

CHARLOTTESVILLE REDEVELOPMENT & HOUSING AUTHORITY

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October Redevelopment Report

I. Site Updates

- Crescent Halls:** Team working through final closing numbers, remaining items addressed for Virginia Housing, Gazebo/Pavillion and furniture installed. Sealing of bricks underway. Resident completion celebration party planning.
- South First Street Phase 2:** Demolition complete. Awaiting City permits and working towards closing to start construction. Urban Core, Greenwood and Contour on-boarding.
- Sixth Street “Building A”:** Awaiting HUD approval to start demolition and abatement. Final Virginia Housing submission and review underway. Preparing contract for early demolition upon HUD approval.
- Sixth Street Phase 2:** Review of possible site plan changes.
- Westhaven:** Arnold Design and Brick and Story both working with residents. Current conditions evaluation and title information nearing completion. The design team will be shared preliminary concepts of a site plan with residents at the October 24th resident planners meeting.
- Parallel Track:** HVAC and electric upgrade begun at Riverside Ave. and Michie Drive. Entry doors, storm doors, and fittings received, planning for November installation. Resident planning for bathroom renovations next year and pre-CFP planning.
- 310 HQ:** The CRHA executed a demolition contract with Alexander Nicholson. Alexander Nicholson has begun demolishing in anticipation for abatement by Semco. The architect has finalized floor plans for residential, office, mezzanine, and CNE build back. We are finalizing build back plans for New Hill. We anticipate submitting an application for a building permit with final plans in January 2025.

II. Section 3

- CRHA’s Economic Opportunity Program Coordinator is scheduling meetings with interested Contractors/subcontractors regarding Davis Bacon and Section 3 compliance requirements
- Scheduling meetings with other workforce development programs in the Charlottesville area to ensure we can better partner to serve our residents
- Attending Job Fairs and creating new community connections through outreach and marketing of Section 3 efforts
- Reconciling and maintaining an accurate Section 3 vendor list
- Organizing meetings with CRHA staff regarding Section 3 compliance, department correlation, and history of past Section 3 achievements

- Formulating a layout for the section 3 area on CRHA's webpage, that will house job opportunities, training opportunities and other resources available to residents.

III. Homeownership Program

- Literature is complete for the homeownership program but still seeking a lender that will accept an offset mortgage payment vs. using the HAP as income. The offset payment, which allows CRHA to pay the HAP directly to the lender, will increase the buying power of our borrowers.
- We have an agreement in principle with a local non-profit to provide credit and HUD homeownership counseling, which is a requirement of our program.
- We anticipate rolling out the program to our FSS participants by the end of October.

V. Redevelopment Engagement

CRHA Redevelopment Coordinator Monthly Report on November 14, 2024

I. General Updates

Please note this report only covers activities in October 2024. This month saw an increase in resident one on one conversations and outreach efforts as we move closer to some major accomplishments. Much of the month was focused on planning for the celebration at Crescent Halls and the open house presentation of master plan concepts for the Westhaven Community. Other items of importance include involving a team of resident planners at Westhaven conducting outreach, the Trunk or Treat effort included youth activities centered on redevelopment, and moving things closer to construction start at South First Street.

A brief list of duties performed:

- Crescent Halls Party Planning and weekly meetings
- Check Ins w/Development Manager weekly
- Check ins with Development Manager and Executive Director
- Assist video creation for partners
- Westhaven Design team Meetings
- Sixth St. OAC meetings
- CRHA Redevelopment Team meeting
- Language Access check in
- Sixth St Phase 2 Discussion
- History meeting with AAHC
- Assist staff Davis-Bacon interviews
- S. 1st Street Construction Start Meeting
- Board Report
- Annual Self Evaluation
- Redevelopment Committee and Prep
- Redevelopment Admin Committee
- Paint Samples Polling
- Counter Top polling
- S. 1st St Planners Meeting Prep & Outreach
- Parallel Track Meetings Michie, Madison, Riverside, outreach and prep
- Westhaven Planners Meeting Prep & Outreach
- Westhaven Resident Planners Doorknocking and Outreach
- Westhaven Design Concepts Open House Presentation
- Updates to logs and information
- Redevelopment Newsletter
- Trunk or Treat (w/ youth engagement at Westhaven)



October Resident Engagement at a glance:

October 2024		
	Unique individuals	# of meetings
*Crescent Halls	3	3
South First Street	13	1
Sixth St	0	0
**Westhaven	40	2
Parallel Track	20	3
Total	76	9

Crescent Halls Party Planning*

Increase in participation for the open house at Westhaven**

- 63 one on one conversations occurred in October
- Approximately 20 children participated in the Brick and Story activity at Trunk or Treat