

CHARLOTTESVILLE REDEVELOPMENT & HOUSING AUTHORITY

P.O. BOX 1405

CHARLOTTESVILLE, VIRGINIA 22902

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

www.cvillerha.com



CRHA Deputy ED Report For June 26 22, 2023, Board of Commissioners Meeting Prepared by Kathleen Glenn-Matthews on 6/21/2023

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 such as the VERP grant.
- B. Family Self Sufficiency-** The program currently has filled all 15 spots which are in HCV. CRHA staff have been working to build the program and the Program Coordinating Committee. An amended FSS Action Plan will be coming to the board in a few months to add 15 slots for public housing participants.
- C. Workforce Development/Economic Opportunity/Section 3.**
 - 1. With the new Resident Services Assistant starting on 6/22/23, the Section 3 Advisory committee will be starting back up and plans to recruit new members. The committee is helping with outreach, linking program opportunities, and working on Action Plan.
 - 2. Standing Monthly Section 3 contractor meeting with Breeden and GMA. We are focusing on increasing career track opportunities in this meeting. Attendance has been sparser as we near the end of the contracts and all hands-on deck to finish.
 - 3. Continue meeting with VCW Piedmont Good Will, Network 2 Work, Goodwill, WIOA and other Interagency Partnership Team members programs to work on see how we can better integrate services into CRHA Neighborhoods bringing services back into the community.
 - 4. Continue pursuing opportunities for resident trainings, funding and supports to overcome barriers to employment.
 - 5. Continue looking for other opportunities to have interns or perhaps JobCorps staff. Alex our UVA intern this Summer is off to a good start.
 - 6. Continue working with PVCC, CATEC, N2W, Goodwill and others regarding the planning for CRHA's Maintenance Apprentice Program. We have recently had several Section 3 participants and Maintenance staff work on trainings through PVCC such as Introductory to Construction and Heavy Equipment Operation I, II and III.
- D. Community Engagement for Redevelopment and Modernization**
 - 1. Please see attached reports for Redevelopment.
 - 2. Continue to attend monthly redevelopment progress inspections at Crescent Halls and South 1st Street with Virginia Housing.
 - 3. Continue to attend monthly Owner Architect Contractor Meetings as well as other monthly redevelopment groups.
- E. Self-Determined Community Programs**
 - 1. The Resident Services Committee is the second Tuesday of every month at 1pm. Joy is now staffing this. The committee works with residents and community partners to coordinate



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.



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.

2. A 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.
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 Clinic Steering Committee
5. Continue to host and expand Westhaven Wednesdays with service providers.
6. 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.
7. With the start of the new Resident Services Coordinator staff will work on setting days during the month to have office ours at rotating sites.

II. Grants/Development

- A. Non-Profit Development- BOC will be doing some work sessions soon. Some areas to consider are Resident Services, S3 business incubator, Homeownership and ability to apply for HUD 202 grants.
- B. We continue to explore ways to fundraise for Rental Assistance Fund and welcome board ideas. This will benefit greatly by formation of Nonprofit.
- C. CACF-
 1. Though there has been final close-out of the PMT grant on increasing partnership with City, PHAR, Residents, and CRHA, the group continues to meet currently on a regular basis.
 2. We applied to BAMA Works for training funds for our Resident Services Programs.
 3. We applied for a \$10,000 grant with the Blue Ridge Rotary to help with training incentives.
- D. We are in our final month of our \$50,000 grant through the Sentara Cares for our Resident Services staff. This position is a career track opportunity for a low-income person with our Section 3 program. We submitted a new application in hopes of continuing to grow our service programs and were fortunate enough to be awarded \$50,000 which will fund the new Resident Services Assistant and for CRHA to use other grant funds towards department operations.
- E. The \$100,000 award for the City HOPs funding will begin in July.
- F. Staff submitted an application for a \$20K VA Housing Tier 1 Planning Grant to use for crafting a Strategic Plan. The timing of this should work will with the Sustainability Study and Annual/Five-year planning.
- G. Attending tech meeting 6/22/23 for the HOME ARP grant.
- H. Staff met with community regarding applying for a Choice Neighborhood Planning grant. Please see attached notes). Staff will work on coordinating a one-year planning process for a June 2024 application. The current focus is to hire a contractor to help with the process.
- I. Exploring other options and partnerships.

III. Emergency Operating Plan Draft- Continue work on preparing emergency plans or disaster response plans to prepare staff and tenant households for emergencies.

- A. We have reached out to the City to see if we can partner with their process. We planned an initial training with CARS and the Mental Health and Wellness Coalition on Stop the Bleed April 19th which was an initial community reach out. Please see the attached flyer. We will look at having a similar event in July at South 1st Street.
- B. Will continue to have some changes to accommodate redevelopment with final draft to be reviewed by Fire Chief
- C. Then will be going to either Maintenance and or Safety Committee

- D. Once finalized, annual trainings and reevaluations of the plan will be put in place for staff and residents.
- E. Discussed exploring partnerships or sponsorships with local groups for resident training and assistance with emergency kits at October's Resident Services Committee meeting.

IV. Annual/Five Year Plan(s)

- A. HUD said they received our Annual Plan but have not had time to review it yet.
- B. We had our third meeting in June of the Annual/Five-Year Plan process. Please see attached.

V. Partnership Engagement

- A. Continue to have the opportunity to serve on PHAR Advisory Council.
- B. Attend Weekly PHAR and CRHA team meetings and PHAR resident meetings
- C. Meet regularly with PHAR's Residents for Respectful Research "R3" Committee and new Youth program staff
- D. Will attend the strategic planning meetings for Economic and Workforce Development.
- E. Attend monthly CHAACH meetings with other local housing providers and work on projects to benefit low-income community.
- F. Continue with monthly PMT and weekly meetings with city
- G. Continue to attend local Service Provider Council
- H. Continue to be part of Local Food Justice Network
- I. Continue to attend VAHCDO weekly updates
- J. Quarterly Strategic Partnership Meetings with Piedmont Area Workforce
- K. Monthly Housing Director's Meeting with TJPDC
- L. Continue to be very involved in supporting conversation around support of
- M. 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.

CRHA Section 3 and Resident Services Report

For June 2023, Board of Commissioner's Meeting

Prepared by Joy Johnson 6/21/2023.

I. Partnership Engagement:

- A. Attend Weekly PHAR and CRHA team meetings
- B. Continue with PMT
- C. Quarterly Strategic Partnership Meetings with Piedmont Area Workforce

II. Section 3:

- A. Number of individuals currently in databank: 218
- Number of Individuals Served this month:
- Number currently providing supports for in employment
- Number newly employed this month and where: 0
- Number of CRHA Section 3 workers
- Number newly attending training this month 0
- Number of no show 0
- Number of people attending weekly
- Number of people attending weekend 0
- Number of people who cannot attend 0

B. Other Activities:

1. Continuously working with PVCC to help get residents and Employees into technical trainings
2. Still waiting to hear back from Network 2 work to work on a new MOU
3. Continuously working with the Resident Site Beautification team
4. Still waiting to hear back from Economic Development to work with us on MOU
5. Standing Monthly Section 3 contractor meeting with Breeden and GMA (see attached).
6. Met with UVA Occupational Services and working to build partnership with their programs
7. Continue pursuing opportunities for resident trainings, funding and supports to overcome barriers to employment. One current barrier is that we have been told workers at CH need abatement training, so we are working to find a way to set this up.

III. Resident Services:

- A. Number of Individuals Served to date: 1,176
- Number of individuals assisted this month: 55
- B. Staff Resident Services Committee: These meetings are on the second Tuesday of every month at 1pm.
- C. Continue to serve on Region Ten's Community Based Recovery and Support Advisory Team
- D. Continue to meet quarterly with West Haven Clinic Steering Committee
- E. Continue to attend regular CRHA Safety Committee meetings, Board of Commissioners Meeting

I. Partnership Engagement:

- A. Attend Weekly PHAR and CRHA team meetings
- B. Continue with PMT
- C. Monthly meeting with food justice network.

Charlottesville Redevelopment and Housing Authority



JUNE 2023-MONTHLY REPORT

PREPARED BY ZOE PARAKUO- FAMILY SELF-SUFFICIENCY COORDINATOR

HCV PARTICIPANTS

| Employment | Education/Training |
|-----------------------------------|------------------------------|
| Number of Program Participants:16 | Enrolled in GED/ESL: 0 |
| Employed: 10 | Enrolled in Continuing Ed: 4 |
| Unemployed/Furlough: 6 | Started this month: 0 |
| Medical Leave/Disability: 0 | |

PROGRAM HIGHLIGHTS (May 16- June 20, 2023)

During the period from May 15 to June 20, 2023, several significant program highlights were achieved within the Family Self-Sufficiency (FSS) Program. These highlights include partner meetings, training sessions, and the launch of program-related activities.

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 participant serve the purpose of setting goals, tracking progress, and providing resources as needed.

2. FSS Partner Meetings:

Several partner meetings were held during this period, reinforcing collaboration and fostering strong relationships with external organizations. The meetings attended included:

•Virginia Career Works Charlottesville Center

Virginia Career Works provides access to employment resources, including job search assistance, resume building, interview preparation, and skills development programs. Additionally, they offer career counseling, training opportunities, and connections to local employers.

•Network to Work- Charlottesville Virginia

The Network to Work program leverages a network of organizations and offers a wide range of comprehensive services and resources to assist individuals in achieving their goals. Through the Network to Work program, participants gain access to job readiness training, career coaching, mentoring opportunities, and networking events. The program also facilitates connections with local employers, fostering employment opportunities and promoting economic stability.

•Virginia Career Works Interagency Monthly Partners Meeting

Representatives from various partner organizations convened to discuss ongoing projects, exchange information, and identify potential areas for further cooperation, by leveraging each agency's strengths and resources.

•FSS office hours - Training on FSS Monitoring Review Tool for PHAs

The FSS team attended the training sessions focused on imparting knowledge and skills related to the FSS Monitoring Review Tool for Public Housing Authorities (PHAs). This training aimed to ensure consistency and accuracy in the evaluation of program implementation, ultimately improving the quality of services provided to FSS participants.

3. FSS Program:

FSS Newsletter

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

FSS Action Plan

FSS Action Plan meeting was held to discuss and strategize the program's expansion goals. The objective of the meeting was to explore avenues that would enable the program to accommodate up to 15 new participants in both the Housing Choice Voucher (HCV) and Public Housing programs starting at the end of the summer of 2023.

4. Training:

Community Resilience Initiative Course Two: Trauma-Informed Training 2:

In terms of professional development, the FSS coordinator attended the Community Resilience Initiative Course Two: Trauma-Informed Training 2." This course focused on equipping program staff with a trauma-informed approach to better support individuals who may have experienced trauma by understanding the impact of trauma and implementing trauma-informed practices.

CRHA 5 Year and AP Meeting: 10am 6/7/23 Hybrid in-person at the South 1st Street Community Center and via zoom

Participants: Kathleen Glenn-Matthews (CRHA), Joy Johnson (Westhaven Resident/RAB), Kelcee Jones (PHAR), Alex Glick (Intern), Asia Green (6th ST Resident/PHAR), Audrey Oliver (SFS Resident/RAB), Consuela Knight (CRHA-HCV), Paola Covarrubias (PHAR) and Moriah Wilkins (LAJC)

- I. Welcome and introductions.
- II. Mally is needing to reschedule so Kathleen set up a discussion on goals. The current annual, five-year goals, and last year's goals were shared with the group to prepare to discuss what was happening, what's happening now and generating ideas. Kelcee will make sure Emily gets it.
 - A. Five-year plan goals ending March 2024 (drafted in 2018). Looking forward to setting a new five year plan goals this year. Will ask Emily to get hard copies to PHAR board meeting.
 - B. First section: the mission—the board will be talking about this to revise mission and value statements.
 - C. Second Section: Public housing Program goals: We started calling it housing program goals because as people are moving into different subsidies of properties, we want everyone to receive the same protection, so we will introduce this with the new five-year plan. This is a good opportunity to talk about policies that could come into play. Such as ACOP.
 - D. A lot of these goals involve partnerships and staff trainings can be a part of that, and community trainings are a part of this as well. This might be language we want to consider as well. This involves a lot of partnership. There are things in this from 2018 that will move into different categories like maintenance will fall under housing goals. When they drafted this, they had public housing scores in mind (FA scores). This is something we can think about in agency goals as we work to be high performing agencies.
 - E. There are also things in here that deal with redevelopment, but we've started to make a separate section for redevelopment.
 - F. Voucher program goals: some are still in works some are completed. Ms. Knight and Mr. Sales will be looking at this because voucher program is growing (300 to 721). Here they talk about leveraging private funds like CSRAP. HUD asks not to mention CSRAP in agency plan because this is not federally funded. This year we will be looking at how to include things that are not HUD programs but still need to be reported on in a very public way.
 - G. Redevelopment and renovation goals: exciting because a lot of these goals are underway now, but it is important for this group to talk about sustainability plan that housing authority has had Dr. Merit work on. Kathleen just put in a grant with Virginia housing for strategic planning grant with a contractor. As were doing this we can have contractor working with us on goals for annual plan. Annual and five-year plan we want to have posted by end of October. It would be great to have a third party guiding us for five years if we get the grant.
 - H. Language that we want to continue using, "in partnership with residents."
 - I. Lots of these goals have come to pass (Creation of LLC, redevelopment work). We'll be talking a lot about upcoming redevelopment (South 1st St. phase 2, master planning

Sixth St., and Westhaven). Also involving capital fund dollars through the public housing program we'll be talking about parallel tract program.

- J. Upward Mobility and Self-sufficiency Goals: We're going to be looking at revising FSS action plan to double it. Not only 15 voucher participants there will be 15 public housing participants. There will be conversations eventually expanding the program to 75, so we can hire a 2nd FSS coordinator. We're also looking at big grants to add to this section. Kathleen's been talking to Cam about CRHA doing a needs assessment, so we get a ROSS coordinator. This is a place for any other grants we would want to pursue. This is also a place to talk about clinics. Like what we're doing with in 6th St. where we rent out spaces for other organizations to use, so this is a good place for people to drop ideas about how these ideas might look. Other things here about policies, which are very important. There are lot of changes happening with HOTMA. This is affecting looking at people's income and setting time limits for when they are no longer qualifying for certain subsidies. This is important to talk about when we are talking about policies. It might be about what it looks like for these specific people once their time is up.
- K. Agency, Governance, and Management: Board Works Session will be talking a lot about this. Board Works Session (date pending: they will be 6pm and undecided if it is in person or virtual). Last time we met, the board chair wanted to look at ethics policies.
- L. Goals from last year: These were written in 2021 ending March 2023. As we look at this next section on the goals that started April 1st. You can see how many goals are being carried on. these are important because we can talk about what is keeping us from accomplishing these goals and what needs to happen to get us there. There is a chart we use every year for the annual plan where we see how the annual year plan tie into the five-year plan goals. A new blank version will be available next meeting, so we can see everything that has been thrown out so we can make space for any new ideas, but before we do any new ideas, we can go through what currently needs to be done. There's lots of things that we still need to get to the finish line with.
- M. Affirmatively Furthering Fair Housing (AFFH) Goals: Something to keep an eye on. making sure to follow through on these goals, and while were drafting new goals, we can think about how we can edit these or state them in a different fashion. Still trying to push the city for their assessment for fair housing. Mally has upcoming fair housing training. She is waiting to see if she has been awarded training. Once she confirms this, I will serve flyers for it. These goals are vague. So, we might look at outcomes of goals. "Prevent loss of existing affordable housing stock and increase supply to new affordable housing."
- N. Housing authority is building a land bank (this is something to keep on the radar)
- O. Increasing services: this is part of ROSS grant to be posted in late summer/early fall. Other supporting programs: Programs supporting veterans: VASH programs. Housing authority is evolving to provide supporting services, and we are looking to pursue other fundings and grants to better serve these new goals.

III. Discussion

- Moriah: What's gameplan for tackling each goal and editing them? What's the process going to look like? Kathleen: I will be reaching out to management team for that. I need to talk to Emily about having a PHAR meeting/board meeting for this, and to see what PHAR prefers.

- Joy: I think we need to set up a meeting with Emily so far folks can understand what is being presented. Moriah: we can figure out something like this during executive committee meeting. Joy: legal aid needs to have comments too.
- Kathleen: There is going to be two documents: an annual plan and a five-year plan. Moriah: Should we be editing off this 14-page document? Or is there a larger doc? Kathleen: All we have is what is currently in place and has just been completed. I can create a word doc and I can share thoughts people put out in the last meeting. Joy: If we're doing the five-year plan? Then we do the annual plan next year? Kathleen: We're turning in annual and five-year plan this year. Joy: Five-year plan will be very important for legal aid, and HOTMA. PHAR needs to get some advice from legal aid so we can come to the table and have a conversation. Moriah: I can make comments on the document Kathleen just shared. Just give me a timeline on when I need to do it.
- Kathleen: Should I create a shared folder? Moriah: Yes. Kathleen: I'll create a document with places for five-year goals and places for annual goals. I hope to know by beginning of July if I'm getting the strategic planning grant. I budgeted that with the grant we could do one session with us and one with the board. When we plan that we can work closely with far to get as many residents as possible.
- Joy: Since we have people moving back into Crescent Hall. Moriah, we need to work on an ACOP, so we have stakeholders in the new building involved. Crescent hall is going to look different with old people and people who have never lived in public housing. Residents need to understand what the changes are going to be with the common space. We need to organize events to better understand it and have our meeting with CRHA. Resident turnout is not great. We must figure out how to get the residents to know what is going on. This building for example (S 1st St.) We need to do a lot of work to make sure residents are aware of what is going on. People need something to look at, so they know that the next meeting there is they need to be at. A live thing maybe? Something on the website? We must figure out how to get this message out. We need to schedule a meeting Moriah, and we need to do the same with Ms. Knight.
- Moriah: when is the new Admin plan coming out? Kathleen: Consuela were you working on a revision to the admin plan? Consuela: Yes. We must make a public announcement for the board, residents, employees, and HUD to review before it is approved. Kathleen: in the past there has been an opportunity to get some feedback from the advisory board. Consuela: Okay. No problem. Kathleen: what is your goal for posting? Consuela: I was trying to wait for HOTMA. We're going to have to revisit the admin plan because we're waiting for it to be updated. Joy: we should do our due diligence because HUD is always slow, and we can be ready for when that comes out. Moriah: I'm going to do my own research to have background when that comes out.
- Joy: For the five-year plan and the annual plan I would love to schedule a meeting with PHAR and CRHA with the ACOP. Kathleen: the ACOP will be with Navonya and the admin will be with Consuela. Joy: So there will need to be a meeting with Navonya and the ACOP. There are several meetings that need to happen: one with Kathleen and whoever is doing the annual plan to work through like we did with the ACOP. Moriah: I'm going to do my first comments then we can see when a meeting works. Joy: Kelcee, just know we're going to need to do several meetings: one with

Kathleen who is doing the five year and annual plan and one with Navonya with the ACOP. And one with Consuela.

- What about tax credit building? Kathleen: I'm going to be talking with John. We have a document that is for HUD and another for doing, which HUD doesn't care about (CSRAP). That's why I'm hoping to get this grant to hire someone where we can do this more professionally with one document with a section for HUD and a bigger document about the whole agency. Joy: With the annual plan do we not say anything about the tax credit properties? Kathleen: were basically talking about diversification of funding. The main document we turn in by January 18th is just for HUD. I'm making sure we get everything into one document with sections for HUD and the rest of the agency. Joy: where are we on a document that gives the same rights to everyone in the building? Is that in the goals? Moriah: I'm drafting stuff with people at LAJC. Joy: Is that in the five-year plan? Moriah: Based on what I've seen they use it as a second document as an agreement between PHAR and CRHA Kathleen: We could have an annual plan to work on education around that as well.

IV. Next steps,

- A. Work on putting together a shared folder with everything shared today and putting together a word doc where we can plug in ideas for five year and annual goals. We can put notes in for carrying in current goals. The five-year plan will be very different, but the annual plan I expect to see a number of things carried over that haven't been completed. Consuela: I don't want to edit what you have. I want to give feedback. Is that okay? (annual plan). Kathleen: the doc I send out will be a place for ideas. I can also meet with you and make sure I'm understanding what you're asking. Consuela: some I'm updating the information like the MOU from last year and the ending of homelessness. I'm asking before I edit it, can I send it to you for review before I insert it? I'll talk to you tomorrow once I look at what you sent me.
- B. I wanted to let you all know as I've talked to Mally, she is going to send me some flyers to a training she is going to do, and maybe have a field trip if its in-person.
- C. Our next meeting will be July 5th at 10 o'clock at the crescent hall community center. We will also have individuals who have no experience with PHAR or CRHA, so it will be an important day for outreach, so I will bring educational material. I'll get working on that shared folder.

Our next meeting is **July 5th at 10am** it will be hybrid in-person at the new Crescent Halls Community Center and via zoom. Hope to see you all there!

If you have questions or thoughts on what we talked about or you would like to see us focus on, please contact Kathleen at matthewsk@cvilleerha.com or 434-422-9298.

CRHA ANNUAL/FIVE YEAR PLAN CALENDAR FY 2024- 2025 and FY 2024- 2029

These are all hybrid public meetings

<https://us06web.zoom.us/j/86525456736?pwd=eW5vcDA3ZGNkYVZkSUhkMjFaK2pldz09>

| Date/ Time | Location | Purpose |
|---|---|--|
| <input checked="" type="checkbox"/> April 5, 2023/ 10am | Hybrid at <u>Westhaven</u> Community Center | 1 st planning meeting RAB and CRHA staff |
| <input checked="" type="checkbox"/> May 3, 2023/ 10am | Hybrid at <u>Westhaven</u> Community Center | Goal and Outcome training RAB and CRHA staff- look at AP goals |
| <input checked="" type="checkbox"/> June 7, 2023/ 10am | Hybrid at <u>S 1st ST</u> Community Center | Planning meeting RAB and CRHA staff |
| <input type="checkbox"/> July 5, 2023/ 10am | Hybrid at <u>Crescent Halls</u> Community Center | Strategic Planning Meeting RAB and CRHA |
| <input type="checkbox"/> August 2, 2023/ 10am | Hybrid at <u>6th Street</u> Community Center | Planning meeting RAB and CRHA staff |
| <input type="checkbox"/> August 10, 2023/ 6pm | Hybrid at <u>Westhaven</u> Community Center | BOC Work session around AP/5YR |
| <input type="checkbox"/> September 6, 2023/ 10am | Hybrid at <u>S 1st ST</u> Community Center | Planning meeting RAB and CRHA staff |
| <input type="checkbox"/> October 4, 2023/ 10am | Hybrid at <u>Crescent Hall</u> Community Center | Planning meeting RAB and CRHA staff |
| <input type="checkbox"/> November 1, 2023/ 10am | Hybrid at <u>6th ST</u> Community Center | Public Meeting on Draft Posting |
| <input type="checkbox"/> November 1, 2023/ 5pm | Hybrid at <u>Westhaven</u> Community Center | Public Meeting on Draft Posting |
| <input type="checkbox"/> December 6, 2023/ 10am | Hybrid at <u>S 1st St</u> Community Center | Public Meeting on Draft Posting |
| <input type="checkbox"/> December 14, 2023/ 5pm | Hybrid at <u>Crescent Hall</u> Community Center | Public Hearing |
| <input type="checkbox"/> December 14, 2023/ 5:30pm | Hybrid at <u>Crescent Hall</u> Community Center | Special BOC Meeting to approve plans |

CHARLOTTESVILLE REDEVELOPMENT & HOUSING AUTHORITY

P.O. BOX 1405

CHARLOTTESVILLE, VIRGINIA 22902

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

www.cvillerha.com



6/20/23

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

I. General Updates

The past month has been historic. Crescent Halls began occupancy on May 30. I have spent most of my time helping to ready Crescent Halls for re-occupancy, being on site for the re-occupancy, and throwing parties for Crescent Halls and South First Street residents. In addition to the immense amount of time spent on Crescent Halls I have conducted outreach regarding South First Street Phase 2 potential changes and helping to guide the 6th St effort forward. We welcomed Alex Glick as an intern with the CRHA team.

A brief list of duties performed:

- Weekly Crescent Halls Working Group Meetings
- Inspections for Crescent Halls PBV units
- Daily Crescent Halls contractor team meetings
- Westhaven Planners Meeting and Curriculum wrap-up.
- 6th ST Design team (OAC) meetings
- 6th St demo/Dispo team mtgs
- “Punch List” walk throughs and back checks of Crescent Halls 8,7,6, 5, 4, 1 floors and Admin Office
- CRHA Benefits Webinar
- Crescent Halls Residents and Staff Tours
- Board of Commissioners Meeting
- 6th St Resident Planners and Outreach
- Crescent Halls and S. 1st St Party and Concert Planning and Outreach
- S 1st St Outreach Phase 2
- Crescent Halls Move In First Day May 30
- S. 1st Phase 2 resident meeting
- Alex Glick joins as Intern.
- Choice Neighborhood Grant Planning Meeting
- Crescent Halls Party
- South First Street Party
- Concert for CH and SFS residents
- Sixth Street hazmat inspection
- S 1st Phase 2 Sub-Committee meeting
- Choice Neighborhood Grant meeting
- S 1st Phase 2 Resident Planners Meeting
- Sixth Street Outreach
- Crescent Halls Gift List items documented.
- Westhaven Planning, Prep and Outreach for 6/22



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.



- Virginia Housing Inspections of Crescent Halls and SFSP1
- Redevelopment Admin Committee meeting
- Applicant help (Pashto)
- Parallel Track Wage Verification
- Board Report

In the coming month we will continue with Crescent Halls re-occupancy and get close to finishing all of the work that remains in the building. We will inspect, accept and begin occupancy for South First Street Building 3 and hopefully see the opening of the Community Center at South First Street Phase 1. The Sixth Street demo/dispo process will wrap up and we anticipate a Demo/Dispo application being submitted within a few weeks. The Sixth St design team will move forward on technical aspects heading towards having a complete set of documents and we hope to move close to determining a name for the new community. Parallel Track exterior projects will be completed. At the end of next month, the team will begin lining up a contract for HVAC upgrades. Westhaven Resident Planners will mark the completion of the curriculum with a community wide event on June 22. Resident meetings at Sixth Street, Parallel Track and Crescent Halls will continue.

II. Site Updates

- A. Crescent Halls: The 6th, 7th, 8th, and 1st floors were accepted for re-occupancy except for the ADA accessible units. Re-occupancy began on May 30 and continues as we fill apartments. We held a resident welcome home party on June 5, and brought residents to a concert downtown on the 6th. CRHA staff has begun moving into the office area of the building. A number of priorities for the building remain: Accepting the 4th and 5th floors and scheduling move ins; Inspecting and accepting ADA units on 6th, 5th, and 4th floor; Accepting fully the First Floor; Inspecting and accepting the exteriors of the building. We will continue to move forward with 2nd and 3rd floors as well as installing the grills, gazebo, and traffic gate. We are closely monitoring all remaining work to be completed before contract closeout of which there are a variety of many items. We will work to reschedule a grand re-opening later in the summer.
- B. South First Street Phase 1: Building 1 and 2 are fully occupied. Building 3 is nearing being ready for CRHA to inspect, accept and occupy. The Community Center still has items to be addressed, we hope to see the opening of the center this month. A party was held June 6 and residents attended a concert downtown.
- C. South First Street Phase 2: The escalating cost of construction has led to a stalling of the contractor selection process as originally envisioned. The Redevelopment partners began to investigate reasons for this problem and evaluated potential solutions. CRHA met with residents to discuss the issue and present scenarios that will maintain the vision of residents while making sure we can move forward with construction in the near future. Residents have agreed to a re-working of the subsidy and financing structure in order to increase funding for the project and to changes to the site plan that will lower construction costs.
- D. 6th Street: The Demo/Dispo process has continued with the help of Dominion Due Diligence Group. This includes a variety of tasks which the team is moving through in anticipation of submitting the Section 9 demo/dispo application in the very near future. The design team, including Grimm and Parker, Anhold, Timmons Group, and Wilson Lee Interiors continue weekly coordination to submit a final set of documents. The Sixth Street process so far has moved on schedule, and we hope for continued speedy success on this effort. Residents Planning was scheduled but postponed twice due to weather.
- E. Westhaven: Weekly Resident Planners meetings wrapped up on May 18 with a final review of the curriculum. We will hold a community wide event on June 22 to share the work of the Planners and 21 residents will receive a certificate noting their completion of the learning piece of this historic effort.

Planning with residents will resume the 2nd week of July with discussion of the Choice Neighborhood Grant Application and finishing up work on an Architect RFP.

- F. Parallel Track: Roofs, Siding, and Windows are finished up and some final work is being completed. With the help of our partners, we are working towards getting playground contracts underway. The City granted additional money to support the HVAC and associated electrical upgrades meaning we can move forward with that effort and the team has begun evaluating that process to start lining up a contractor. Resident meetings were held and the focus moving forward will be on guiding playground installation and beginning the process for interior renovations.

III. Resident Engagement:

- A. Crescent Halls Working Group Meetings and Resident Site Tours
- B. Westhaven Planning Meetings weekly.
- C. One on ones with South First Street residents
- D. S. 1st Street Phase 2 Resident Planner Meetings

IV. Upcoming Decisions/Activities

- A. Crescent Halls Acceptance and Occupancy of floors 5,4,3,2
- B. S. 1st St. Phase 2 Changes
- C. S. 1st St Phase 1 Community Center and Building 3 opening.
- D. Parallel Track Playgrounds and Amenities
- E. Westhaven Planning/Architect Selection/Choice Neighborhood Grant
- F. Sixth Street Demo/Dispo and Design Processes, Resident Meetings

V. Committee Updates and Minutes:

- A. South First Street Phase 2 Sub-Committee Minutes 6/8/23

Redevelopment Meetings Schedule

1st Thursday of Month

3:00 pm Redevelopment Committee

2nd Thursday

2:00 pm S 1st St Phase 2

3rd Thursday

1 pm Redevelopment Admin Committee

4th Thursday

2:00 pm Westhaven

TBD Sixth Street

CHARLOTTESVILLE REDEVELOPMENT & HOUSING AUTHORITY

P.O. BOX 1405

CHARLOTTESVILLE, VIRGINIA 22902

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

www.cvillerha.com



CRHA South First Street Phase 2 Planning Committee
2:00 pm, Thursday, June 8, 2023
<https://zoom.us/j/9588556349>

Minutes

I. Attendees:

CRHA: Brandon Collins, Joy Johnson, Kathleen Glenn-Matthews, Alex Glick, John Sales, Kevin Fallin (Downey and Scott Owner's rep)
PHAR: Moriah Wilkins (LAJC), Alexis Cooper, Michelle Stinnie, Paola Covarrubias
AHG: Ashley Davies
BRW: Kurt Keesecker, Karim Habbab
Other- Alex Ikefuna (City), Scott Collins

II. Updates/Presentations/Issues

a. Resident meeting tomorrow to discuss proposed changes. Agenda still needs to be crafted. Scott has finished up a proposed site plan change, BRW hasn't seen it yet. Gets us pretty close to what was discussed with the BRW team and reduces construction costs for building and site costs. Move units away from stream which eliminates the need for retaining wall. Move to townhomes steps. Preserved path, adds amenities area more usable. 27 4/5 bedroom units included in plan. Maintains corridor for utilities reduces site costs by not cutting through and can change storm sewer to end in one spot. Bring Greenwood into the team to standardize the units. Working with grade reduces cost significantly.

Have architectural and MEP been updated or just site for now? Greenwood is responsible for diagrams, have internal drawings for those. Other buildings have already been worked through so not a lot of adjustments needed, will need adjust 4/5 bedrooms some. Biggest change is new apartment building but based on work that has been done. Goal was not to change architecture too much, biggest change is for Greenwood designs which they will have to tweak some but they are pretty close. Short answer haven't gotten into coordinating yet. Should not be a lot of MEP coordination. Concern about load letters, Virginia Power need new, their work will need to be put on hold. Need wait until residents approve then update Virginia Power, resubmit load letters and they will have to revise electric design. Have to ask Staengel for load letters, math should be the same just need work out the design. Need look at storage and community spaces required and re-work. Get storage under community center, still have some calculations to look at to achieve recreation and storage requirements. Scott already looking at storage under community center.

Meeting tomorrow with residents at 2 pm. BRW will compare original site drawing with proposed to make it easier to evaluate changes with residents.

How big is the budget gap right now? Will need changes to site, changes to financing and subsidy, and will need City help. About \$15 million gap. John has started talking to Sam Sanders about an additional \$3



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Million to help close the gap.

Discussion of meeting materials and approaches. Compare site maps. Also want the original diagram showing concepts and zones. Can put materials on the big screen as well. CRHA has flyer and reached out directly to planners. Hope to have a few extra folks. Will do reminders. Really want to focus on it being in-person. Format will start with explain the challenge, explaining the research, and presenting the financing/subsidy with Jeff and then look at site changes. John will set the stage for the meeting. Also need to discuss the timeline. Need to also talk about Greenwood Homes. Will want to show residents some Greenwood Homes at a future meeting or gathering. Scott will attend tomorrow. There is food left over from the party Tuesday that we plan to use for the meeting. Come at 2:30 for set up.

III. Next Agenda