

CHARLOTTESVILLE REDEVELOPMENT & HOUSING AUTHORITY

P.O. BOX 1405

CHARLOTTESVILLE, VIRGINIA 22902

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

www.cvillerha.com



January Redevelopment Report

This report covers activities from January 2025

I. Site Updates

- **Crescent Halls:** Story Wall items have been sent to Gropen. Final decisions will be made by Crescent Halls residents and CRHA staff.
- **South First Street Phase 2:** OmniPartners have been coordinating closing, contracting and construction logistics strategies in preparation for construction start. Pre-construction meetings have been taking place bi-weekly as we move closer to a start date.
- **Sixth Street "Building A":** OmniPartners coordinating efforts for abatement at Building #707. This includes connecting with Dominion to ensure that utilities and power are cut at the building.
- **Westhaven:** Master Planning with residents continues. CRHA meets with the design team bi-weekly to coordinate material for planner's meetings and timeline to consensus on the master plan.
- **Parallel Track:** The HVAC/Electric project at Riverside is expected to be fully completed in early February. Moore's Electric has already started running conduit and wiring at Michie Drive. Entry and Storm Door installation is moving swiftly as maintenance is now completing two units per day. We have been working with our procurement consultant to finalize the electrical contract for Madison Avenue. The HVAC portion of the Madison Avenue project will be completed by CRHA.

II. Capital Funds Program (CFP)

- CRHA was awarded \$1.5 million in additional funds from HUD through the Capital Funds HRST grant. This will allow us to proceed with full interior renovations sooner than we expected. This effort will involve deep planning with residents to renovate/modernize bathrooms, kitchens and other apartment interiors at the Parallel Track sites.
- The 2025-2029 CFP has been finalized and will be published the first week of February.

III. Section 3

- We are prepared to meet with the subcontractors that are identified by Greenwood and UrbanCore once South First Street closing is complete and construction contracts are signed. The Development Manager participates in monthly Economic Opportunity Program meetings with the Executive Director, Deputy Director, and Resident Services Department. These meetings are to ensure that all relevant information regarding job/skill trainings and site updates for employment opportunities is communicated across the two departments.

IV. Relocation

- Newsletter packets with updates about South First Street Phase II were sent to all relocated families. This packet contained a letter from the Relocation Manager who is the point of contact for residents if they have questions about relocation. We plan to send a quarterly newsletter to these families throughout the redevelopment of South First Street so that they are up to date on things like construction start and timeline of completion. All South First Street relocated families are invited to be Resident Planners regardless of where they are currently living.
- The Executive Director, Development Manager and Relocation Manager met with Charlottesville City Schools (CCS) this month to give an update on the redevelopment status at South First Street. These meetings with CCS are critical as our input helps their staff be able to predict student projections in the coming months and years. Our team will be meeting with CCS quarterly throughout 2025.

V. HCV Homeownership Program

- At this time, two HCV voucher holders have completed applications and intake for the Homeownership Program and we are awaiting application completion from two more voucher holders. We continue outreach to HCV participants and regular coordination with the Family Self Sufficiency Program and HCV Department.

VI. Language Access

- The Redevelopment team continues to be fully committed to meeting the needs of our Non-English speaking residents. We provide translation for all documents distributed at resident planners meetings and have interpreters on site at these meetings.
- As of late 2024, The Language Access Program was established as a hub in the Redevelopment Department with the Development Manager supervising 1 full time translator and 1 part time translator. These two translators combined bring language fluency in Arabic, Dari, Farsi, Pashto, and Urdu to the CRHA staff.
- The Development Manager and translators collaborate with Property Management, Maintenance, and Resident Services to ensure translation needs are being met across departments. This includes translating notices, leases, and on site interpretation with property managers.

CRHA Redevelopment Coordinator Monthly Report- January 2025

Please note this report only covers activities in January 2025. I spent much of the month getting the Crescent Halls Story Wall material readied and logged with John Johnson, preparing for the CFP to be published, and crafting and distributing written material for engagement/ doorknocking during the winter. South First Street construction is imminent, Westhaven Residents continued Master Planning, Sixth Street will be seeing abatement in February, and polling began for the CFP. A brief list of duties performed:

- Check Ins w/Development Mgr. weekly
- Westhaven Design Team meetings
- S. 1st St Pre-Con meetings
- Redevelopment Committee and Prep
- CRHA Redevelopment Team Meeting
- Board Report w/ engagement summary
- Check in w/ Executive Director
- TextMyGov launch and webinar
- CFP Planning
- Crescent Halls Storywall
- Sixth Street ECS inspection
- LAP team check-in
- Resident Services tour
- Meeting with UVA student thesis
- Website/Communication check-in
- S. 1st St Resident Planners Meeting, Prep & Outreach
- Sixth Street resident Planners Meeting Prep & Outreach
- Westhaven Planners Meetings Prep & Outreach, and one on ones
- Year in Review newsletter
- Parallel Track Polling
- Ninjio Cyber Security training

A quick look at January engagement:

| January | January | January | January | January |
|----------------|---------------------|---------------|-------------|--------------|
| | mtg individs unique | # of meetings | one on ones | note/other |
| S 1st St | 4 | 1 | | |
| 6th St | 4 | 1 | | |
| Westhaven | 29 | 2 | 14 | |
| Parallel Track | | | 9 | incl polling |
| Crescent *** | | | 1 | |
| TOTAL | 37 | 4 | 24 | |

*30 doors knocked

