



**CRHA Deputy ED Report
For November 27, 2023, Board of Commissioners Meeting
Prepared by Kathleen Glenn-Matthews on 11/20/2023**

I. Resident Services

- A. Housing Stability-** staff continue to assist residents hands-on or with referrals with paperwork and connection to any housing assistance programs of which most funding has now been exhausted. Staff have conducted outreach at all sites this month.
- B. Family Self Sufficiency-** Please see attached report.
- C. Workforce Development/Economic Opportunity/Section 3.**
 - 1. Our Resident Services team has been conducting outreach at all sites. During these visits they are door knocking and reaching to public housing residents about opportunities to enroll in: FSS and job training opportunities. Part of this outreach also involves listening to family needs and challenges staff might be able to offer them a referral for to help overcome barriers to employment.
 - 2. Staff are setting up a series of meeting with PVCC, CATEC, N2W, the city and others regarding training programs and possible MOUs. Please see the attached report.
- D. Community Engagement for Redevelopment and Modernization**
 - 1. Please see attached reports for Redevelopment.
 - 2. We had a great response to our presentation at the Virginia Governor's Housing Conference last week. Joy Johnson and Audrey Oliver took a deeper dive into our topic: **Meaningful Participatory Engagement** Equity in affordable housing planning often involves not doing things the easy way or following the usual process with development. It involves constantly checking to make sure everyone has the information and tools they need to make it to the table to share their thoughts and truly participate. The panel also included a presenter from VCU and AHC in NOVA and was moderated by DHCD.
- E. Self-Determined Community Programs**
 - 1. Our Resident Services Coordinator staffs the Resident Services Committee the second Tuesday of every month at 1pm. The committee works with residents and community partners to coordinate programs and services requested by and for CRHA residents. The group focus is on programs that serve to enhance the wellbeing and quality of life in our communities. CRHA's new Grants and Development Coordinator will be attending these meetings to hear feedback and needs. This committee plans to start coordinating meetings with more in person options as well as making sure the local groups residents want at the table are there such as the CPD.
 - 2. The subcommittee of this group for Neighborhood Crisis Intervention planning has been on hold as the group is eager to get a seat at the table for community members to discuss design of the local Marcus Alert. Conversations will begin soon to re-boot the group to focus more on community outreach after an event vs primarily on first responders.
 - 3. 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.
 - 4. Continue to meet quarterly with Westhaven CARES Center Steering Committee



5. Continue to meet as needed with Crescent Halls and South First Street residents to discuss what services they would like to have in their communities and make connections with providers.
6. Resident Services staff will continue setting days during the month to have outreach at rotating sites.

II. Grants/Development: Please see attached report.

III. Emergency Operating Plan Draft- This process should get back up and running the first quarter of 2024. Continue work on preparing emergency plans or disaster response plans to prepare staff and tenant households for emergencies.

- A. We will continue to reach out to the City to see if we can partner with their process.
- B. Will continue to have some changes over the next year to accommodate redevelopment with final draft to be reviewed by Fire Chief. Then will be going to either Maintenance and or Safety Committee
- C. Once finalized, annual trainings and reevaluations of the plan will be put in place for staff and residents.
- D. Discussed exploring partnerships or sponsorships with local groups for resident training and assistance with emergency kits.

IV. Strategic Planning: CRHA has begun it's Strategic Planning Process with Spark Mill which is funded with a Tier I VA Housing Grant. The consultant will be reaching out to some key stakeholders, meeting with staff and the board over coming months. Following this will be some community sessions.

V. Annual/Five Year Plan(s)

- A. The draft for the FY 2024- 2025 Annual Plan and FY 2024- 2029 Five Year Plan was posted on October 30, 2023. This plan includes a revised Mission and Vision statement that was drafted by the board on 10/12/23 at their work session. Please see the attached calendar of public meetings.

V. Partnership Engagement

- A. Continue to have the opportunity to serve on PHAR Advisory Council.
- B. Attend regular PHAR and CRHA team meetings and PHAR resident and youth meetings.
- C. Continue to serve on the Advisory Team for PHAR's Residents for Respectful Research "R3".
- D. Continue to attend regular CHAACH meetings with other local housing providers and work on projects to benefit low-income community.
- E. Continue with regular PMT and bi-weekly meetings with Office of Community Solutions.
- F. Continue to attend local Service Provider Council
- G. Continue to be part of Local Food Justice Network
- H. Quarterly Strategic Partnership Meetings with Piedmont Area Workforce
- I. Monthly Housing Director's Meeting with TJPDC
- J. Continue to be very involved in supporting conversation around support of residents.
- K. Continue meeting with Blue Ridge Action Hunger Coalition

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.



NOVEMBER 2023-MONTHLY REPORT

PREPARED BY ZOE PARAKUO- FAMILY SELF-SUFFICIENCY COORDINATOR

HCV PARTICIPANTS

Employment

Education/Training

Number of Program Participants:15

Enrolled in GED/ESL: 0

Employed: 11

Enrolled in Continuing Ed: 5

Unemployed/Furlough: 4

Started this month: 0

Medical Leave/Disability: 0

PROGRAM HIGHLIGHTS (October 17th to November 20th, 2023)

The Family Self-Sufficiency Program (FSS) continues to make strides in empowering families to attain financial independence and stability. During this reporting period, the FSS program actively engaged with various stakeholders and partners to enhance the services provided to our participants. This report highlights the key activities and collaborations undertaken during the month.

1. Participant Meetings:

The Family Self-Sufficiency (FSS) Coordinator continued to meet with the participants on a monthly basis in person at the office and at home visits when needed. The monthly meetings for the family self-sufficiency program participants set goals, track progress, and provide resources as needed.

2. FSS Participants

The FSS Coordinator continued to meet with FSS prospects in efforts to recruit new FSS participants in public housing. Currently, there are 16 individuals in public housing who are waiting to enroll in the program.

FSS Newsletter

In line with enhancing communication and engagement, the FSS program sent a newsletter during this reporting period. The newsletter served as a platform to provide information and updates on upcoming events and opportunities.

3. FSS Partner Meetings:

1. BRHD(Blue Ridge Health District) Kickoff Event:

The FSS Coordinator and resident services staff attended the BRHD kick-off event and networked with the local community resource providers.

2. Annual Virginia Governors Conference:

FSS Coordinator, along with CRHA, attended the Annual Governors Conference.



CRHA Section 3 and Resident Services Report
For November 20, 2023, Board of Commissioner's Meeting
Prepared by Joy Johnson 11/20/2023

I. Partnership Engagement:

- A. Attend Weekly PHAR and CRHA team meetings
- B. Continue with PMT
- C. Quarterly Strategic Partnership Meetings with Piedmont Area Workforce
- D. Continue to meet regularly with Food Justice Network

II. Section 3:

A. Database

Number of individuals currently in databank:	<u>219</u>
Number of Individuals Served this month:	<u>1</u>
Number currently providing supports for in employment	<u>1</u>
Number newly employed this month and where:	<u>0</u>
Number of CRHA Section 3 workers	<u>1</u>
Number newly attending training this month	<u>0</u>

B. Other Activities:

- 1. Continuously working with PVCC to help get residents and Employees into technical trainings
- 2. Still working with Network 2 work on a new MOU
- 3. Continue pursuing opportunities for resident trainings, funding and supports to overcome barriers to employment.

III. Resident Services:

- A. Number of Individuals Served to date: 1,491
- B. Number of individuals assisted this month: 56
- C. Staff Resident Services Committee: These meetings are on the second Tuesday of every month at 1pm.
- D. Continue to serve on Region Ten's Community Based Recovery and Support Advisory Team
- E. Continue to meet quarterly with West Haven Clinic Steering Committee
- F. Continue to attend regular CRHA Safety Committee meetings, Board of Commissioners Meeting

IV. Community Engagement:

Last month we met with several education institutions here in the Charlottesville area, our hopes are to partner up with all organizations to help meet all our residents' goals for furthering their education. We have decided to start off with a soft skill training for all residents before they enter back into the working field. Training is expected to start in January so we would like to welcome back all the organizations to help with signing up residents for classes.

CHARLOTTESVILLE REDEVELOPMENT & HOUSING AUTHORITY “CRHA”

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Katrina Beitz – Grants and Development Coordinator BOC Report 11/17/23

Resident Services

- Housing Operations and Program Support (HOPS) Grant – submitted on 10/27/23
 - o Request made for \$150,000 for operational funding of Resident Services
- Vibrant Communities Grant – submitted on 10/26/23
 - o This grant is a long-shot but centered the narrative around the need for funds for a 15-passenger van to expand current resident services; additional ask for funds to support a Youth Coordinator position to run afterschool programs and provide transportation for programs at partner orgs
 - o Request made for \$137,000
- Resident Opportunity and Self-Sufficiency Service Coordinator (ROSS-SC) Grant from HUD – preparing (due 12/18/23)
 - o Provides funds for a service coordinator to assist residents in over self-sufficiency
 - o Our application to focus primarily on services for Crescent Halls residents
 - o Meeting with Comprehensive Grants Management—they will write and complete the application
 - Provided CGM with appropriate materials to support grant
 - o In-kind letters to be sent to external organizations to show in-kind services to make up required matching funds for grant qualification
 - o Needs Assessment surveys are currently underway—specifically targeting Crescent Halls and asking residents to complete surveys during Thanksgiving event
 - o Will request max amount of \$272,250
- AmeriCorps VISTA Program – preparing (due 12/4/23)
 - o Attended information center regarding the VISTA program that Virginia Housing runs—they have three slots open for new sites this year
 - o VISTA application to focus on Economic Opportunity Program development
 - Organization, research, program development, data collection, and SOPs for programming
 - o If we receive this grant, we plan to target recruitment toward local residents since AmeriCorps provides very little in the way of a living stipend
 - o Three-year project with potential for VISTA to re-up with us or for a new VISTA to be placed if our project is accepted; our share of support for the VISTA is \$9k
- CACF Solidarity Grant – pending meeting (rolling)
 - o Met with Mr. Sales, Ms. Glenn-Matthews, Ms. Johnson, and Mr. Collins to discuss potential project ideas for Solidarity Grant including integrated pest management, economic opportunity development, and accommodation items
 - o Contacted CACF staff to schedule a meeting to discuss funding potential in early December
 - o Request is dependent upon conversation with staff to determine how much funding is realistically available
- Current identified needs: Computers and tablets for training, 15-passenger van, new color printer, language technology and support services, economic opportunity program funding, accessible raised beds for seniors

Voucher Program

Met with Ms. Thomas and Mr. Sales discuss greatest needs and funding priorities
Scheduling a meeting with Ms. Parakuo to discuss voucher program in-depth



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- Current identified needs: additional staff for HCV and relocation services

Housing Program

- Affordable Housing Group (AHG) Funding for Homeownership Program – submitted on 11/7/23
 - o Met with Mr. Sales to discuss overall vision for Homeownership Program
 - This program would involve the acquisition of single-family homes by CRHA, rehabilitation of those homes by CRHA staff, and then the sale of those homes using raised funds for downpayment assistance. Participants will receive education and homeownership counseling through the CRHA and partners to qualify for this program. Mortgage financing assistance will be secured via CRHA, local lenders, Virginia Housing, and HUD’s HCV program.
 - o Researched and gathered local and national data regarding homeownership for low-income individuals
 - o Developed narrative of CRHA Homeownership Program with budget
 - o Requested \$1,355,000
- CAHF for Homeownership Program – submitted on 11/16/23
 - o Met with Mr. Sales and Ms. Glenn-Matthews to discuss overall budget for ask and technical details to be submitted
 - o Request made for funds for home acquisition, specifically NOAH properties, and for downpayment assistance for participants
 - Much of the research done for AHG was applicable to this grant as well
 - NOAH preservation, homeownership for low-income households, and downpayment assistance all align very well with City housing goals and plans
 - o Completed application and gathered supplemental materials for grant
 - o Requested \$550,000
- Current identified needs: downpayment assistance, financing options

Redevelopment

- City’s Request for Information for Housing Development Partnerships – preparing (due on 12/15/23)
 - o Met with Mr. Sales, Ms. Glenn-Matthews, and Mr. Collins to discuss funding priorities to submit
 - o This ask spans the next five years and covers spaces with upcoming redevelopment, parallel track, and phase two funds as well as LHITC

Miscellaneous Activities

- Attended various internal meetings to get a better understanding of immediate needs, organizational functionality, and current relationships with local stakeholders and residents
- Completed RegionTen’s Trauma Informed Care Training, Course One
- Scheduled a meeting with Virginia Free Farm to discuss potential partnership/consultation on construction of accessible raised beds at Crescent Halls
- Meeting with Volatalia on potential grant funds for LEP Assessment and translation services
- Assisting with planning of holiday party
- Sentara is producing a series of short community connections with NBC29 to highlight the work of grantees
 - o We will be able to use this footage on our website and other promotional materials
 - o Mr. Sales will be filming with them on December 6th at Westhaven
- Researching and contacting local organizations about technology donations for resident-use
- Watching various HUD training videos to better understand programs
- Accumulating items to create a digital “File Cabinet” with relevant information and commonly requested documentation to make the grant application process easier

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11/20/23

CRHA Redevelopment Coordinator Monthly Report Prepared by Brandon Collins on November 20, 2023

I. General Updates

The past month has seen steady progress and completion of redevelopment efforts. Parallel Track outdoor amenities were completed in full, solar power at S 1st St is on and active, and the community center at Phase 1 has been readied and opened to residents for use. Architect solicitation for Westhaven redevelopment is underway, S 1st Phase 2 and Sixth St Building A are moving towards construction in March. Re-starting work at Crescent Halls is underway and final inspections and closing for S. 1st St Phase 1 are underway. This past week residents gave an energetic presentation on a panel at the Virginia Governor's Conference. I have continued working on long standing goals regarding language access and re-working tracking of redevelopment and engagement and have an improved tracking/schedule for Davis-Bacon wage checks. We worked to get residents to the Dave Matthews Band concert and many of us participated in the Trunk or Treat event.

A brief list of duties performed:

- Playground/Amenities placement complete
- Redevelopment Newsletter
- DMB ticket effort
- CLIHC meeting
- S 1st Street Community Center opening
- Trainings meeting with CATEC
- Language Access Plan development
- Trunk or Treat event
- Language tech utilized at Westhaven
- Westhaven Architect responses November 9
- S 1st Phase 2 resident meeting
- Keys at S 1st Phase 1 help
- S 1st Phase 1 final inspections and notices
- Annual Plan meeting
- Trainings meeting with Schools
- Build-out timeline and schedule updated
- Davis-Bacon Tracking and Schedule
- Redevelopment Committee Meeting
- Meeting with new Asset Manager at CH
- Meeting with UVA Architecture
- Crescent Halls weekly construction meeting
- 6th Street OAC meetings
- 6th Street Resident Planners with UVA Health
- 6th Street Final Naming Poll underway
- Westhaven Resident Planners
- Dave Matthews Band Concert
- Cyber Training
- Va Governor's Housing Conference
- Board report

In the coming month we will review architect responses with residents and panelists and begin moving towards a selection. We will finalize all efforts on S 1st Street Phase 1. Crescent Halls construction resumes. S 1st Phase 2 will be readied for demolition. We will begin the Captial Fund/5 Year Action Plan effort with residents and the RAB. End of year efforts will include a Review and launching re-worked tracking efforts.

II. Site Updates

- A. Crescent Halls: Breeden Construction is meeting with the team weekly to insure swift completion of the building. Priorities include: ADA unit completion, 3rd floor punch items and acceptance, tub rooms on



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the 3rd and 5th floors, entry door weight adjustments, and apt 404 completion. Much work remains as well and we are confident most of the work will be completed by year's end.

- B. South First Street Phase 1: Final inspections by Virginia Housing and final closing efforts for the entire project are underway and to be completed in mid-December. Building 3 still has some apartments to be leased up. The Community Center is open to residents though a few items remain to be addressed. The computers will be installed in the computer room once we determine newer updated equipment is ready.
- C. South First Street Phase 2: We received an expedited waiver allowing us to move forward with demolition before completion of the subsidy layering review. We hope to move swiftly now that this is confirmed. We anticipate a March start date for construction.
- D. Sixth Street: The Demo/Dispo application has been submitted, final plans for construction and the City are readied. Residents met to discuss health clinic items. We are on track for relocation planning leading towards a March construction date. 6 apartments will be vacated to make room for a 47 unit apartment building with ample community spaces, a health clinic, structured parking, and elevator, lots of playground space and a large terrace space. The team will consider a timeline for moving the second phase forward.
- E. Westhaven: The solicitation for an architect was issued in October, responses arrived on November 9. We have worked closely with residents on understanding the selection process, preparing for interviews, and preparing for answering questions on potential community spaces and partners. We hope to have a great design team in place ready to develop a master plan in 2024.
- F. Parallel Track: We are excited to report that the playgrounds and outdoor amenities effort is complete at Riverside, Madison and Michie. This effort includes brand new accessible playgrounds, benches, tables, trash cans, new basketball goals, bike racks, and grills. In addition, we are working to determine cost and scope of the HVAC effort and are more confident that this effort can be underway without full scale replacement of hot water heaters however, we still are lining up extra funding in order to begin this effort as soon as possible. Capital Fund meetings will occur with residents on these sites over the next few months as we start the CFP planning process.

III. Upcoming Decisions/Activities

- A. Crescent Halls: resume work
- B. S. 1st St. Phase 2: Changes and Resident Meetings and Demolition Prep
- C. S. 1st St Phase 1: final closing efforts
- D. Parallel Track: CFP Planning
- E. Westhaven: Architect Selection
- F. Sixth Street: Relocation planning, Construction Prep

IV. Committee Updates and Minutes (attached):

- A. Redevelopment Committee 11/2/23

Redevelopment Meetings Schedule- PLEASE NOTE THE CHANGES AS OF 9/7/2023

1st Thursday of Month
3:00 pm Redevelopment Committee

3rd Thursday
1:00 pm Redevelopment Admin Committee

2nd Thursday
2:00 pm S. 1st St Phase 2

4th Thursday
1:00 pm Sixth Street
2:00 pm Westhaven

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CRHA Redevelopment Committee
3:00 pm, Thursday, November 2, 2023
<https://zoom.us/j/9588556349>

Agenda

I. Attendees

CRHA Redevelopment Committee: Joy Johnson, Emily Dreyfus, Nikuyah Walker, Dr. Wes Bellamy, John Sales

CRHA: Brandon Collins, Shennel Cowherd, Kathleen Glenn-Matthews

PHAR; William Harris, Cam Gaillard, Chris Hudson, Syleethia Carr, Porcha Herndon, Latisha Cutchin, Earl Hicks

Other: Christina Feggans (WH Nursing Clinic), Shelly Bryant (WH Nursing Clinic), Karim Habbab (BRW), Ashley Davies (AHG), Jeff Meyer (VCDC)

II. Follow Up from last month: will follow up on Parallel Track under “updates”

III. Quick Updates

- a. Crescent Halls- resume construction next week assuming contract gets signed with Breeden Construction. Priorities: ADA apts., #404, 3rd floor punch list, door adjustments, hot water. 2nd floor will take longer due to material availability. Exterior work needs to be completed, other items need to be re-done, fixed, done correctly. First floor punch list.
- b. SFSP1- has been substantially complete, a few apartments not leased in building 3. VH inspection this week a few items to be addressed. CRHA staff working to make sure community center being opened for use by residents. Available units because working through paperwork? At least one family is working through lease up, staff is working towards it.
- c. SFSP2- Will talk about in depth under item IV.
- d. Sixth St- Building A- Will talk about in depth under items IV.
- e. Sixth St- Phase 2- Will talk about in depth under item IV.
- f. Westhaven- working through challenges for outdoor meetings and making a plan for winter, committed to making resident meetings happen hybrid in order to move through architect selection process.
- g. Parallel Track- Playgrounds/amenities complete, shared pictures of playgrounds. HVAC plan is better, do not need to replace all hot water heaters will still need some funding to get us where we need to be but not as much as anticipated. Starting CFP plan this month. Ashley asked about plan for tree planting, Kathleen and John met with Parks and rec and the Tree Commission for tree planting at Madison, will check to see where things stand with other sites. Mulch is used for playgrounds. CFP process: meet internally, resident meetings, RAB meetings before and after publish, some for Board and residents. Public hearing required.
- h. Other- grant writer hired, Davis Bacon tracking improvements in preparation for upcoming projects. Section 3 a lot of movement on trainings, next meeting we can go more in depth



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Moving towards an official Language Access Plan and have been implementing other changes and looking for money for language access. Planning for meeting in winter for 6th St, Parallel Track and Westhaven. Question on vacant unit at Sixth Street for meetings? We will be vacating the building for construction and hope to use for a meeting spot.

IV. Focus on South First Street and Sixth Street (also see picture board)

a. Sixth St

Timeline: Brandon shared project timeline from Downey and Scott, still sticking very close to timeline. Continue to be amazed at sticking to this timeline. Shows construction start March 11, 2024 anticipates 18 month construction. Back and forth on comments from City. Drawings set for pricing from Martin Horn. Waiting for some items for medical clinic design.

Project overview- design: shared pictures of existing site, point out where building A will be built. Showed site layout for Phase 1 footprint. Showed some renderings of building A, shared layout of first floor. Some changes from the picture, medical clinic. Question about "Business" center, basically a computer lab and small classroom- for residents, also potentially classes. Able to reserve "club room", yes residents will have ability to reserve spaces, electronic access allows for easier reservation and safety and security. How much parking? 39 spaces, 47 units. Please add Emily e-mail to committee for medical clinic, did talk to Jackie about making sure there are PHAR seats.

Project overview- subsidy and bedroom counts. Shared breakdown of bedroom counts, subsidy is a moving target. Jeff pointed out the subsidy as originally conceived may need to head towards all PBV due to project cost increases. Want to know more about decision on subsidy. Dealing with same kind of issues that we had on Phase 2 S 1st where cost has risen dramatically so PH won't bring in enough subsidy to cover debt service. Original goal was to have a split breakout- 15 public housing planned for. If move to 100% vouchers it insures everyone only pays 30% of income but brings in more subsidy. Let's work to get some information to everyone, and talk more at the next sub-committee meeting so we are all on the same page (Thursday after thanksgiving).

Relocation: working internally on the effort, only 6 homes but have a lot of detailed work to do on relocation. May have some timeline issues with HUD. Some families may move earlier. Residents prefer to move before or after holidays, looks like after is what will happen.

Phase 2 Master Plan: showed resident preference for full build out of site. Not planning for LIHTC for Phase 2 until 2025. Was there a decision on number of homeownership units? We are portioning out a piece of land from the site for homeownership which could be 3 or could be 2 over 2s to make 6 homeownership opportunities, residents were not convinced that a 2 over 2 would be ideal for owning a home. CRHA is working through homeownership program, may create a committee.

b. South First Phase 2

Timeline: shared updated timeline from Downey and Scott, shows construction start April 1, 2024. Has seen many changes from original timeline. Prime contractors are Martin Horn, Greenwood Homes, Contours Construction (site). Working through getting all the changes straightened out for pricing, approvals etc. Using GMP strategy. Giant effort, a lot on BRW to make sure everything is there for pricing and approvals. Need to get subsidy layering review, don't need to spend down the 10%, Jeff got Virginia Housing to "refresh" credits which takes the pressure off. Can't start demolition underway until AHAP issued, but seeking waiver. Waiting on HUD. If get waiver we will be able to start demolition before April 1 construction date. Who is contact at HUD? It is through the field office- Robert Davenport. Goal will be to occupy the site by Dec 31, 2025. May affect

future LIHTC applications if not. Excited for Section 3 opportunities.

BRW slides on design changes: Brandon reviewed slides from BRW presentation to residents outlining changes to site to be able to bring costs down. Move buildings up from slope, added 12 unit apartment building, better open/amenity spaces, 2 story community center. Keeps resident vision generally and keeps 113 units. Some homes will be 2 over 1 that adjust for grading. Project subsidies/BR counts: shared comparison of bedroom counts and subsidy mix. All units to be PBV, requires converting some HCVs. Mild changes to bedroom unit type. Need to work with PHAR and the Board on making sure policies line up on the shift to all PBV. Ran changes to bedroom types with waiting list, increased number of 4 bedrooms but reduced 5 bedrooms. Yes checked against current and future need.

Relocation: Working on clearing the site, was supposed to be done by now. One tenant is out of the country, having a hard time getting them relocated.

When have conversation around PBV changes for Sixth Street we need to talk about preserving affordability. Mr Sales reported that contract for vouchers are for 20 years we will have to renew. The commitment at PHA was for 99 years, can we do something legally for that? We can do the language in a way that commits to renewals. Change or default could result in selling the property. Want to make sure protections are in place. Mr Sales reported that we have 99 year affordability agreement with City, doesn't address vouchers but commits to affordability. 99 year ground lease has CRHA owning, after 15 years ownership reverts from VCDC back to CRHA.

V. Other: Meeting cancellations due to conference and holiday.

VI. Next Agendas- Section 3 Big Picture Overview

VII. Other Business- John reported on homeownership opportunities, 2 efforts, one with acquired properties to sell to public housing or HCV using vouchers to help with mortgage payments, have identified homes. Will also build homes like plan for Sixth Street. Will have a full program using what Virginia Housing already has and utilize additional housing counseling locally.

New Meeting Schedule approved 9/7/23 to start September 21:

1st Thursday of Month

3:00 pm Redevelopment Committee

3rd Thursday

1 pm Redevelopment Admin Committee

2nd Thursday

2:00 pm S 1st St Phase 2

4th Thursday

1:00 pm Sixth Street

2:00 pm Westhaven

































SIXTH STREET





SOUTH - EAST VIEW



EAST VIEW



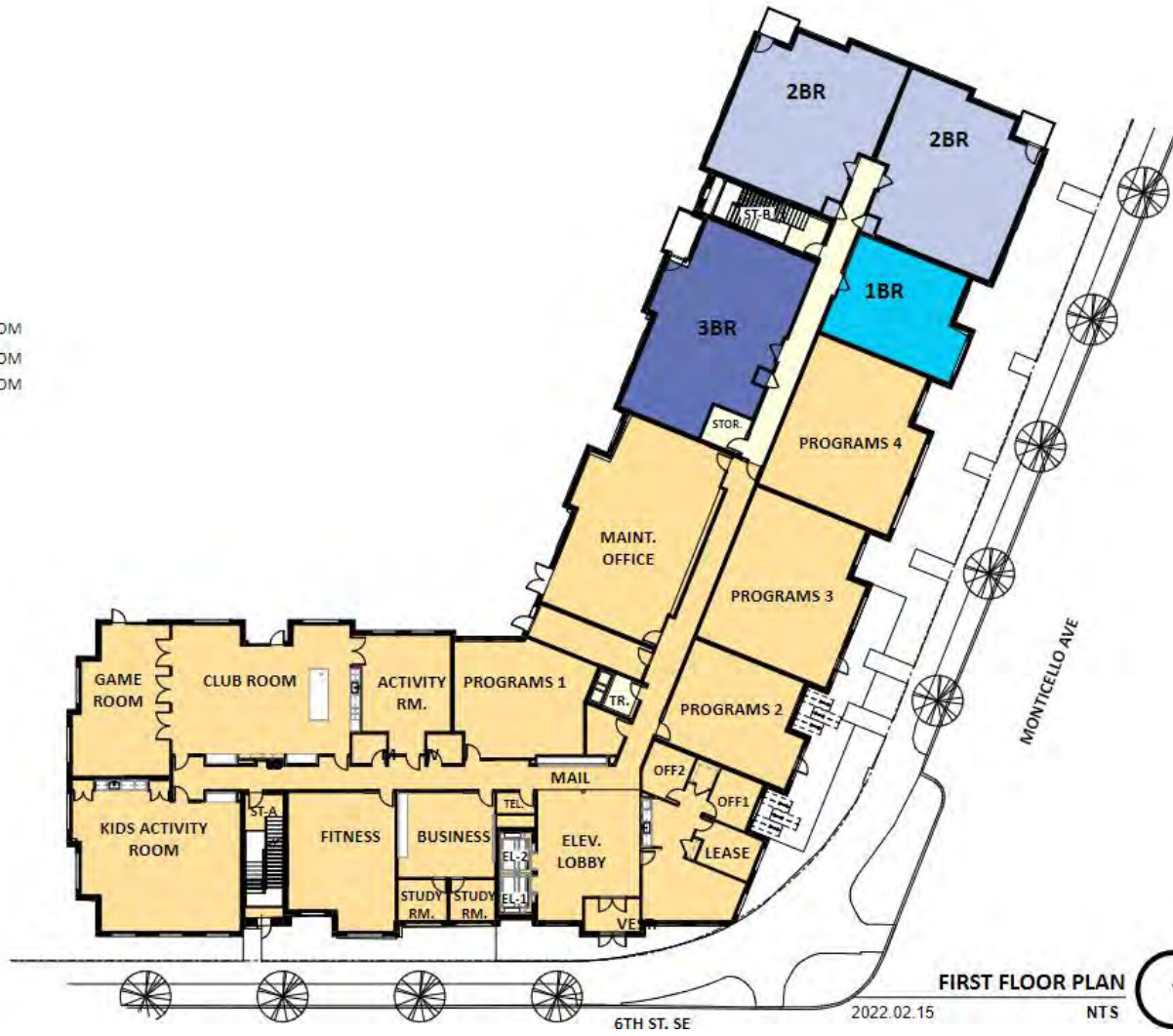
NORTH - WEST VIEW



SOUTH - WEST VIEW



- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM



FIRST FLOOR PLAN


2022.02.15

NTS



Unit Mix	47
1 BR ACC	
1 BR S8	
1 BR non-sub	
1 BR TOTAL	9
2 BR ACC	
2 BR S8	
2 BR non-sub	
2 BR TOTAL	26
3 BR ACC	
3 BR S8	
3 BR non sub	
3 BR TOTAL	12




CRMA 6TH ST. SE REDEVELOPMENT
MASTER PLANNING FEASIBILITY
 SITE PLAN - SCHEME 4B


 0 10 20 30 40 50 60 70 80 90 100
 METERS

SOUTH FIRST STREET PHASE 2- presentation

	OLD PLAN	NEW PLAN
Unit Mix	113	113
1 BR ACC	8	
1 BR S8	5	17
1 BR non-sub	6	
1 BR TOTAL	19	17
2 BR ACC	14	
2 BR S8	11	39
2 BR non-sub	14	
2 BR TOTAL	39	39
3 BR ACC	8	
3 BR S8	8	31
3 BR non sub	9	
3 BR TOTAL	25	31
4 BR ACC	5	
4 BR S8	7	18
4 BR non-sub	3	
4 BR TOTAL	15	18
5 BR ACC	5	
5 BR S8	8	8
5 BR non-sub	2	
5 BR TOTAL	15	8

