

CRHA/CCDC Board of Directors Redevelopment Updates - 9/28/20

1. **Getting Close to Closing** – We are steadily making progress toward clearing all of the final HUD, bank and City hurdles so that we can close on our Phase 1 projects (Crescent Halls & South First St. Phase 1) by early-to-mid October (hopefully). HUD has informed us that our Mixed Finance Development Review and Demo-Dispo Applications should be approved by the end of September. Our construction loan application process at Atlantic Union Bank is almost complete as well. City staff transmitted comments and questions on the closing documents for our City financing on Sept. 10, and we are working with them now to finalize those documents for Council approval, hopefully by early October. Big thanks to Jeff Meyer of Virginia Community Development Corporation, in addition to our legal counsel at the Delphine Carnes Law Group and others, for the tremendous amount of legwork that has gone into getting us to this point in the approvals process. Once closing occurs, then we can start mobilizing for construction! Assuming an October closing date, that means we could see construction activity commencing as soon as November or December. Construction timelines for both Phase 1 projects are being updated as we speak by Riverbend/AHG and will be shared with all key stakeholders once finalized.
2. **Phase 1 Resident Engagement** – We are currently working to get information out to residents of both Crescent Halls and South First Street about the status of the Phase 1 projects.
 - a. At Crescent Halls, we will be distributing a letter to all households in the next couple of days with updated information about the renovation project, along with the HUD-mandated 90-day relocation notice (basically putting every resident on notice that they will be moved from their units at some point 90 days or later from the date of receipt). We have also installed a TV monitor in the community room at Crescent Halls and will soon begin airing, on a continuous loop, information and updates about the renovation project. The first video will be this virtual walk-through prepared by one of Betsy Roettger's UVA students (Alejandro Di Napoli) in collaboration with Colin Arnold of Arnold Design Studio, John Black and John Adams of GMA Construction, and Jeff McCallister of Red Light Management:
https://drive.google.com/file/d/1ZMB2PFk8_qoC5uyttLTcn2bWbhdIKvjI/view?usp=sharing.
A more detailed virtual walk-through of the interiors of several newly-renovated units is now in development and will be added to the continuous loop on the Crescent Halls TV monitor. We'll also use the monitor to air COVID safety videos and information. We are not planning any in-person resident meetings at Crescent Halls for the immediate future, but will continue to keep residents informed through written materials, the TV monitor, and posts to our CRHA website, Facebook page, etc.
 - b. At South First Street, Bruce Wardell and his team will soon be reconvening the resident planners group for weekly meetings (virtually to start, and eventually in-person as public health considerations permit) and one of their first items of business will be for Riverbend & Breeden Construction to provide an update to the resident planners on the status of the Phase 1 project. Part of that discussion will also entail doing some

brainstorming on the best ways to get information out to the rest of the South First Street community about Phase 1.

3. **Section 3:** Joy Johnson, our Section 3 Coordinator, now has over 70 residents in the Section 3 pipeline! They are all at various stages of engagement. Some we have already connected with training and employment, some have simply filled out the initial Section 3 assessment, and some are in-between. But that is a tremendous start to our recruitment and outreach effort. Thank you, Joy! We are now communicating with the City about plans for a second Trade Builder Academy in anticipation of construction finally getting underway in the next few months.
4. **Relocation:** We have completed two rounds of interviews for our new full-time Relocation Coordinator (now that Kathleen Glenn-Matthews has been elevated to Director of Operations) and hope to have the position filled in October. We were pleased with the quality of the candidates and look forward to introducing the finalist to you soon. In the meantime, Kathleen is updating the relocation plan for Crescent Halls in light of the revised renovation plan/timeline and that will be shared publicly soon as well.
5. **Managing Mixed Financing:** Half of the newly-renovated units at Crescent Halls will carry public housing subsidies and the other half will carry project-based voucher subsidies; South First St. Phase 1 will feature a mix of subsidies as well. While our goal is for the tenant experience to be largely the same regardless of whether they're in a public housing unit or a project-based voucher unit, the reality is that the paperwork and regulations will be different (and both projects will also have new LIHTC requirements to meet as well), so we must prepare our Rental Office staff accordingly. We have already started providing some training to our staff on these new procedures and requirements, but we are currently considering additional ways to ensure we have the capacity and the expertise needed to successfully manage this transition to mixed financing. Stay tuned for more updates.
6. **Redevelopment Meetings:** The Redevelopment Committee continues to meet on a bi-weekly basis (every other Thursday at 2:30 pm, from Oct. 1 onward), with our Phase 1 Project Development Team meeting on alternating weeks at the same day & time (from Sept. 24 onwards). If you do not have the access information for either of these meetings but would like to participate or even just observe, please contact Redevelopment Coordinator Dave Norris at norrisd@cvilleerha.com or (434) 242-5165.