

# CHARLOTTESVILLE REDEVELOPMENT AND HOUSING AUTHORITY

Housing Choice Voucher (HCV) Program  
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Charlottesville, VA 22902

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## Redevelopment Board Report

Prepared by Quentia J. Taylor

This report covers activities of January 16, 2025 – February 13, 2025

### I. Site Updates

- **South First Street Phase II:**



Since the last redevelopment board report the site contractor, Contour Construction has continued working on the remainder of Delivery B and C building pads to Greenwood Townhomes and Urbancore Construction (UCC). UCC and Greenwood's vertical crews continuing working on the buildings in Delivery A. The redevelopment team anticipates o finalizing furniture selection for the community center this month. We have been notified of a time delay due to the excessive snow and cold temperatures which impacted progress on vertical construction and interior work. The redevelopment team continues to work closely with the property manager at 1<sup>st</sup> S to ensure that all potential impacts due to construction are communicated well in advance to residents.



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- 6<sup>th</sup> Street “Building A”



Urbancore Construction (UCC) has completed early sitework in preparation for the building pad approval. Roughly 85% of the concrete form walls have been completed and waterproofed. A credit has been processed for the limited unsuitable soils encountered on the site. The project was already behind schedule due to the previous Dominion issues with the secondary power line running along the sewer line. But the recent ice and cold weather has created additional delays. The redevelopment team continues to work closely with the property manager at 6<sup>th</sup> street to ensure that all potential impacts due to construction are communicated well in advance to residents. (See 6<sup>th</sup> Street progression pics below)





- **Westhaven**  
Westhaven residents continue to work closely with the Design Team to finalize building types. See Community Engagement report.
- **Michie/Madison/Riverside/Scattered Houses “Parallel Track”**
  - 715A & B Ridge St. have been fully renovated with little delays. The family has been relocated back to 715 A and 715 B has been turned over to property management for lease up. These two units will serve as the first completed units if this multi year effort.
  - The special teams crew is finishing up the remodel of 2023 A “hotel unit” at Michie Drive. The snowstorm and delay in material delivery caused the project to be pushed back to a March start for the first resident remodel and relocation move at Michie.

## II. Relocation

### Parallel Track

- The Relocation coordinator continues to engage families around the process at Michie. Each family will be temporarily relocated (on site) to a fully upgraded and remodeled “hotel unit”. Their belongings will be secured in a storage POD that will also be on site. We are anticipating full completion of each unit to take 2-3 weeks.

### III. HCV Homeownership

- Homeownership interest has picked back up after the holiday break. Several participants are currently working with NACA counselors to prepare for homeownership. Affordability continues to be the challenge to a path forward to homeownership mainly due to the housing market, higher mortgage interest rates and participant income.

Month	New Participants	Applications sent	Apps received	Participant meetings	
January		4	2	2	
February		4	4	1	
March		3	3	1	7
April		1	1	2	3
May		0	0	0	4
June		2	2	0	2
July		2	2	1	3
August		1		1	2
September		2	3	1	4
October		5	2	1	5
November		3	2	1	4
December		1	2		4
<b>Total</b>		<b>28</b>	<b>23</b>	<b>11</b>	<b>38</b>
<b>Total 2025</b>		<b>28</b>	<b>23</b>	<b>11</b>	<b>38</b>
Month	New Participants	Apps sent	apps received	Participant meetings	
<b>2026</b>					
January		3	2	1	3
February		2	2		3

## **CRHA Redevelopment Coordinator Monthly Report- January 16, 2026-February 13,2026**

Prepared by Brandon Collins on February 13,2026

Please note this report covers activities from January 16 through February 13.

Resident engagement is robust considering the cold weather (and a lengthy illness). 2 big successes were carried out in the past few weeks: Westhaven residents presented their master plan to a public community meeting, and the 5 Year Capital Fund was published and noticed. A brief list of duties performed:

- Check Ins w/ Development Mgr. weekly
- Check in w Executive Director and Development Mgr.
- Westhaven Design Team Mtgs weekly
- Westhaven LIHTC Team Mtgs weekly
- Redevelopment Committee Mtgs
- Check in w/ Betsy & Development Mgr.
- Board Report
- Draft Newsletter
- 5 Year CFP Notice and Publish
- Prep for CFP meetings
- Westhaven Community Meeting 2/5 & Prep Resident Presenters and Displays
- Westhaven Planners Meeting
- Prep & Outreach & One on Ones
- S. 1<sup>st</sup> St Resident Planners, Prep and Outreach
- Ninjio Cyber Security Training

Resident Engagement Content and Topics- November 14, 2025-January 15, 2026

**Westhaven:**-Westhaven Residents deserve the gratitude of the entire community for their efforts towards creating a new future. As a City requirement for approval of the development plan, a public meeting was held on February 5 specifically to engage neighbors in the area. 11 residents stepped up to host the meeting with 3 residents presenting the goals and features of the plan directly to the large audience. The most recent planning meeting was focused on a review of the community meeting and continuing a broad review of redevelopment processes. As the design team works to prepare the LIHTC application residents will be filling gaps on previous items and beginning steps towards memory/design.

**South First Street:** Resident Planners met with Pye Interiors for a follow-up session to select furniture schemes and art. Residents will continue to work with Pye to hopefully have all decisions made by next month, and receive construction updates monthly.

**Sixth Street:** Resident Planning will resume in March. I have had some one-on-one conversations regarding construction, and another written update with doorknocking will occur before the board receives this report.

**Parallel Track:** Due to the weather, the meetings have not occurred. A packet showing the full scope of the renovations has been prepared but is awaiting distribution due to potential changes to one of the items. Once solidified, the packet will be distributed and will accompany the effort to conduct a pre-draft survey to inform the 2026 5 Year Capital Fund Action Plan as we anticipate the renovations at Michie Drive to begin.

A quick look at January engagement:

Jan-26	JAN	JAN	JAN	JAN
	mtg indivs. unique	# of meetings	one on ones	note/other
S 1st St	4	1	2	
6th St			3	informational materials: <b>18</b>
Westhaven	25	1	4	informational materials: <b>103</b>
<b>TOTAL</b>	<b>29</b>	<b>2</b>	<b>9</b>	

- Monthly e-mail newsletter includes 49 residents on all sites.

Westhaven Planners present their Plan at Community Meeting 2/5/26



## Language Access Tracking and Report February 2026

### I. Reviewing Language Access in 2025

The following table shows the total documents translated, the number of languages serviced, and the number of in-person interpretation events in 2025 broken down by month.

	Documents translated	Number of languages serviced	In-person Interpretation
January	69	11	3
February	73	11	3
March	34	12	5
April	8	11	5
May	21	11	4
June	37	11	5
July	91	15	6
August	53	11	6
September-October	88	12	12
October-November	55	11	6
December	25	8	7
<b>Total</b>	<b>554</b>	-	<b>61</b>

### II. Language Access Service Breakdown by Language in January-February 2026

The following table shows the documents translated and interpretation events during the October-November reporting period broken down by language.

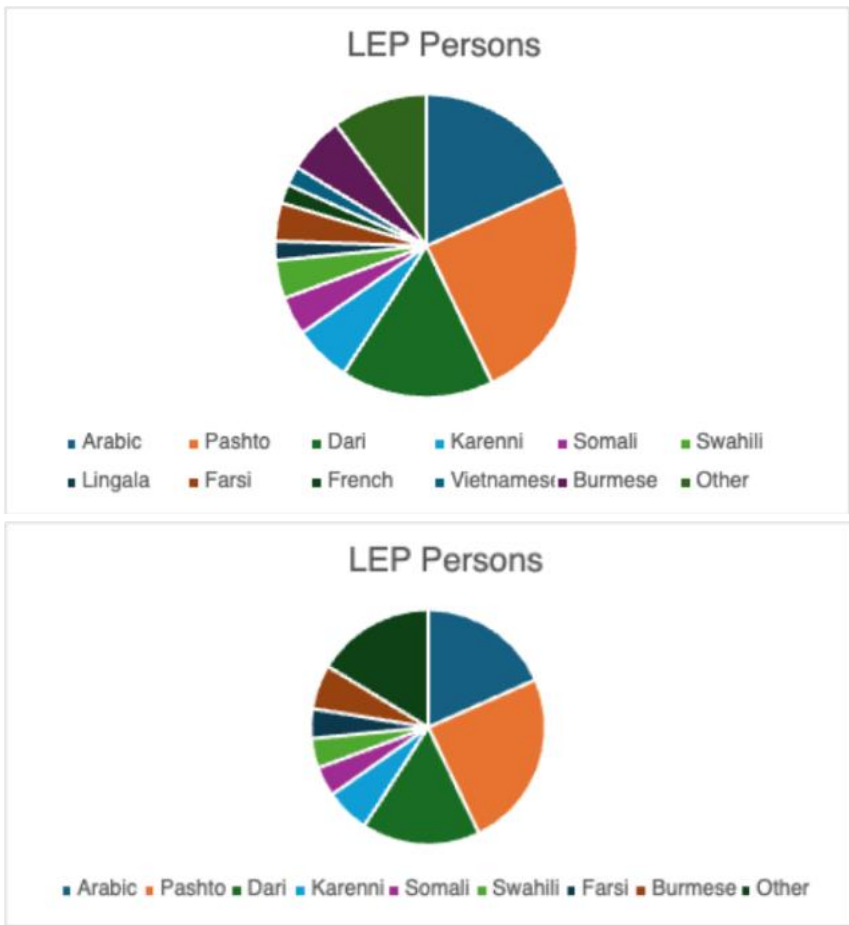
	Documents translated	Interpretation
Arabic*	6	1
Pashto*	6	2
Dari*	6	3
Farsi	6	-
Burmese	5	-
Lingala	4	-
Somali	3	-
Swahili	5	-
French	3	-
Spanish	1	-
Russian	1	-

<b>Total</b>	<b>46</b>	<b>5</b>
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- a. \*Our interpreters only speak Arabic, Pashto, and Dari which represents approximately 60% of LEP Persons across all sites (see LEP Data)
- b. \*\*LEP Persons stands for Limited English Proficiency Persons

**III. LEP Data**

The following charts display the number of LEP persons by language as of the most recent data. These charts will be updated when the new 2025 data is finalized.



The following image is the updated database we are working on completing with door knocking data to internally share our records of LEP persons and languages spoken at each site.

\*Please note that the team has not finished collecting and uploading data on all Westhaven residents, so several languages known to be spoken at CRHA sites are not yet included.

CRHA Language List for Internal Use

Search for tools, help, and more (Option + Q)

File Home Insert Share Page Layout Formulas Data Review View Automate Help Draw

Comments Catch up Editing Sha

Q24

1 Please only use this tab for reference in terms of which sites have residents fluent in other languages and use the "Preferred Languages" tab to determine which languages documents should be translated to

2 **List of Languages Spoken at CRHA Sites**

Language	Number of residents	Site 1	Site 2	Site 3	Site 4
Arabic	4	South First Street	Michie	Crescent Halls	
Pashto	2	Michie			
Dari	4	South First Street	Michie	6th St	Crescent Halls
Farsi	1	6th Street			
Swahili	1	South First Street			
Russian	1	Crescent Halls			
Spanish	1	Crescent Halls	South First Street		
Vietnamese	1	Michie			

Preferred Languages Spoken Languages Crescent Halls 6th Street South First Street Michie Riverside Westhaven +

#### IV. Language Access Updates

The majority of December 2025 was spent translating the CRHA 2026 Annual Plan to Arabic and Dari, two of the most spoken languages at CRHA sites. Due to the length of the Annual Plan, fewer documents were translated in December 2025 in comparison to previous months. In addition to translating requested documents from CRHA staff, in 2026, the Language Access Team has begun working on translating larger CRHA policy documents and presentations to have on file, which has led to fewer documents being translated per month. These include presentations on CRHA policies on good standing, maintenance requests, and rent delinquency. The Language Access Team continues to utilize a Bookings page to receive document translation and interpretation requests and hopes to begin offering weekly set hours when interpreters are available for interpretation as needed by CRHA staff.