

CHARLOTTESVILLE REDEVELOPMENT & HOUSING AUTHORITY

P.O. BOX 1405

CHARLOTTESVILLE, VIRGINIA 22902

TELEPHONE/TTY/711: (434) 326-4672 FAX: (434) 971-4797

www.cvillerha.com



4/12/2024

CRHA Redevelopment Coordinator Monthly Report Prepared by Brandon Collins on April 12, 2024

I. General Updates

This report covers activities from 3/16/24 to 4/12/24.

The busy Spring season for Redevelopment is in full effect! In addition to major work moving forward, Resident Engagement has expanded as the warm weather has allowed for greater participation. We have added a new member to the team- Courtney Smith, Construction Coordinator.

A brief list of duties performed:

- Westhaven Planners Meetings Prep & Outreach
- S. 1st St Planners Meeting Prep & Outreach
- Sixth St Planners Meeting Prep & Outreach
- **Westhaven Redevelopment Youth Day**
- NLIHC Conference
- **Capitol Hill Visit, discussed demo/dispo application for 6th St.**
- CFP documents compiled, Board presentation.
- 6th Street OAC meetings
- Crescent Halls team check ins.
- Check Ins with Development Manager weekly.
- Check In with Executive Director and Development Manager
- Begun “Lessons Learned” document.
- Check In with Pest Control
- Check In on Choice Neighborhood
- Check In on 6th St Subsidy
- Redevelopment Committee
- Westhaven Redevelopment Sub-Committee
- **Westhaven Engagement Summary Complete (attached)**
- Westhaven Design Team Initial Meeting
- Cyber security Training
- **KUDO (language access for meetings) demonstration**
- Board Report

January to March resident engagement at a glance:

	Jan	Jan	Feb	Feb	March	March
	mtg individs unique	# of meetings	mtg individs unique	# of meetings	mtg individs unique	# of meetings
Crescent Halls	12	1	6	1	4	1
S. 1 st St.			3	1	6	2
Sixth St.	2	1	2	1	6	1
Westhaven			28	6	24	2
Parallel Track			0	0	17	3
Total	14	2	39	9	57	9

Winter Weather caused the year to start slow, Spring has brought great participation and April is on track to greatly exceed these numbers(!).



CRHA does not discriminate on the basis of race, color, sex, age, religion, national origin, disability, veteran status, or union affiliations in any of its federally assisted programs and activities.



In the coming month a lot will happen, we anticipate completing Crescent Halls apartments fully, relocation process for Sixth Street, demolition of S. 1st Street, preparing for Westhaven Redevelopment kick off, and the start of HVAC and electrical upgrades for the “Parallel Track”

II. Site Updates

- A. Crescent Halls: Breeden Construction is steadily moving towards completion of the 2nd Floor and passing important inspections. Minor punch list items in other portions of the building are being addressed quickly. Plumbing issues are being resolved to ready the tub rooms, and exterior punch items are being remedied. Some site work is still needed to repair or address work incorrectly done by the previous contractor. Gazebo, Bike Racks, Planters, grading, and the traffic gate will be able to proceed after or during site work completion. Residents Continue to meet monthly for updates and guidance.
- B. South First Street Phase 2: Southern Environmental is carrying out abatement/material and will complete this portion of the work in the next 2 weeks so that full demolition of the site can begin. Contract Pricing and finalization is nearing completion. Residents have resumed a regular meeting schedule and have recruited a few new planners for the group. Residents will be working towards programming and services for Phase 1 and 2, finalizing design issues and getting updates.
- C. Sixth Street: HUD approved the demo/dipso application in early April after much prodding and some support from Sen Kaine’s office. This means that relocation can proceed and demolition of the 707 building can begin in 90 days. We are hoping for a speedy response from HUD in order to issue relocation notices and set a clear construction start date for Building A however we have not yet received word. Contract Pricing and finalization is nearing completion. Resident Planners have resumed outside meetings to guide construction, get updates, tweak Building A plans, and begin detailed work on Phase 2.
- D. Westhaven: Arnold Design Studio and partners have been selected to lead the Master Planning effort at Westhaven. While the team is being on-boarded, residents are doubling down on some key redevelopment basics, learning about the Master Planning process, assisting in the effort to identify programming and services priorities, and planning for the Master Planning kick off.
- E. Parallel Track: The CFP and 5 Year Action Plan was approved by the Board at the last meeting. Residents are looking forward to the HVAC/Electrical upgrades slated to begin within the next month or two. Residents will be learning/guiding the HVAC process, finalizing kitchen appliance selection, and beginning to evaluate upstairs bathroom renovations.

III. Upcoming Decisions/Activities

- A. Crescent Halls: Acceptance and Lease Up of 2nd Floor
- B. S. 1st St. Phase 2: Demolition continues, prepare for construction
- C. Sixth Street: Relocation notices, prepare for demolition and construction commencement
- D. Westhaven: readying for Master Planning
- E. Parallel Track: HVAC/Electric Upgrade begins

IV. Committee Updates and Minutes (attached):

- A. Westhaven Redevelopment Sub-Committee 3/28/24
- B. Redevelopment Committee 4/4/24

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

1st Thursday of Month

3:00 pm Redevelopment Committee

2nd Thursday

2:00 pm S. 1st St Phase 2

3rd Thursday

1:00 pm Redevelopment Admin Committee

4th Thursday

1:00 pm Sixth Street

2:00 pm Westhaven