



CRHA Redevelopment Update April 2026

Spring Sees Rapid Progress

Westhaven Refines First Phase, More LIHTC and State Applications!

Following last month's steps forward on Westhaven Redevelopment funding, residents and the team have remained busy refining the two buildings in Phase 1, mainly the community centers and confirming the floor plans for apartments. Additional funding applications are being prepared for the Family building (4% LIHTC) and for the entire first phase using the State Tax Credit process (HOTC), due in May. Residents, including youth residents, have evaluated various floor plans, made some adjustments, and will continue to refine their new community centers as we move through spring. Residents are also working on the first steps of memory and public art, will be working with staff on the relocation planning, and beginning to refine the second phase buildings (townhomes and a multi-use building).



South First Street Phase 2 - Construction rolls, first returning residents getting prepped, artwork and memory in the works.

Construction of 113 homes, a community center, and CRHA offices by Contour Construction, Urban Core, and Greenwood Homes began in April 2025, progress is seen daily, and the team has kept things on schedule with an early occupancy of a portion of the site targeted for this summer. Returning residents are beginning their process with staff to be ready for their return after school lets out. 12 buildings (out of 19) on all portions of the site are in various stages of construction and heading towards completion of 6 buildings of varying bedroom sizes. Resident Planners have begun a process to develop and select artwork for the new building with an emphasis on community, nature, and historical memory.

South First Street Phase 2 Phasing Exhibit



Sixth Street - Vertical Construction on the Way, Resident Planning Re-Starts

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. In the next month we 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 resumed in March with a review and confirmation of interior material selections as well as the few substitutions that needed to be made. Additionally, residents are embarking on including some art and memory in their site as well. Residents and the team will begin planning for the second phase and 2027 LIHTC application soon!



SOUTH - EAST VIEW



EAST VIEW

Sixth Street Building A renderings from
Grimm and Parker



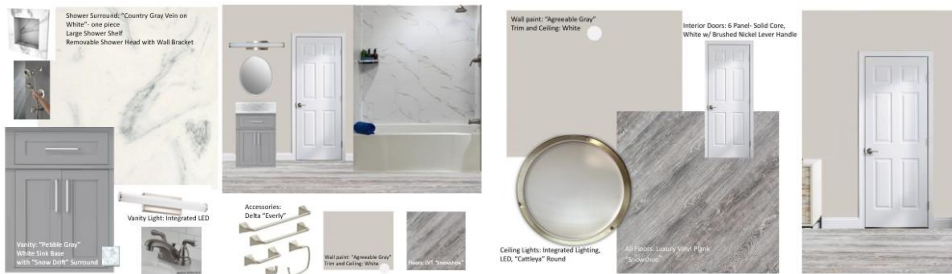
NORTH - WEST VIEW



SOUTH - WEST VIEW

Parallel Track- Michie Drive Renovations Imminent, Resident's wrap up Capital Fund Planning

With an extra \$1.4 Million from HUD for FY 2024, 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 last 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 the first week of May. The entire effort will be a multi-year adventure of transforming these homes as the work is carried out unit by unit- approximately 2-3 weeks for each home. This work, and much of the other Parallel Track work, is funded through the HUD Capital Fund (CFP). The Draft 5 Year Plan was approved by the board on March 30 after many meetings and surveys. Residents have stuck to their long term plan which involves 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.



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)	\$577,058				
Fence Replacement- replace fences around backyards, basketball court, playground areas, and community spaces		\$550,000			
Install Benches near Front Porch, install over the front and rear exterior entrances		\$349,747	\$365,808		
Hot Water Tank Replacement- Convert tanked hot water tanks to an on demand tankless hot water tank.		\$550,000			
Half Bathroom Installation- Install on first floor of townhouse style units, include vanity, ADA commode, flooring, exhaust fan, lighting and mirror				\$915,808	
Parking Lot Overlay and Resurfacing- to include striping and code compliance work.					\$899,747

Scattered Sites (AMP 4) Riverside, Michie, Madison & Single Family Homes	2024	2025	2026
INTERIOR RENOVATION	\$1,464,160	\$891,500	\$820,439
Bathroom Modernization- vanities, commodes, flooring, lighting, exhaust, tubs, fixtures, paint.	\$560,000		\$374,747
Kitchen Modernization- Appliances (complete), cabinets, countertop, sink, lighting, flooring, paint	\$904,160	\$450,000	
Replace Interior Doors- Replace all interior doors to include closet doors and hardware			\$242,781
Interior Painting- Prepare and paint the interior of all public housing units to include all trim and doors		\$266,500	\$322,089
Flooring Replacement- Replace all VCT tiles with LVP floor.			\$577,658
Relocation for Modernization		\$175,000	

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, April 27, 2026 in City Council Chambers at City Hall.

To register to join virtually please follow [this link](#)

CRHA Redevelopment Committee

The first Thursday of every month at 3:00 pm, next meeting is Thursday 5/7/26 at 3:00 pm

<https://zoom.us/j/9588556349>