

CHARLOTTESVILLE REDEVELOPMENT & HOUSING AUTHORITY

1

P.O. BOX 1405, CHARLOTTESVILLE, VIRGINIA 22902

TELEPHONE/TTY/711: (434) 326-4672 FAX: (434) 971-4797

www.cvillerha.com



CRHA Deputy ED Report For October 23, 2023, Board of Commissioners Meeting Prepared by Kathleen Glenn-Matthews on 10/17/2023

I. Resident Services

- A. Housing Stability-** staff continue to assist residents hands-on or with referrals with paperwork and connection to any housing assistance programs of which most funding has now been exhausted. Staff have conducted outreach at all sites this month.
- B. Family Self Sufficiency-** Please see attached report.
- C. Workforce Development/Economic Opportunity/Section 3.**
 - 1. Our Resident Services team has been conducting outreach at all sites. During these visits they are door knocking and reaching to public housing residents about opportunities to enroll in: FSS and job training opportunities. Part of this outreach also involves listening to family needs and challenges staff might be able to offer them a referral for to help overcome barriers to employment.
 - 2. Staff are setting up a series of meeting with PVCC, CATEC, N2W, the city and others regarding training programs and possible MOUs. Please see the attached report.
- D. Community Engagement for Redevelopment and Modernization**
 - 1. Please see attached reports for Redevelopment.
 - 2. Our panel of CRHA residents at the Virginia Housing Alliance Housing Credit Conference September 19th in Richmond went well and provided some networking opportunities.
 - 3. We have been chosen to be part of a panel at the Virginia Governor's Conference in November and I am assisting Joy Johnson and Audrey Oliver prepare to take a deeper dive into our topic: **Meaningful Participatory Engagement** Equity in affordable housing planning often involves not doing things the easy way or following the usual process with development. It involves constantly checking to make sure everyone has the information and tools they need to make it to the table to share their thoughts and truly participate. They will be on a panel with individuals from VCU and AHC in NOVA. The panel will be moderated by DHCD.
- E. Self-Determined Community Programs**
 - 1. Our Resident Services Coordinator staffs the Resident Services Committee the second Tuesday of every month at 1pm. The committee works with residents and community partners to coordinate programs and services requested by and for CRHA residents. The group focus is on programs that serve to enhance the wellbeing and quality of life in our communities. CRHA's new Grants and Development Coordinator will be attending these meetings to hear feedback and needs. This committee plans to start coordinating meetings with more in person options as well as making sure the local groups residents want at the table are there such as the CPD.
 - 2. The subcommittee of this group for Neighborhood Crisis Intervention planning has been on hold as the group is eager to get a seat at the table for community members to discuss design of the local Marcus Alert. Conversations will begin soon to re-boot the group to focus more on community outreach after an event vs primarily on first responders.
 - 3. Continue to serve on Region Ten's Community Based Recovery and Support Advisory Team which meets monthly and has been focusing on rotating monthly events at sites.



CRHA does not discriminate on the basis of race, color, sex, age, religion, national origin, disability, veteran status, or union affiliations in any of its federally assisted programs and activities.



4. Continue to meet quarterly with Westhaven CARES Center Steering Committee
5. Continue to meet as needed with Crescent Halls and South First Street residents to discuss what services they would like to have in their communities and make connections with providers.
6. Resident Services staff will continue setting days during the month to have outreach at rotating sites.

II. Grants/Development

- A. CRHA has hired a Grants and Development Coordinator! Katrina Beitz started 10/8/23 and is a welcome addition to the Resident Services Team. In addition to helping the entire agency with grant applications and reporting Katrina will be helping with our Non-Profit Development.
- B. We continue to explore ways to fundraise for Rental Assistance Fund and welcome board ideas. This will benefit greatly by formation of Nonprofit.
- C. CACF-
 1. Though there has been final close-out of the PMT grant on increasing partnership with City, PHAR, Residents, and CRHA, the group continues to meet quarterly.
 2. We will be using some of the BAMA Works funds we were awarded (\$10,000) for training funds for our Resident Services Programs this fall attending the Governor's Conference and also the spring NLIHC conference.
- D. We have finished our first quarter of the (\$50,000) grant through Sentara Cares for our Resident Services staff. This position is a career track opportunity for a low-income person with our Section 3 program. This grant funds the new Resident Services Assistant.
- E. The \$100,000 award for the City HOPs for the Resident Services' Department operational funding began in July and we plan to assist with funding to sustain the growing program.
- F. We are using our (\$20K) VA Housing Tier 1 Planning Grant to work on Strategic Planning. The team had their first meeting with Spark Mill for which ties in well with our Annual/Five-year planning and will be reflected in some of our goals.
- G. We are very grateful to a grant of \$19,107 from the Genan Foundation to assist us in hiring EJP Consulting to conduct a Feasibility Analysis on CRHA's eligibility for applying for a Choice Neighborhood Planning grant. If CRHA is found to be a viable applicant staff will work on coordinating a one-year planning process for a June 2024 application with the consultant.
- H. We submitted a HUD Jobs Plus Application on 8.21.23. It is a \$1.6M 54 month grant for the Westhaven Community. The program is to develop locally-based, job-driven approaches to increase earnings and advance employment outcomes through work readiness, employer linkages, job placement, educational advancement technology skills, and financial literacy for residents of public housing. The place-based Jobs Plus Initiative program addresses poverty among public housing residents by incentivizing and enabling employment through income disregards for working families, and a set of services designed to support work including employer linkages, job placement and counseling, educational advancement, and financial counseling. Ideally, these incentives will saturate the target developments, building a culture of work and making working families the norm. We hope to hear back about this by the end of the year.
- I. CRHA is currently working on applications for HOPs, Vibrant Communities and the CAHF.
- J. HUD just released the ROSS NOFA soon and CRHA plans to apply with a focus on support for seniors and individuals with disabilities.
- K. Exploring other options and partnerships.

III. Emergency Operating Plan Draft- This process should get back up and running the first quarter of 2024. Continue work on preparing emergency plans or disaster response plans to prepare staff and tenant households for emergencies.

- A. We will continue to reach out to the City to see if we can partner with their process.

- B. Will continue to have some changes over the next year to accommodate redevelopment with final draft to be reviewed by Fire Chief. Then will be going to either Maintenance and or Safety Committee
- C. Once finalized, annual trainings and reevaluations of the plan will be put in place for staff and residents.
- D. Discussed exploring partnerships or sponsorships with local groups for resident training and assistance with emergency kits.

IV. Annual/Five Year Plan(s)

- A. The HUD Field Office approved our FY 23- 24 Annual Plan.
- B. We have been meeting monthly around the Annual/Five-Year Plan planning process inviting the Resident Advisory Board (RAB) to assist.
- C. The draft for the FY 2024- 2025 Annual Plan and FY 2024- 2029 Five Year Plan will be posted at the end of this month. This plan will include a revised Mission and Vision statement that was drafted by the board on 10/12/23 at their work session. Please see the attached calendar of meetings.

V. Partnership Engagement

- A. Continue to have the opportunity to serve on PHAR Advisory Council.
- B. Attend regular PHAR and CRHA team meetings and PHAR resident and youth meetings.
- C. Continue to serve on the Advisory Team for PHAR's Residents for Respectful Research "R3".
- D. Continue to attend regular CHAACH meetings with other local housing providers and work on projects to benefit low-income community.
- E. Continue with regular PMT and bi-weekly meetings with Office of Community Solutions.
- F. Continue to attend local Service Provider Council
- G. Continue to be part of Local Food Justice Network
- H. Quarterly Strategic Partnership Meetings with Piedmont Area Workforce
- I. Monthly Housing Director's Meeting with TJPDC
- J. Continue to be very involved in supporting conversation around support of residents.
- K. Continue meeting with Blue Ridge Action Hunger Coalition

Residents FIRST!

Residents FIRST! is grounded in the belief that those we serve have the knowledge, experience and power to drive the systemic change needed to sustain healthy communities and build bright futures.

CHARLOTTESVILLE REDEVELOPMENT & HOUSING AUTHORITY
"CRHA"

P.O. BOX 1405, CHARLOTTESVILLE, VIRGINIA 22902
TELEPHONE/TTY/711: (434) 326-4672 FAX: (434) 971-4797



OCTOBER 2023-MONTHLY REPORT

PREPARED BY ZOE PARAKUO- FAMILY SELF-SUFFICIENCY COORDINATOR

HCV PARTICIPANT

Employment

Education/Training

Number of Program Participants: 16 Enrolled in GED/ESL: 0

Employed: 11

Enrolled in Continuing Ed: 5

Unemployed/Furlough: 4

Started this month: 0

Medical Leave/Disability: 0

PROGRAM HIGHLIGHTS (September 19- October 17, 2023)

The Family Self-Sufficiency Program (FSS) continues to make strides in empowering families to attain financial independence and stability. In October 2023, our program actively engaged with various stakeholders and partners to enhance the services provided to our participants. This report highlights the key activities and collaborations undertaken during the month.

1. Participant Meetings:

The Family Self-Sufficiency (FSS) Coordinator continues to meet with the participants monthly at the office and at home visits when needed. The monthly meetings for the participants set goals, track progress, and provide resources as needed.

2. FSS Participants

The FSS Coordinator has begun recruiting new FSS participants in public housing. Currently, there are 16 individuals in public housing who are waiting to enroll in the program.

FSS Newsletter

In line with enhancing communication and engagement, the FSS program sent a newsletter during this reporting period. The newsletter served as a platform to provide information and updates on upcoming events and resource opportunities.

3. FSS PCC Meeting:

3rd Program Coordination Committee (PCC) Meeting:

On October 17th, the FSS program held its 3rd PCC meeting. In this meeting, the coordinator shared updates regarding the FSS program and discussed goals for the upcoming year.



CRHA does not discriminate on the basis of race, color, sex, age, religion, national origin, disability, veteran status, or



4. FSS Training

The FSS Coordinator attended two essential trainings. The first training focused on the Housing Choice Voucher, providing valuable insights and updates on the FSS program. The second training focused on Domestic Violence with the Virginia Fair Housing Law, equipping the coordinator with knowledge and resources to enhance the ability to support and advocate for individuals and families in affordable housing.

CRHA Section 3 and Resident Services Report
For October 17, 2023, Board of Commissioner's Meeting
Prepared by Joy Johnson 10/17/2023

I. Partnership Engagement:

- A. Attend Weekly PHAR and CRHA team meetings
- B. Continue with PMT
- C. Quarterly Strategic Partnership Meetings with Piedmont Area Workforce
- D. Continue to meet regularly with Food Justice Network

II. Section 3:

A. Database

Number of individuals currently in databank:	<u>219</u>
Number of Individuals Served this month:	<u>1</u>
Number currently providing supports for in employment	<u>1</u>
Number newly employed this month and where:	<u>0</u>
Number of CRHA Section 3 workers	<u>1</u>
Number newly attending training this month	<u>0</u>

B. Other Activities:

- 1. Continuously working with PVCC to help get residents and Employees into technical trainings
- 2. Still working with Network 2 work on a new MOU
- 3. Continue pursuing opportunities for resident trainings, funding and supports to overcome barriers to employment.

III. Resident Services:

- A. Number of Individuals Served to date: 1,435
- B. Number of individuals assisted this month: 41
- C. Staff Resident Services Committee: These meetings are on the second Tuesday of every month at 1pm.
- D. Continue to serve on Region Ten's Community Based Recovery and Support Advisory Team
- E. Continue to meet quarterly with West Haven Clinic Steering Committee
- F. Continue to attend regular CRHA Safety Committee meetings, Board of Commissioners Meeting

IV. Community Engagement:

The last month we have done outreach to all housing sites. Approximately 30 residents signed up to receive training. We have an interest in Certified Nursing Assistant, CDL, computer training, ESL classes, construction and hospitality services. The next upcoming weeks we hope to speak with CATEC, PVCC, and Network 2 Work to help us provide these services to our residents. We would love for all our participants to gain soft skills- basic skill training before moving to a certification program. Workforce Service offer a new program called 4Work and we look forward to meeting with them as well.

CHARLOTTESVILLE REDEVELOPMENT & HOUSING AUTHORITY

P.O. BOX 1405

CHARLOTTESVILLE, VIRGINIA 22902

TELEPHONE/TTY/711: (434) 326-4672 FAX: (434) 971-4797

www.cvillerha.com



10/17/23

CRHA Redevelopment Coordinator Monthly Report Prepared by Brandon Collins on October 17, 2023

I. General Updates

In the past month a lot has happened. The team participated on a panel with residents at the Va Tax Credit Conference, parallel track playground work is underway (with Riverside complete as of this writing). The solicitation for an architect for Westhaven has been issued. Resident led efforts continue to guide South First Street Phase 2 and Sixth Street heading towards construction. Crescent Halls is on the verge of resuming construction. I have begun working on long standing goals regarding language access and re-working the tracking and logging of our redevelopment and engagement efforts. I have been working to keep on the South First "Phase 2" and Sixth St. moving forward towards construction.

A brief list of duties performed:

- Housing Credit Conference Panel
- Playground/Amenities begun at Riverside and Madison Ave, Riverside complete 10/16/23
- S. 1st St. Phase 2 team Check Ins
- HUD Panel "Strengthening Public Housing"
- Assist with grant reporting and other reporting and requests
- Redevelopment Newsletter
- 6th St OAC Meetings
- 6th Street Planners Meeting
- 6th St Master Plan team meeting
- Re-work engagement log and meetings tracker
- Volunteer Intern start
- Presentation to UVA Architecture
- Westhaven Sub-Committee
- SFSP2 resident tour of townhome
- Westhaven Lighting survey
- NBC29 Interview with resident- funding
- Cyber Security Training
- Choice Neighborhood meeting
- Team check in budget Westhaven
- 6th Street naming straw poll
- Redevelopment Committee
- Language Access Plans Training
- Self- Evaluation and Annual Evaluation
- Fitness room issues/equipment/mirror
- Crescent Halls ECS walk through
- Westhaven Architect Solicitation Issued (!!!)
- Parallel Track HVAC Scope walk
- SFSP2 Sub-Committee
- Meeting with student group ManifestA
- Lunch with partners
- LAP analysis/research/structures
- Crescent Halls re-start team meeting
- Board report

In the coming month we will resume construction at Crescent Halls, complete playgrounds on Parallel Track sites, fully vacate South First Street, should have the South First Street Phase 1 Community Center fully utilized. Westhaven residents and the team will be in the process of choosing an architect. Resident meetings for Phase 2, Sixth Street, Westhaven, Crescent Halls and the Parallel Track will continue to focus on moving forward as long as weather allows.



CRHA does not discriminate on the basis of race, color, sex, age, religion, national origin, disability, veteran status, or union affiliations in any of its federally assisted programs and activities.



II. Site Updates

- A. Crescent Halls: A new contractor for completing the work will be announced as soon as the contract is signed. The bonding company has allowed us to select our preferred contractor and has a process in place for us to utilize many of the sub-contractors under the old contract. Work should resume in early November with a focus on: ADA unit completion, 3rd floor punch items and acceptance, tub rooms on the 3rd and 5th floors, entry door weight adjustments, and apt 404 completion. Much work remains as well and we are confident most of the work will be completed by year's end.
- B. South First Street Phase 1: Building 1 and 2 are fully occupied. Building 3 apartments are still being leased up. The Community Center still has a few items to be addressed, we hope to see the opening of the center this month. Fitness equipment has been installed. Computers will be installed in the computer room once we are ready to receive them.
- C. South First Street Phase 2: The escalating cost of construction has led to a re-working of the plan and a revision to the subsidy/financing structure. We have resumed resident meetings to continue to evaluate the new plan to include Marting Horn building the apartment buildings, Greenwood Homes to build the townhomes, and a 3rd contractor to carry out site work. Residents visited a model townhome and will hold a meeting in October to fully review all changes and the path forward. We still hope to vacate the site as soon as possible to begin the demolition and abatement process. We anticipate a March start date for construction.
- D. Sixth Street: The Demo/Dispo application is ready to be submitted. The design team has stuck to their timeline for developing a full set of documents. Martin Horn was selected as the builder last month. Resident Planner meetings occur monthly but may take a winter break. Along with shoring up the "Building A" plans, Residents have determined the basics of a final master plan for a phase 2. The re-naming and branding process continues with a straw poll determining options for a final vote- we seek to get 100% of households voting on a final name.. Construction of the 47 unit "Building A" is slated to begin in early 2024 and so far we are on schedule to meet this goal.
- E. Westhaven: The solicitation for an architect was issued last week (!), the solicitation included direction from residents and some of the general input we have received to date. Resident Planners will continue to meet periodically through the winter to narrow in on some larger concepts to guide an eventual architect, and will also be deeply involved in the selection process- interviewing candidates, offering input, and selecting planners to be part of the selection panel. We hope to have a great design team in place ready to develop a master plan in 2024.
- F. Parallel Track: We are excited to announce that new playgrounds and site amenities are being installed and the work at Riverside Ave has been completed. Madison Ave has work underway and we anticipate Michie Drive work will be underway before the end of the month. In addition, we are working to determine cost and scope of the HVAC effort and are more confident that this effort can be underway without seeking a lot of extra funding. Capital Fund meetings will occur with residents on these sites over the next few months.

III. Upcoming Decisions/Activities

- A. Crescent Halls: resume work
- B. S. 1st St. Phase 2: Changes and Resident Meetings and Demolition Prep
- C. S. 1st St Phase 1: Community Center
- D. Parallel Track: Playgrounds and Amenities, CFP planning
- E. Westhaven: Architect Selection
- F. Sixth Street: Relocation planning, Construction Prep

- IV. Committee Updates and Minutes (attached):
- A. Westhaven Sub-Committee 9/28/23
 - B. Redevelopment Committee 10/5/23
 - C. S 1st St Phase 2 Sub-Committee 10/12/23

Redevelopment Meetings Schedule- PLEASE NOTE THE CHANGES AS OF 9/7/2023

1st Thursday of Month

3:00 pm Redevelopment Committee

2nd Thursday

2:00 pm S. 1st St Phase 2

3rd Thursday

1:00 pm Redevelopment Admin Committee

4th Thursday

1:00 pm Sixth Street

2:00 pm Westhaven

CHARLOTTESVILLE REDEVELOPMENT & HOUSING AUTHORITY

P.O. BOX 1405

CHARLOTTESVILLE, VIRGINIA 22902

TELEPHONE/TTY/711: (434) 326-4672 FAX: (434) 971-4797

www.cvillerha.com



CRHA Redevelopment Committee
3:00 pm, Thursday, October 5, 2023
<https://zoom.us/j/9588556349>

Agenda

I. Attendees

CRHA Redevelopment Committee: Alex Ikefuna (non-voting), Joy Johnson
CRHA: Brandon Collins, Brigid Wicks (CRHA Commissioner),
PHAR; William Harris, Cam Gaillard, Chris Hudson, Syleethia Carr
Other: Christina Feggans (WH Nursing Clinic), Shelly Bryant (WH Nursing Clinic), Bryan Page (BUCK Squad), Quentia Taylor (Cultivate Cville), Kurt Keesecker (BRW), Karim Habbab (BRW), Alex Glick (ManifestA)

II. Follow Up from last month:

- Re-working Language Access Plan
- Tracking and Engagement Logs updated and re-worked for better use

III. Quick Updates

- a. Crescent Halls- negotiating for a GC, hope to resume work 3 weeks after contract is signed, status of building-2 months of work- ADAs, 3rd and 2nd floor, 1st floor punch items, other exterior.
Are you already coordinating with Virginia Housing to be able to use the ADA units? Does this happen in order to occupy them? City will need give permission, VH will inspect and can do after people are living there but we would prefer they inspect before occupied. Process and coordination with VH is pretty smooth. We know exactly from VH what needs to be done and are priorities. Once we get started and ready to turnover until we will have checked all their boxes.
- b. SFSP1- substantially complete, working to lease up building 3, still some hold ups on fully utilizing community center.
- c. SFSP2- working through HUD and VH regulations and waivers- on track for early demolition and March construction, resident planners meeting.
- d. Sixth St- Building A- demo/diso application, relocation effort, March construction
- e. Sixth St- Phase 2- reevaluating master plan with residents yesterday
- f. Parallel Track- playgrounds underway, HVAC money needed
Will this HVAC get done, it is critical that this standard is met, sounds like there is not a clear assurance of this getting done? Yes, if we can find the extra money sooner then we can complete the work sooner. The money for hot water heaters is in the CFP and we can switch around a little bit but would mean waiting to get the HVAC done.
Are there graphics available for the playground work? Will share pictures of finished product.



CRHA does not discriminate on the basis of race, color, sex, age, religion, national origin, disability, veteran status, or



For additional finding how much do you need and for which locations. 57 units Riverside, Madison, Michie, need about \$500,000.

- g. Other- money for trainings for public housing residents, ESL classes, redevelopment celebrations potentially in Spring for ribbon cuttings and ground breakings.

Question on single family homes. We have done some upgrades through the CFP in the past year, will continue to evaluate their needs separately but do want to increase our engagement with those families.

IV. Focus on Westhaven

- a. Timelines- Gave overview of updated timeline. Resident curriculum started in September 2022, now in the planning phase starting with selecting an architect and addressing big items that we want to know a little about before working with the architect (community spaces etc.). How long a process that may be we don't know but hopefully make a choice by January. Plan has always been to develop a master plan before determining phasing. Have abandoned LIHTC application for 2023, then 2024, so now targeting March 2025 but this may change as well.
- b. Choice Neighborhood- plays a role in the redevelopment but we should be able to move forward with master planning. Have a consultant hired to determine if we would be a good candidate, if so we will submit grant in June 2024. If get planning grant then we would be eligible for implantation grant of \$50-\$150 million. Involves working with a lot of partners especially transit, city schools and everyone.
- c. City Small Area Plan- similar issue, how does this affect our planning? When does the City think it will start this effort? Alex says NDS will have to decide when it will start but would be initiated after approval of zoning re-write probably.
- d. Resident Planners
- Architect Selection, issuing a solicitation very soon, tomorrow at the earliest. Residents will interview candidates that they want to interview, make a recommendations and/or offer input, will select 2 residents for the official selection panel.
 - also hope to organize a meeting with partners soon- City Manager, funders, and other key partners.
 - some challenges with pests, illness and weather. Working to have a strategy to get the work done with residents through the winter.
- e. Broader Westhaven families input needed on:
- services
 - programs
 - what on site/what not on site- have to dig in with everyone how we access services and programs and transportation for what the community needs.
- f. Funding/Budgeting- NREUV provided a realistic pro forma based on general assumptions, gives a reasonable way of approaching budget. Working with team to develop pre-development budget, "soft costs" and pre-construction need at least \$1 million. LIHTC will play a role. Choice Neighborhood will be a total game changer. City is close to committing \$15 million, about 10% of what cost will be, want to see this in their capital budget. Philanthropy, other grant opportunities.

- g. Other

V. Other

VI. Next Agendas

New Meeting Schedule approved 9/7/23 to start September 21:

1st Thursday of Month

3:00 pm Redevelopment Committee

3rd Thursday

1 pm Redevelopment Admin Committee

2nd Thursday

2:00 pm S 1st St Phase 2

4th Thursday

1:00 pm Sixth Street

2:00 pm Westhaven

CHARLOTTESVILLE REDEVELOPMENT & HOUSING AUTHORITY

P.O. BOX 1405

CHARLOTTESVILLE, VIRGINIA 22902

TELEPHONE/TTY/711: (434) 326-4672 FAX: (434) 971-4797

www.cvillerha.com



CRHA South First Street Planning Committee
2:00 pm, Thursday, October 12, 2023
<https://zoom.us/j/9588556349>

MINUTES

- I. Attendees: Brandon Collins, Kathleen Glenn-Matthews, John Sales, Nikuyah, Walker, Cam Gaillard, Alex Ikefuna, Kurt Keesecker, Karim Habbab, Emily Dreyfus, Kevin Fallin,.

Updates/Presentations/Issues

a. Updates- from e-mails from Jeff Meyer:

"We are ready to submit a new loan application to VHDA and a new subsidy layering review for the project-based voucher process as soon as we have firm numbers, which we hope will be in the next several weeks"

Getting credit refresh approval from VHDA which means we don't need to spend down the 10% now but will need to do so by October 2024.

"Top-off" awards to South First Phase Two, additional money.

HUD and waiver process underway, to get demo;ition we need permission, they usually won't do without a HAP contract in place, we can't get that until the subsidy layering review is complete on the new plan for 100% vouchers. We are confident we will get the waiver but not sure how long it will take to get approved.

HUD tasks out the subsidy review to Virginia Housing which may mean it moves faster.

Contracting process is underway with everyone doing their best to get pricing and design approvals.

b. Resident Engagement continues but needs to be bolstered. Visited a model townhome recently. Next resident meeting will go very much in depth on all of the changes and make sure everyone knows what is going on.

BRW and CRHA will lan for a 10/30 meeting at 3:30 pm.

Have been asking for an update on vacating the site for demolition, we know of one family that will be difficult to move. To date not sure how many remain.

II. Other/Action

III. Next Meeting



CRHA does not discriminate on the basis of race, color, sex, age, religion, national origin, disability, veteran status, or



CHARLOTTESVILLE REDEVELOPMENT & HOUSING AUTHORITY

P.O. BOX 1405

CHARLOTTESVILLE, VIRGINIA 22902

TELEPHONE/TTY/711: (434) 326-4672 FAX: (434) 971-4797

www.cvillerha.com



CRHA Westhaven Redevelopment Planning Monthly Meeting

2:00 pm, September 28, 2023

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

MINUTES

I. Attendees:

CRHA Redevelopment Committee: Nikuyah Walker, Joy Johnson

CRHA: Brandon Collins, Marcus Keum

PHAR: Cam Gaillard

Other: Betsy Roettger

II. Overview of Timeline and Activities

- Brandon gave an overview of the Resident Planners schedule, working towards architect selection and setting up meeting with partners.
We are a year off of original timeline, brandon shared the updated graphic timeline. We now want to submit LIHTC application in march 2025, this has been moved back twice already. If go according to revised timeline we could then get to construction by March 2026.
- Who else would be applying for LIHTC at that time? Virginia Housing has asked for a schedule from LIHTC applicants. We should just competing with other Has in the state and not other non-profits, but that could change.
- We may or may not have to skip a round of applying for LIHTC, if so that would be 2026, however we are confident that we won't have to skip a round.
- Still a wide open process, if need to make a good plan and then worry about LIHTC deadlines when we're ready. Choice Neighborhood and Small Area Plan could cause some changes to the plan. Should we add in Choice Neighborhood to the timeline and adjust our efforts to that? We need to push forward with an architect, every moment lost means more time lost later. We do need a lot more clarity on Choice Neighborhood and Small Area Plan.

III. Architect Selection:

Switched from RFP process to a solicitation, hope to get that out there as soon as possible. Need Betsy's list, will go to our current 3 architects and a few others in Virginia. Idea is to craft a Master Plan first then identify phases.

Want to have some clarity on W Main land before starting with architect. Working with AHG to identify ways to connect to W Main. Also need to talk with residents about programming needs for non-housing spaces in advance so we can plan better than in past efforts. Betsy noted that cost is more of an issue than the architectural ability. Seems that having enough to show about physical connection will be enough to get



CRHA does not discriminate on the basis of race, color, sex, age, religion, national origin, disability, veteran status, or



John and Coran together to move this forward. Need to show that the connection is important to residents and show their ideas. Earl noted the best way to find out is to ask community again to make sure first before the architect wants to get started. Make sure everything is lining up the way the residents want. Use of the land we are getting is in question though fitness center is being proposed by CRHA staff. Earl we need to see if they want a fitness center. If the residents are on board then you know what the next step is going to be. Cam said for the planners they could discuss possibilities of the connection then have an anonymous vote(prevent calling people out to see if a group of people still want it). Betsy's crew can come up with connecton ideas/examples. Betsy offered to think about safety and who is being connected, maybe serving outsiders more than westhaven residents would be problem. Have heard people say they want a gated community. Need to think about how elevator or staircase will change who would use it. There may be other possible land acquisition possibilities that are adjacent to westhaven. Hopefully will have more sense of what is happening about that at next month's meeting.

IV. Choice Neighborhood/City Small Area Plan

Grant due in June, application for planning sets stage for larger implementation grant \$50 Million. When would we actually apply for the implementation piece and when would we rely on the money? We really need clarity on the grant and the city process. Proceed as best we can and try to integrate our efforts into the gran effort. Maybe an architect can assist with the grant process? Need to make sure Kathleen and John are at the next meeting to discuss.

V. Challenges to Planners Meetings

Bed bug issue- don't want to be in community center but being outside is hard as well if a lot of people have bedbugs. Covid is also an issue right now. Let the community know it is not shameful to have bed bugs. Want to break the taboo of having bed bugs so that residents feel more comfortable solving the issue. Nikuyah have seen people not even willing to receive assistance because of shame. Need to come up with a strategy/policy to break the taboo and have more openness in the community. Looking at Fair Housing for how to deal with this. We need to be inside in person in the winter. Half of the planning group would need significant help if we returned to on-line only meetings, and those folks would need assistance in their homes which doesn't reduce the exposure to bed bugs. Might just have to do a bunch of polling and door knocking though finding an architect this way doesn't seem ideal. Large TV needs an outlet nearby, the portable battery won't power it. Betsy offered maybe having smaller meetings outside under the tent. We could/should have a bulletin board outside so people can look at whats happening on outside space. Even a mobile design center(like a food truck). Make a kiosk for outside/ more permanent spot outside that could work as a meeting space. More space in brick building at 10th street? Find a walkable bigger space? Brandon thinks being in the community you're working in is the best. Have meetings at different sites in the community. Joy says we need to get help/advice from the health department on how to deal with meetings. And think about what precautions we can do(like wearing a mask). Earl said at church they sit farther apart and use Covid precautions.

VI. Other: Cam requested minutes or recording of meeting. Brandon will send out probably by tomorrow, often not ready until board reports are submitted.

CRHA ANNUAL/FIVE YEAR PLAN CALENDAR FY 2024- 2025 and FY 2024- 2029

These are all hybrid public meetings

<https://us06web.zoom.us/j/86525456736?pwd=eW5vcDA3ZGNkYVZkSUhkMjFaK2pldz09>

Date/ Time	Location	Purpose
<input checked="" type="checkbox"/> April 5, 2023/ 10am	Hybrid at <u>Westhaven</u> Community Center	1 st planning meeting RAB and CRHA staff
<input checked="" type="checkbox"/> May 3, 2023/ 10am	Hybrid at <u>Westhaven</u> Community Center	Goal and Outcome training RAB and CRHA staff- look at AP goals
<input checked="" type="checkbox"/> June 7, 2023/ 10am	Hybrid at <u>S 1st ST</u> Community Center	Planning meeting RAB and CRHA staff
<input checked="" type="checkbox"/> July 5, 2023/ 10am	Hybrid at <u>Crescent Halls</u> Community Center	Planning Meeting RAB and CRHA
<input checked="" type="checkbox"/> September 6, 2023/ 10am	Hybrid at <u>S 1st ST</u> Community Center	Planning meeting RAB and CRHA staff
<input checked="" type="checkbox"/> September 13, 2023/ 6pm	Hybrid at <u>Westhaven</u> Community Center	BOC Work session Presentation on AP/ 5YR Process
<input checked="" type="checkbox"/> October 4, 2023/ 10am	Hybrid at <u>Crescent Hall</u> Community Center	Strategic Planning meeting RAB and CRHA staff
<input checked="" type="checkbox"/> October 12, 2023/ 6pm	Hybrid at <u>Crescent Hall</u> Community Center	BOC Work session on Mission and Vision
<input type="checkbox"/> November 1, 2023/ 10am	Hybrid at <u>S 1st Community Center</u>	Kick-off Public Meeting on Draft Posting
<input type="checkbox"/> November 1, 2023/ 5pm	Hybrid at <u>Westhaven</u> Community Center	Public Meeting on Draft Posting
<input type="checkbox"/> December 6, 2023/ 10am	Hybrid at <u>S 1st St</u> Community Center	Public Meeting on Draft Posting
<input type="checkbox"/> December 14, 2023/ 5pm	Hybrid at <u>Crescent Hall</u> Community Center	Public Hearing
<input type="checkbox"/> December 14, 2023/ 5:30pm	Hybrid at <u>Crescent Hall</u> Community Center	Special BOC Meeting to approve plans