

# CCDC Board of Directors Meeting 8/26/19

## Redevelopment Updates

**South First St. Master Planning** – Following on the heels of a successful 5-week urban planning training program earlier this summer, Bruce Wardell has started weekly Master Planning sessions with South First St. residents, with a goal of completing a conceptual plan for the site by October 2019 and a LIHTC submission by March 2020. 10-12 residents have been participating in the Master Planning sessions each week and they are making good progress in working through a series of challenging design & planning issues. Given by-right zoning constraints, fiscal feasibility and resident appetite for density that doesn't overwhelm the neighborhood, current projection for Phase 2 is to build 100-110 units on the site, with a mix of townhouse-style units and small apartment buildings. Between 62 new units in Phase 1, 100-110 new units in Phase 2 and additional new units (including some homeownership opportunities?) that might be built in the future on land that CRHA owns across the street, the "new" South First St. would include approximately three times the number of units that are currently located on the property. This will allow CRHA to contribute to the City's affordable housing shortage and create new revenue streams for CRHA, all while improving the quality of housing and offering better neighborhood amenities for our residents without 'warehousing' people in high-rise apartment buildings. 100% of the units at the new South First St. would meet the definition of affordable, to include a one-for-one replacement of all public housing units (typically 0-30% AMI) and additional LIHTC units renting up to 60% of AMI. The redeveloped site might also include an early childhood education center, a new & improved community center, new playgrounds and green spaces, and other improvements requested by residents.

**Project Architect** – At its meeting on August 22, 2019, the Redevelopment Committee voted to recommend that CCDC formally approve Colin Arnold as the architect for the Crescent Halls and South First St. Phase 1 projects. Copies of his proposed contracts, which have been vetted by Riverbend, have been forwarded to the Board under separate cover. Formalizing his hire requires an affirmative vote of the CCDC Board.

**Revised MOU & Subdevelopment Agreement** – On August 22 the Redevelopment Committee also approved a revised MOU and a new Subdevelopment Agreement between the parties to our Phase 1 projects. Both documents have been forwarded to the Board for review and approval.

**Construction & Relocation Updates** – General Contractor Cornelius Griggs and Relocation Coordinator Kathleen Glenn-Matthews will both be in attendance at the August 26 meeting and will be available to provide brief construction & relocation updates and answer Board member questions.