

CHARLOTTESVILLE REDEVELOPMENT & HOUSING AUTHORITY

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1/16/2024

CRHA Redevelopment Coordinator Monthly Report Prepared by Brandon Collins on January 16, 2024

I. General Updates

This report covers activities from 11/20/23 to 1/16/24.

The past 2 months have seen a major milestone met with contracts being closed out at South First Street Phase 1 and final inspections from Virginia Housing. I have spent the bulk of my time preparing for winter meeting schedules and supporting infrastructure and starting the year fresh with revised tracking and documenting of resident input, various logs and meeting trackers. In addition, I have prepared a year in review and a look ahead for 2024. Internally the Capital Fund and 5 Year Action Plan process has begun. Much has been accomplished despite the holidays and many days I took off due to a death in the family. I very much appreciate CRHA's care and support during that time.

A brief list of duties performed:

- Winter meetings engagement schedule
- CLIHC meeting
- Sixth St. Owner Architect meetings
- Redevelopment Newsletter
- Language Access Plan development and tech
- Assist Grants Coordinator with surveys
- Sixth St Naming Poll
- S 1st Phase 1 final inspections and notices
- CFP Team meetings
- CRHA laptops and tech prep and organize
- Year in review/year look ahead for Redevelopment Committee
- Redevelopment Committee Meeting
- Update/tweak engagement log
- Update/tweak 2024 meeting log
- Update/tweak Davis-Bacon log and tracking
- South First Street moving to demo
- Resident leadership mtg on Levy
- CFP presentation Resident Services Committee
- Sixth Street Resident Meeting prep & outreach
- Sixth Street written update
- EPIC Reporting Requirements training
- Crescent Halls construction team meeting
- Board report

In the coming month a lot will happen: South First Street Phase 2 should begin demolition on or around February 1. Also, February 1 we will notice and publish the Capital Fund. Crescent Halls is set to see many apartments come on-line in February. Also ahead, we will get closer to selecting an Architect partner for Westhaven. we will review architect responses with residents and panelists and begin moving towards a selection.

II. Site Updates

- A. Crescent Halls: Breeden Construction has begun work with subcontractors to complete the building. Priorities include: 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 early spring at the latest.



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- B. South First Street Phase 1: Final inspections by Virginia Housing have been completed, final closing efforts for the entire project are completed. The door locks are under an escrow and there have been some hold-ups from the supplier to complete this. We are working with Computers4Kids to resource the computer lab in the Community Center.
- C. South First Street Phase 2: We are in the process of readying the site for demolition, including utility shut offs and salvaging equipment, in anticipation of a February 1 demolition date. Pricing for a general contractor is still underway but we still anticipate a construction start date in April.
- D. Sixth Street: The Demo/Dispo application has been returned with some responses being prepared by the time. We hope for a speedy response from HUD in order to issue relocation notices and set a clear construction start date for Phase 1.
- E. Westhaven: The solicitation for an architect was issued in October, responses arrived on November 9. We have done a general review of the responses with residents, however due to weather and other challenges for meetings we will be reviewing and interviewing architect candidates on-line entirely. The tech and language support needed to be successful with Resident Meetings is immense and I am working though that. The official selection panel has been seated and we are working to set dates for interviews in February.
- F. Parallel Track: Internally CRHA is preparing a draft CFP and 5 Year Action Plan to publish on Feb 1. I have prepared a timeline of activities for this effort. Some polling of residents has occurred on the basics of the CFP but official resident engagement will begin after February 1.

III. Upcoming Decisions/Activities

- A. Crescent Halls: acceptance of ADA units, acceptance of 3rd Flor, moving to completion
- B. S. 1st St. Phase 2: Demolition, pricing for contractor, resident meetings
- C. Sixth Street: responses to demo/dispo application
- D. Westhaven: Architect Selection

IV. Committee Updates and Minutes (attached):

- A. Redevelopment Committee 1/4/24

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