

CHARLOTTESVILLE REDEVELOPMENT & HOUSING AUTHORITY

P.O. BOX 1405

CHARLOTTESVILLE, VIRGINIA 22902

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www.cvillerha.com



10/20/21

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

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CRHA Redevelopment Committee
4 pm, Thursday, October 7, 2021

<https://zoom.us/j/91340357510>

Agenda

I. In attendance:

Seated Members: John Sales, Shelby Edwards, Joy Johnson, Emily Dreyfus, Mayor Nikuyah Walker
CRHA: Kathleen Glenn-Matthews, Commissioner Maddy Green, Brandon Collins, Melinda Hite
PHAR/LAJC: Marie Poole, Moriah, Allexis Cooper
AHG: Jeff Meyer, Ashley Davies, Jay Kessler
BRW: Karim Habbab
Others: Alex Ikefuna City of Charlottesville, Betsy Roettger

II. Updates

- a. Sustainability Study- Northern Real Estate Urban Ventures has been selected.
When will the plan be complete? One year, there will be actionable items. Good to invite into engagement process, encourage consultants to provide interim reports. Alex can help, if want. Staff updates to City Council especially to access City funding before study completed. Everyone should understand the climate- everyone is behind due to COVID, should be understandable, there are delays. Make sure to update council, sufficient time for conversation so everything is paid on time.
John- RedCom will be involved in Sustainability Study- CRHA staff, board, PHAR, LAJC, Residents some things specific to residents, some specific to current conditions. RedCom will be fully involved throughout.
- b. Crescent Halls- Jay reported process of turning over floors 2-6 west end to GMA, some glitches bed bug treatment, working through change orders, changing all the drywall to address residual mold, approved, working out final details of pipe/riser replacement, horizontal is set on domestic, on chilled and heating- steel pipe for heating that is different, working through, need to get release for change. Pricing came in way over. Recommend to CRHA how to accomplish goals without full replacement, not all copper.
Proposal- not replace pipes on 1st floor, they are steel, greater life expectancy. Replacement will leave not as good of product. Proposal to test pipe/joints. Cost savings.
Go up all piping will be new. Keep steel pipe inspect then reinsulate, loop chilled strip insulation z-ray copper joints fix reinsulate. \$350,000 less of an add. Working with Jeff on finance piece of this. Need a decision.
Question on testing of pipe (representation sample or all)- no inspection needed of welded steel joints, did already get verification of thickness which was "like new". Not aware of tests that can show a screw fitting, as long as tight and not leaking. Did not see places in hot water where there



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was evidence of leaks.

John could share recommendation with everyone. Should share at CHTA? Have as a discussion topic.

Why would we want to leave old pipe? Answer is that the older pipe is better than what would replace it (steel). Main concerns, because no degradation, would be the joints. For steel joints they're not even measurable. Originally were going to have a testing crew for copper pipes on first floor. Based on wall thickness everywhere isn't degraded. Focus is on the joints.

Circulated domestic is copper, go ahead and replace, in corridor hard to reach, will move to service more easily. Welded and screw fit eliminates the concern. Chilled water piping put in when A/C added is newer, fully accessible 4th floor ceiling, propose to remain but have every joint x-ray. If find a couple bad replace, if find bad ones will replace (highly unlikely). This proposal should address concerns. Pricing came in originally for total replacement at \$1.15M, this will bring it to \$750K. Talk to residents, John says we should do it, still need explain.

Concern for flood from residents- concerns are addressed and lowers cost burden.

Is this the place where we make savings? Is that the only reason? Don't think it's the only reason. If testing shows good then we're doing the right thing. Ease any concerns on 1st floor by testing those as well. Resident concerns aren't just about 2-8 but all the pipes.

Lot of concerns about the building once it re-opens.

Decision- Tenants Association Meeting Wednesday makes the decision!

Mayor Walker good point- are we spending money wisely, and are we leaving a maintenance problem behind. No 100% guarantee.

Need to get with GMA on new schedule and completion date. Cornelius will be in town, need to meet.

c. South First St Phase 1 and 2

Making good progress on buildings 1 and 2. Almost under roof building 2. Challenge is site plan amendment for storm sewer in different place, caused conflict with sanitary sewer, also includes underground electric that Dominion is putting in- the combination has resubmit, some comments, hopefully approval Oct 19th. Until then site work has stopped. Basically a day for day delay on getting building 3 started. Pushed into October for completion. No estimate yet. Been waiting on this for a while (September).

d. Sixth St

LIHTC application deadline in March- Alex not sure where we are in terms of timeline with City approval- seems like running behind. If remember correctly something was supposed to be submitted in September. Want to make sure there is time to take care of glitches. Ashley replied we submitted in September- Jack rejected for minor issues. Not sure why plan was rejected specifically, not unusual for anyone submitting to city. Nothing major, more presentation. City Staff has a lot on their plates right now. Set things up so its easy for engineering to review easily. Need to stay engaged with James Freas.

6th St Development Review 10/21 10 am

e. Westhaven- Brandon reported on need for visioning with PHAR.

f. Section 3

Board approved Policy, need to go back through the database to make sure self certification form is attached. GMA sent e-mail last week ready to hire 2 by end of week. Residents say haven't heard from HR yet. Skip Hoist/Laborer \$23/hr. GMA still looking for carpenter, no one in the database qualify for position, have pointed those who have some experience.

Met with UVA about getting people into their training. Realizing we need to have a training module to have people ready so that we can put exact hiring requirements in contracts. Need to determine work plan with Section 3 advisory board. Joy had conv with Sam Sanders and he said he had some experience. CRHA intern over summer created spreadsheet- need report by graph when trying realized everything in spreadsheet didn't have numbers, need go back and enter information, taking time. Need to get a software. Did talk to Sam about potential software. Would be easier to have it all in a system. Maybe reach out to past contacts now in Atlanta. Since Sam is here we can pick his brain (Alex too!). We do need software to capture all of what is needed. Updating information etc.

- g. CRHA Hiring- Relocation Coordinator has been hired starts next week, Modernization, Owner's Rep

III. Action Items

- a. Discussion: meeting needs of English Learners, Resources and Strategies- reviewed and revised list, will return to next RedCom with action plan.
- b. Discussion: Involvement of Prof. Roettger students in Parallel Track Effort
Have class now and one in spring. Current group looking at all of Charlottesville, planners. Have class in Spring that may be a better fit and time to plan. Graduate students. Lots of flexibility looking at real world. Good to look at tying policies to physical, good with complex issues. Planners good at reading, writing, research. Teaching visualization, topography for example. How represent things we are dealing with. Can help with research, visualization, Should have 4 community projects in Spring, could divvy up sites. Students could be helpful as volunteers with engagement, drawing, drawing maps, modeling. Elgin Cleckly. Project Pipeline with SFS youth – maybe this summer a good time to do something like that in Westhaven and would be good timing to have youth leaders in the WH planning effort. Wanted to float the idea. If need help, especially in producing base material to work with. Happy to follow up more.

Joy mentioned WH students at CHS did some designs of Westhaven many years ago- can you get your hands on those? It would be helpful to see how the students then thought about what WH could like and what could happen with other youth.

Anna Cai water study- would be helpful- need make sure these things get told, so in the planning we can change some of these things. Westhaven dug out when built

Parallel Track important but still need tell that history so people can understand. Elgin worked well with the students, pretty sure artifacts will be found at Westhaven.

Betsy can print Cai thesis and bring books.

Spring leaves time for planning.

Opportunities for 6th St? Any youth on all the sites could come together for the summer program, doesn't have to just be WH youth. First summer more exploratory, awesome if could do a second summer with more. At SFS we had kids from other areas. There is funding- National Association for Minority Architects-

Zamir did internship at Equity Center, can still engage in summer.

- c. Other Action/Decision Items

IV. Other- schools- invite school board or staff who want to participate on this committee?

V. Next Agenda to include:

Translation Plan

Utilities- PBV/LIHTC/Green Building- specifically generators/lights out

How School relates to redevelopment, how does reconfiguration relate to the community?

Youth Amenities

Transit

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CRHA South First Street Phase 1 and 2 Planning Committee
1 pm, Thursday, October 7, 2021

<https://zoom.us/s/91340357510>

Agenda

I. Welcome and Introductions

Attending were:

CRHA: Brandon Collins; Kathleen Glenn-Matthews, John Sales

CRHA/PHAR: Joy Johnson

PHAR/LAJC: Shelby Edwards; Kelcee Jones, Alexxis Cooper; Marie Poole; Emily Dreyfus

AHG: Jeff Meyer; Ashley Davies; Ann Kingston

BRW: Karim Habbab; Kurt Keesecker

Other: Alex Ikefuna-City of Charlottesville

II. Updates/Presentations/Issues

a. HUD- PBV/PH issue. Jeff gave an overview of recent discussions and strategies.

- Phase 2 is blending PH, PBV and units w/ no subsidy.

Originally 13 planned PH for P1 from CH, asked for 38 TPV and add 40 PH and 35 no subsidy for Phase 2.

- Learned last week with HUD officials that if we return demo/dispo homes to that site, then the same number of TPVs would be terminated. Thought we would demo 58, bring back 40. HUD said no but understood the strategy- especially using all PH (Faircloth).

- However, we currently have 39 remaining from the PH (faircloth, FC) count from CH. Can't use what we are demolishing but we do have those 39.

- New plan is to go with the 39 PH from the CH/FC remainders, move the demolished 58 from SFS to the PH/FC list.

- Need to get buy in from SAC, have another discussion with them, get their blessing, then adjust the demo/dispo application.

- Jeff explained the Faircloth Amendment.

- Question- How does this impact the timeline? There is a concern, wanted to get application in this summer. Meeting with HUD should happen next week, then we'll be able to submit formal applications for both Demo/Dispo and Mixed Finance applications. Those are ready just need to revise. They then have 60 days to review and understand what we are doing- hope it goes quickly

- Need total units for each phase 2a and 2b

b. Phase 1 Site Plan Amendment-

- Been waiting a very long time to get this done, big delay. Comments due back October 19

- Asked to combine this change to Dominion doing power to the site



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- Alex asked if we have talked to James Freasj@charlottesville.gov ?
- Jay can report at full RedCom meeting today.

c. Color Selection this Sunday

d. Vibrant Communities Grant- brief discussion, this was written a long time ago. Ashley thinks we are in good shape as far as meeting commitments at this moment. We should discuss at future meeting.

e. Other Updates-

- Will be submitting an amendment for P2 to match details of resident planning- getting heads together next week.
- Alex FYI City received award \$2.45M (total for the area TJPDC) HOME funds from ARP- have notice from HUD, preparing staff report for City Council so Council can accept. CRHA can apply. City has until 2029 to spend the money. Extended time to plan and spend. Some flexibility.
- Have submitted application for \$9.5M VHDA for P2, new loan officer doesn't understand why we won't raise rent. We as group need to meet with VHDA- want to socialize this person into what we are trying to do so can access capital at low interest rates- make it not strange for her to present to her peers. Process – she underwrites then presents to others, very bank/private sector like situation. Need to meet with all of us somewhere between now and end of year.

III. Action Items

a. Pre-Construction/Pricing Services- Continue RFP process or select a firm for pricing (construction pricing). RFP process would take a lot of time and is more extensive. If there is a competent firm able to do pricing that could also do “constructability”. John thinks we should move forward, remember must start sooner next time. Are we selecting a contractor that would bid later- specialized pricing firm or potential contractor.

Decision: Reach out to list from G&P and Jays list just for pricing. John suggest whoever we use for 6th St. Send out to same firms as 6th.

Commissioners have already approved moving redevelopment ahead and AHG as development partner.

b. Relocation and Update Resident Meeting Scheduling- Relocation Coordinator offer has been made, would start Oct 18. Hold meeting end of Oct or early Nov. – work on this with PHAR and CRHA to coordinate.

c. Other

- BRW may have a next meeting in a few weeks, more of a touching base/where we are.

IV. Next Meeting Agenda

- Vibrant Communities Grant Update
- PBV/PH things
- Pricing Firm
- Meeting the Loan Officer

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CRHA Sixth Street Planning Committee
3 pm, Thursday, October 7, 2021

<https://zoom.us/j/91340357510>

Agenda

I. In attendance:

CRHA- Brandon Collins, Kathleen Glenn-Matthews, John Sales
PHAR/LAJC- Moriah W, Marie Poole, Kelcee Jones, Alexxis Cooper, Emily Dreyfus
AHG- Jeffery Meyer, Ashley Davies
Other- Alex Ikefuna City of Charlottesville

II. Updates/Presentations

- a. Overview/Engagement Overview- Brandon gave brief description of project where it stands. Timmons group has submitted a site plan.

III. Action Items

- a. Sunday resident meeting is postponed.
- b. Adding a 4th Floor- added floor doesn't affect negatively, could do resident common space not just units. Taller building adds element of protection for the playgrounds. PHAR and CRHA need to have conversations with residents about what its like living in a building like this.
Decision: Goes back to residents- option of 4th floor with some residential and some common use space. Need to show how different.
- c. Master Plan transition- Proposal is signed w/ G&P- what do stakeholders want/goals/parameters?
Decision: Next 6th St meeting- visioning with residents.
Homeownership is an option, HUD supports program but they are built differently we need to decided before figure out how to work on the site- general mix of units, CRHA needs, relocation needs.
- d. Pre-construction services
3 respondents- Martin Horn, Harkins, Hourigan- trying to get a "schematic estimate" basic consutation on containing costs etc.. Once final schematic is available would do another estimate. Martin Horn spoke with William- a more exact proposal. Have gone to the other two groups to see about if they can make it happen cost wise. All 3 have good relationship with G&P.
When make decision? Need make sure to circle back with G&P on recommendation.
Decision: Call meeting to make decision that day
- e. Timing contractor selection- need move



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IV. Other

V. Next Agenda- Master planning parameters and goals