



CRHA Redevelopment Update February 2026

Something for Everybody in the New Year

South First Street Phase 2 - More Buildings Going Up, Construction on Schedule

Construction of 113 homes, a community center, and CRHA offices by Contour Construction, Urban Core, and Greenwood Homes began in April, progress is seen daily, and the team has kept things on schedule. Currently, Contour Construction continues site work while "vertical construction" by Urban Core and Greenwood Homes has begun on 12 buildings (out of 19) on all portions of the site. Early occupancy of "Delivery A" is on target for after school lets out in June. Full completion expected by the end of 2026, with lease up of Delivery A taking place after school lets out this summer. Resident Planners continue work selecting community center furnishings and artwork.

South First Street Phase 2 Phasing Exhibit



Sixth Street - Preparing the Base for Structured Parking

Urban Core has been preparing the base of the building and working to get concrete in place to allow for the podium parking under the building. The ice and temperature makes pouring concrete difficult so things are moving slowly on this piece. In early

spring you should expect to see the building "go vertical". The 4-story building will include loads of indoor and outdoor community spaces, a neighborhood medical clinic,



and 47 homes of 1,2, and 3 bedrooms. Resident Planning will resume in spring to finalize interior finish selections and continue planning for the Second Phase for a 2027 LIHTC application.

Westhaven Resident Planners Share Their Work, LIHTC and City Submissions Underway!

In March 2025, residents of Westhaven came to consensus on a Master Plan design after nearly 3 years of learning and planning. Resident Planners embraced the opportunity to adjust the plan in early winter to create a more open feel that retains walkability, improves connections to West Main, and allows for even more usable outdoor spaces while addressing site constraints. In

December, Resident Planners found consensus on the revised Master Plan as the Site Plan continued to move through the City. As part of the Development Plan approval required by the City, Resident's hosted a meeting with residents living in the adjacent neighborhoods. Westhaven Residents presented THEIR plan to the community and explained the important features of their work. CRHA is deeply proud of the commitment our residents have shown to supporting their plan. Additional work has been carried out we moved through winter focusing on apartment size and floor plans of a variety of housing types, outdoor amenity spaces, and some of the exterior design. Much work



remains! The team at Arnold Design Studio, Water Street Studio, and Timmons Engineering are working non-stop to gain City approvals and to prepare the first phase Low Income Housing Tax Credit (LIHTC) application to be submitted in March.



Parallel Track- Interior Renovations and Capital Fund Planning Underway!

With extra grant funding from HUD, Residents and CRHA began planning for total interior renovations (kitchens, bathrooms, floors, paint, doors- everything!) of 62 homes in early 2025. Planning and design work was completed by residents in fall, and CRHA began implementation in November. 2 full units have been completed and the temporary relocation unit at Michie Drive is nearing completion in anticipation of having the first family at Michie Drive starting renovation in March(!) The entire effort will be a multi-year adventure of transforming these homes as the work is being carried out unit by unit- approximately 14 days for each home. This work, and much of the other Parallel Track work, is funded through the HUD Capital Fund (CFP). Draft 5 Year Plan was published on February 6 and for the most part, sticks with the priorities laid out by residents over the past few years: completing the interior renovations, making exterior improvements in future years, and leading towards a major ADA and sustainability upgrade in year 4 and 5 of the plan. Residents will give feedback through polling in the cold months, and will meet in early spring before approval of the plan on March 23.



PARALLEL TRACK 5 Year Plan 2026 -2030

AMP 4 Scattered Sites and Single Family Homes

Scattered Sites (AMP 4) Riverside, Michie, Madison & Single Family Homes aka "Parallel Track"	2026	2027	2028	2029	2030
Replace Interior Doors- Replace all interior doors to include closet doors and hardware. (part of the interior modernization begun in FY 2024)	\$322,089				
Flooring Replacement- Replace all VCT tiles with LVP floor. (part of the interior modernization begun in FY 2024)	\$577,658				
Fence Replacement- replace fences around backyards, basketball court, playground areas, and community spaces		\$550,000			
Install Awning over Front Porch. Install over the front and rear exterior entrance.		\$349,747	\$365,808		
Hot Water Tank Replacement- Convert tanked hot water tanks to on demand tankless hot water tank.			\$550,000		
Half Bathroom Installation- install on first floor of townhouse style units, includes vanity, ADA commode, flooring, exhaust fan, lighting and mirror				\$915,808	
Parking Lot Overlay and Resurfacing- to include stripping and code compliance work.					\$899,747

Get Involved in Making History! Key meeting dates and events

CRHA Board of Commissioners Meetings: 4th Monday of every month at 6 pm

The next meeting is Monday, February 23, 2026 in City Council Chambers at City Hall.

CRHA Redevelopment Committee: First Thursday of every month at 3:00 pm, next meeting is Thursday 3/5/26 at 3:00 pm <https://zoom.us/j/9588556349>