

CHARLOTTESVILLE REDEVELOPMENT & HOUSING AUTHORITY

P.O. BOX 1405

CHARLOTTESVILLE, VIRGINIA 22902

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

www.cvillerha.com



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CRHA Redevelopment Coordinator Monthly Report Prepared by Brandon Collins on 10/20 /21

I. General Updates

A. Brandon Collins started as Redevelopment Coordinator on October 4th. CRHA had a clear Action Plan waiting. Have spent time prioritizing the Action Plan items and balancing against priority decision making items, resident engagement, and generally getting started in the job. A brief list of duties performed:

- On-boarding
- S 1st St Construction meeting
- Impromptu Crescent Halls meeting- resident concerns
- Meeting with PHAR staff x 2
- Conversations with key partners
- PH/TPV meeting
- Redevelopment meetings- S. 1st, 6th, Redevelopment Committee- agendas/minutes
- Redevelopment meetings- Westhaven, Vision Keepers, Redevelopment Admin
- OAC meeting S 1st
- PHAR/CRHA Weekly meeting x 2
- Financial Opportunity Center Opening
- Keys/CCTV meeting
- Crescent Halls Tenants Assoc meeting and Construction Update
- 6th St pricing contractor selection
- Action Plan projects first steps.
- Starting furniture and common space programming process for Crescent Halls and S 1st St Phase 1
- Development of Community Partners/Service Providers survey begun.
- Development of Engaging English Learners Plan begun.
- Outreach to 6th St for upcoming meetings.
- Meeting on site with Relocation Coordinator
- Capital Fund/Parallel Track prep begun.

In the coming month I will be working on developing and implementing the Engaging English Learners plan (translation), consolidating documents/files, developing a redevelopment calendar and project mapping, beginning the Parallel Track work with residents, assisting with Relocation Plan/Required resident meeting for S 1st, furniture/IT selection with Crescent Halls and S. 1st St residents, continuing resident Led Planning at 6th Street, and hopefully beginning greater engagement with Westhaven residents.



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- B. Relocation Coordinator began work 10/18/21. This makes for a much needed expanded Redevelopment Staff.

II. Site Updates

- A. Crescent Halls: Since the pipe leak happened, a number of changes to the renovation approach have been put in place. This means continuing work on the 7 and 8 floors, and beginning a bottom up approach from the 2nd floor up on the West end of the building. A new schedule and change of scope is being ironed out by the team and GMA. New piping will be installed with exception of 2nd floor down as the existing steel pipes have been evaluated previously and will be reevaluated at every joint to make sure. The Public Housing Program Manager and HCV office are working together to move remaining residents out of the building for the remainder of the construction project with support from the new Relocation Coordinator.

New boilers have been put in place, the trash chute is now usable and hopefully will lead to speedier work. Work continues on 7 and 8 floors, showers installed. Some windows starting to come in. 2nd through 6th floors on the West side have been turned over to GMA for demolition and any abatement work needed.

- B. South First Street Phase 1: Site plan amendment has yet again been stalled meaning work cannot move ahead on building 3. This seems to be causing a day for day delay on completion. A change in regulation has had Dominion Power no longer responsible for certain aspects of bringing power to the site. Buildings 1 and 2 have roofs mostly completed, and window installation demonstration has occurred with VHDA meaning windows are now being installed

Interior color selection has proceeded allowing Breeden to order materials. Supply issues have eased somewhat.

- C. South First Street Phase 2: Demo/Dispo application and Mixed Finance Application have been prepared but awaiting some clarity on the use of public housing and tenants protection vouchers. HUD is not in agreement that we can place Public Housing from a different project onto a site that will face demolition of it's own public housing and utilize TPVs. This is messy and requires more work. As soon as we have a plan we can submit the Demo/Dispo application and the Mixed Finance Application. Ironing out this issue will also allow us to hold the official Resident Relocation meeting at South First Street.

We will be working with Ashley and the team to select a firm for pricing the project to allow BRW to continue moving the project forward.

A site plan amendment is being prepared to adjust to changes coming from the hard work of the Resident Planners group.

- D. 6th Street: Resident Led Planning continues with an initial concept in place. Residents have worked with Grimm and Parker architects to present a 39 homes apartment building with an elevator with at least 15 one bedrooms, 4 two bedrooms, and 20 three bedrooms. The design includes an element of under the building parking, open space, and indoor amenities. This will require demolishing 6 units on the Monticello Ave. side of the current site. A site plan has been submitted to the City and the NDS review conference is scheduled for 11/3.

Architects and the LIHTC team have proposed adding a 4th story to the planned 3 story building. We are working with residents to determine if this is desired. The extra floor may or may not include additional residential units or expanded recreational/common space.

The team worked with residents to select Martin Horn to engage in "schematic pricing" for the project.

All of this is being done in order to submit a LIHTC application in March 2022.

An agreement with Grimm and Parker to provide additional visioning and development of a master plan for the entire site is in place. Work with residents on the wider site planning will begin 10/24.

- E. Westhaven: Light engagement has occurred previously. PHAR plans to continue Positive Vision workshops in early November. Discussion of a kick off event has occurred. The planning for this historical effort needs to begin in earnest as soon as possible. We anticipate a 2 year planning process.
- III. Parallel Track: CRHA is working with PHAR to meet with residents the first week of November to form working groups to develop and plan for Parallel Track projects in coordination with the Capital Fund effort.
- IV. Resident Engagement: I have engaged with residents at Crescent Halls, South First Street, and 6th Street. At S 1st St. we worked to gain input on color selections for interiors of homes in Phase 1. Doorknocking and balloting occurred as well as tabling on site. This was followed up by more doorknocking/polling to clarify choices. About 25 residents were involved in the decision.

At Crescent Halls I met with residents for an impromptu meeting to discuss concerns which were relayed to CRHA staff. I attended the Crescent Halls Tenants Association meeting and Construction update. About 12 residents participated.

At 6th Street I worked with 3 residents to explain and gain input on selecting a contractor for pricing of the project. One resident attended the meeting as well and a decision was made based on resident input.

As part of my action plan and on request of Redevelopment Committee I am working with Kathleen and partners to have a plan for better engagement of non-english speaking residents.
- V. Upcoming Decisions/Activities
 - A. Redevelopment Committee replacement member for 6th Street
 - B. Westhaven Planning Kick-Off and format.
 - C. Phase 2 Demo/Dispo PH/PBV and Faircloth count.
 - D. 6th Street Resident Planner meetings
 - E. Parallel Track/Capital Plan kick-off
 - F. Transit
- VI. Committee Updates and Minutes: Please see attached minutes for:
 - A. South First Street Committee 10/7/21
 - B. Sixth Street Committee 10/7/21
 - C. Redevelopment Committee 10/7/21
 - D. Vision Keepers 10/21/21
 - E. Westhaven Committee 10/21/21
 - F. Redevelopment Admin Committee 10/21/21