



## 2025 Year in Review, Looking to 2026

### HUGE and HISTORIC PROGRESS

CRHA and all of our partners are happy to look back and note the major milestones met in 2025 on all of our sites and the continuance of this historic, resident led effort to transform our community and increase deeply affordable housing in Charlottesville.



### HIGHLIGHTS 2025

- Construction of 113 homes begun at South First Street.
- Construction of 47 homes at Sixth Street begun.
- Resident Led Master Planning completed at Westhaven.
- Westhaven Site Plan submitted to the City.
- Entry Doors & Security Doors installed at 57 homes.
- HVAC and Electrical Upgrades (central air) completed in 62 homes for the first time in Charlottesville's public housing.
- Planning complete and implementation begun for full interior renovation of 62 homes





**ALSO OF NOTE:**

- Crescent Halls Storywall and Traffic Gate procurement
- South First Phase 1 wins “Jeffie” Award from Urban Land Institute
- CRHA and Residents visit the National Public Housing Museum

**HOW DID IT HAPPEN?**

**We started the year...**

- Officially completed Crescent Halls in November 2024
- Began the year lining up the 3 contractors for the work at S 1st St Phase II, closing officially happened in May. Because the site contractor was ready, they began site work at the already demolished S 1st ST in April.
- 6th Street, similarly, was working through permits and HUD permissions to get demolition started.
- Westhaven was moving through the Master Planning process with residents, eventually coming to consensus on the first iteration of a plan on March 13, 2025
- Riverside Ave began the year completing the first HVAC project, with Michie Drive and Madison Ave beginning work early in the year as well. At the same time, the Entry Door and security door project was being wrapped up at all 3 sites.
- CRHA, along with the CFP process, was also beginning a planning process to utilize additional HUD grant funding for full interior renovations of the Parallel Track homes

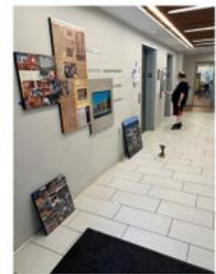
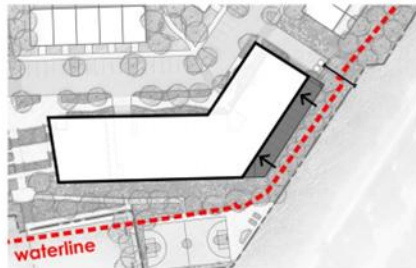


### Mid-Year 2025...

- The Storywall at Crescent Halls was installed in June, and the interactive webpage went live in August.



- Sixth Street abatement and demolition began, with abatement completed February 27, 2025 and demolition



conducted mostly on July 2, 2025.

- Sixth Street also began a months long effort to address a waterline issue that affected the 709 building.

- South First Street continued on a swift schedule, CRHA photo documentation largely supported by drone cameras. Resident Planners were able to conduct a walkthrough on October 14, 2025.

- Westhaven residents continued the lengthy process to determine housing types and some floor plans.

- As Westhaven technical plans began to move through the City, we learned of the LV Collective plan to build a large building “on-top” of Westhaven and mobilized to address the issue. We also learned of an easement and water line that would cause big impacts on the constructability of the plan. Due to these issues, a major adjustment to the Master Plan was deemed necessary.

- The HVAC/electrical upgrade at Michie Drive continued to cause delays, CRHA moved to begin at Madison Ave using our own labor force. Madison Avenue was eventually completed ahead of Michie Dr.

- Parallel Track residents continued planning for the interior renovations.

### Closing out the year...

- By October, Westhaven residents had approved a new version of the Master Plan, and most agreed the plan was much better than the original. Through the rest of the year residents repeated some exercises to shore up items in the revised plans while continuing work on housing types and floor plans.

- In December, residents toured some local housing options, and the resident planners came to official consensus on all aspects of the Master Plan, and most of the floor plans for apartment buildings.



- Westhaven site plans were

submitted fully to the City.

- Work proceeded at S 1st St, and young people at the site selected a playground scheme.

- At Sixth Street, the plumbing and electrical work was finally resolved by November. Urban Core held a celebration with residents to say “thank you” for their patience and kindness during the process.

- By October, the HVAC and electrical upgrades for Parallel Track were completed on all 3 sites- a truly historic first for Charlottesville.

- By November, all major and minor decisions regarding the interior renovations for the Parallel Track were solidified, and the CRHA team began the implementation of the project with the first relocation notices being issued, and procurement underway. Vacant units were undergoing renovations by the end of November.



## **Resident Engagement and Planning was robust in 2025...**

CRHA strives to have a Residents First strategy and thus a truly Resident Led approach to planning, designing, and carrying out historic redevelopment of our public housing communities. This is accomplished through a variety of methods including our in-depth Resident Planners groups at all of our sites, broad community outreach and input gathering, and placing resident leaders in places of informal and formal decision-making.

In 2025 this meant: Extensive, in-depth, planning at Westhaven producing a Master Plan and the basics of building design; Parallel Track residents select and evaluate all materials for interior renovations; Sixth Street and South First Street residents stay informed, guide construction efforts, and make lingering decisions on exteriors and interiors.

### **Resident Engagement in 2025:**

- 71% of all CRHA households participated in planners groups, attended an event, participated in surveys, and had one on one conversations leading the redevelopment efforts.
- Over 254 individuals participated in the effort with 113 individuals serving as Resident Planners.
- 7 Planners Groups are in place, and 77 meetings of these groups occurred.
- Over 616 one on one conversations or poll conversations were recorded.
- CRHA expanded youth involvement with at least 72 young people participating in redevelopment activities.

We look forward to building and expanding all of these efforts in 2026 to continue to be a model of deeply meaningful resident participation in redevelopment.



## What to Look for in 2026

At South First Street: Completion and early occupancy of “Delivery A” expected in June, with completion of “Delivery B” and “Delivery C” expected in late Summer and completion of the entire project targeted for December 2026 (!). This will add 113 deeply affordable income-based homes to Charlottesville's housing stock.

### South First Street Phase 2 Phasing Exhibit



At Sixth Street: Concrete pouring, underground plumbing and waterproofing will continue during winter with vertical construction beginning in Spring. Completion and Occupancy of the 47 unit building is targeted for March 2027. Sixth Street residents will be planning the 2nd Phase throughout 2026 with an eye towards a LIHTC application in March 2027.



SOUTH - EAST VIEW



EAST VIEW



NORTH - WEST VIEW

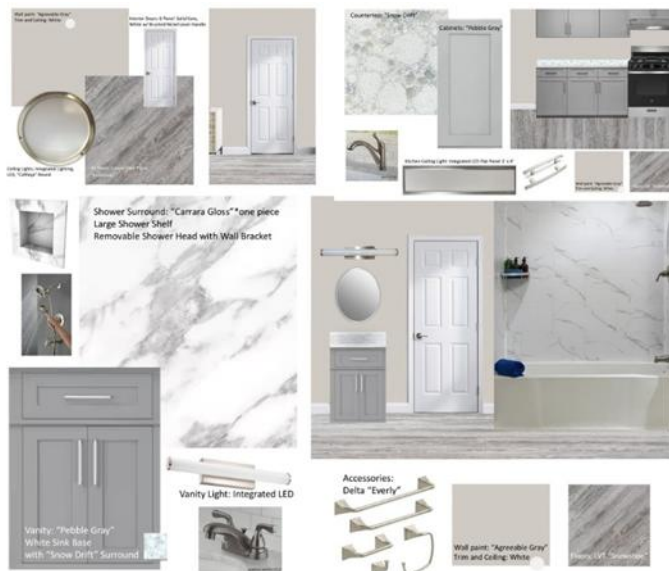


SOUTH - WEST VIEW

Westhaven: Attention will be given early in the year to acquire “Development Plan” approval and Site Plan approval in order to submit the Phase 1 LIHTC application. Section 18 (HUD) applications including relocation planning will be underway mid-year. Westhaven residents will be working on the details (interiors and exteriors) of both phases throughout the year and will begin a robust art and memory planning effort.



For the Parallel Track: Full interior renovations, unit by unit, will begin at Michie Drive in the next few weeks. This effort will take all of 2026 to complete at Michie Drive before moving to the next sites. Residents will be working to develop and/or revise the 5 Year Capital Fund Plan and will be planning for exterior improvements in the years ahead.



MANY MILLIONS OF DOLLARS come from a variety of funding sources including: HUD, Virginia Housing, VHDA, City of Charlottesville, Affordable Housing Group, and many others. ***We cannot thank our philanthropic partners at AHG, Red Light Management, and the Dave Matthews Band enough for their generous support of our work to transform our communities under the direction of our residents. We would not be able to do this transformational work without their support.***



**Many Thanks to the ever-growing number of partners working to make CRHA Redevelopment a reality, helping to provide more affordable housing in Charlottesville, and who support the Resident's work to make a brighter future!**

**There are too many of you to mention but you know who you are!  
And, of course, many thanks to OUR RESIDENTS WHO MAKE ALL OF THIS POSSIBLE AND MEANINGFUL!**

Thank You for helping to transform the Charlottesville community and bringing a better world to life in 2025 and here's to progress and successes in 2026!!!