited homelessness through RRH:</i>	<i>78</i>
<b><i>Total served by housing programs:</i></b>	<b><i>274</i></b>

# 2025-2026 Cold-Weather Emergency Hotel Sheltering

With funding from the City of Charlottesville, Albemarle County, and over 700 local donors, BRACH, The Cville Care Bears and The Haven provided emergency shelter, food, and support for 109 unsheltered community members for 18 days in late January into early February.



The  
Haven



*Questions?*



**The Salvation Army, in Charlottesville since 1912**, provides a variety of programs and services that help individuals and families thrive. The Army employs a holistic approach to provide shelter, hunger relief, emergency financial assistance, clothing, personal hygiene items, and case management to address physical, emotional, and spiritual needs.

# The Salvation Army's Programs & Service Continuum



## Preventing Homelessness

Utility bill assistance	Referrals to other partners in service
Food pantry	Case management
Hygiene closet	Community dining room

## Sheltering the Unhoused

Shelter for single men and women
Family shelter
Case management

# Service Data Points

FY2025 (10/1/2024 - 9/30/25)

**6,755 individuals served**

## Feeding the Hungry



**51,036** prepared meals served from the community dining room

**Breakfast & Dinner** – ALL are welcome

**Lunch** – shelter guests

**1,367** food boxes distributed

**63,562 lbs.** of distributed food received from Blue Ridge Area Food Bank

## Sheltering the Unhoused

**840** individual men & women served

**103** shelter guests exited homelessness

## Preventing Homelessness

**875** households received utility bill assistance

**5,915** individuals served by the emergency services team



**On average 50 calls per day seeking assistance**

**15**

**Shelter**

Calls seeking shelter

**15**

**Partner  
Referrals**

Calls referred to a  
partner in service

**20**

**Utility & Food**

Calls seeking utility,  
food pantry, or  
hygiene closet  
assistance

# Program-based shelter



## Who can access shelter?

Anyone ready to exit homelessness. Guests stay for 21 days, meeting with a case manager within 48 hours to make a plan to exit homelessness. Guests are empowered and supported in their efforts to work their plan. Guests working their plan can stay past the initial 21 days.

## What's the goal?

Exit homelessness with sustainable housing and employment or other stable income source.

## We don't work in a vacuum. Partners include:

Pacem, the Haven, BRACH, Region 10, UVA Health, Oxford House, Bank of America, NA/AA

# Center of Hope Update

Capital Campaign Goal

**\$28  
million**

Committed as of  
4/24/26

**59%**



Anticipate City  
approved site plan by  
February 2027

**Value Engineering  
process underway to  
maintain/reduce  
construction costs**

## Use of funds

Construction  
**\$22,000,000**

Furnishings, fixtures, & equipment  
**\$2,200,000**

Endowment  
**\$2,200,000**

Contingency  
**\$1,600,000**