

CHARLOTTESVILLE REDEVELOPMENT & HOUSING AUTHORITY

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CRHA August Redevelopment Report

I. General Updates

- We have started the development process of the Capital Funds Plan for 2025-2029 5-year plan. These projects will include bathroom renovations, kitchen renovations, fencing, site lighting, flooring, painting, and landscaping. We will continue to engage residents to prioritize.
- The Language Access team has focused their redevelopment efforts on analyzing a more innovative approach to engage our non-English speaking residents. This includes continued research on interpretation software and the development of easily accessible methods to engage in conversation during meetings and updates outside of meetings. We will continue to source residents and non-residents who speak the native languages needed for consulting and on staff hiring.
- The redevelopment team is working with the Grants Coordinator to identify resources to deploy solar on all affordable housing units. We have already identified resources to deploy solar amongst the City Housing portfolios. To complete the solar deployment, we must replace some of the roofs to make them solar ready. This initiative will be a cost savings to residents residing in the units.

II. Property Acquisition

- CRHA currently has 3 properties under contract which equates to a total of 15 units. The units are currently priced at a naturally affordable rate. Several of the units are currently occupied by voucher holders. We anticipate having 3 vacant units within the portfolio upon CRHA closing on the acquisition. The acquisition of this portfolio will allow CRHA to preserve the naturally occurring affordable housing units while giving CRHA the ability to redevelop the property to provide additional housing units soon.
- We continue to look for other opportunities to preserve affordable housing units in the City of Charlottesville.

III. Site Updates

- Crescent Halls:** The team is working through final closing numbers, remaining items addressed for Virginia Housing. Open remaining items include Gazebo/Pavilion delivery which is scheduled for late September. The traffic gate also remains open and has an estimated completion date of late 2024.
- South First Street Phase 2:** Demolition complete. Awaiting City permit to start construction. Resident planning focusing on outdoor amenities.
- Sixth Street "Building A":** Awaiting HUD approval to start demolition and abatement. Final Virginia Housing submission and review underway. Preparing contract for early demolition upon HUD approval.

- **Sixth Street Phase 2:** evaluating zoning requirements, discussing outdoor amenities with residents, considering minor revisions to master plan.
- **Westhaven:** Arnold Design and Brick and Story both working with residents, engagement strategy mostly formulated and being implemented. Current conditions evaluation and title information nearing completion.
- **Parallel Track:** Appliance installation complete with high resident satisfaction. Preparing for HVAC and electric upgrade beginning with Riverside Ave. Procuring doors for entry doors and storm doors replacement to happen in fall. Resident planning for bathroom renovations next year.
- **310 HQ:** CRHA is finalizing a construction contract with a local contractor to complete demolition and redevelopment of CRHA's HQ. The CRHA is currently reviewing the Letter of Intention (LOI) from two local nonprofits that will co-occupy 310 HQ. Based upon current construction timelines CRHA is estimated to relocate its Central Office to HQ in October 2025.

IV. Section 3

- CRHA is working to build the Section 3 program to ensure residents can easily access resources for training and business development.
- The redevelopment team is currently working to plan a Resident outreach meeting in October.
- America Maina, CRHA's recently hired Economic Opportunity Program Coordinator is scheduling meetings with other workforce development programs in the Charlottesville area to ensure we can better partner to serve our residents.
- CRHA is currently working with contractors that are under contract to ensure they meet CRHA's Section 3 goals.
- Before the year ends, CRHA will have a section on its website for Section 3 that will house job opportunities, training opportunities and other resources available to residents.

V. Relocation

- Relocation activities have slowed down with the final residents at 6th street moved in July. The focus is now on ramping up our HCV homeownership program. We've met with several local lenders to find homes for the offset mortgage loan option we anticipate needing. At the same time, we are developing literature for the program to reach out to residents who are interested in homeownership.

VI. Redevelopment Engagement

CRHA Redevelopment Coordinator Monthly Report
Prepared by Brandon Collins on September 13, 2024

- South First demolition is completed. The redevelopment team is currently engaging residents and the landscape architect to evaluate potential community amenities for Phase 2 that will also serve Phase 1 residents.
- Sixth St resident meetings took a pause during the summer months but have since resumed.
- The Crescent Halls "working group" meetings have now transitioned into monthly meetings with the Property Manager. The redevelopment team will remain engaged until all open remaining items are closed and the project is fully complete. The redevelopment team has been engaging with residents at these meetings to coordinate a ribbon-cutting ceremony to celebrate the completion of Crescent Halls.

- Westhaven Planners have begun deeper work with both Arnold Design Studio and Brick and Story and the team is planning for very broad community wide engagement in the coming months.
- Parallel Track meetings have focused on final decision for upcoming projects and planning for bathroom renovations next year.

August Resident Engagement at a glance:

August 2024		
	Unique individuals	# of meetings
Crescent Halls	0	0
South First Street	5	1
Sixth St	7	1
Westhaven	31	2
Parallel Track	24	3
Total	60	6

- 19 one on one conversations on a variety of topics and Sites in August
- Written Update and door knocking for 19 households at Sixth Street in lieu of meeting
- Westhaven Railings Poll 2 rounds 15 participants (only 802,806,808 buildings)
- Westhaven pre-engagement survey 35 participants
- Westhaven Community Day redevelopment activities approx.. 55 residents