

**Charlottesville Redevelopment and Housing Authority
Board of Commissioners Board Meeting
Monday, August 28, 2023, at 6:00 pm
City Space
Annual Meeting
Agenda**

- I. Call to Order
Roll Call of Commissioners

Moment of Silence
Introduction to New commissioner's
A. Mr. Javier Raudales
B. Ms. Alice Washington

General Announcements / Meeting Dates / Reminders

- II. Election of Board Positions:
 - A. Chair
 - B. Vice Chair
 - C. Treasurer

- III. Public Comments followed by PHAR Comments

- IV. Approval of Board Minutes from 5/22/2023 Attachment A
- V. Updates from Commissioners and Discussion *Attachment B*
- VI. Resolution 1457 Recognizing Dr. A'Lelia R. Henry Attachment C
- VII. Resolution 1458 Recognizing Ms. Airea Garland Attachment D
- VIII. Housing Director Update Attachment E
- IX. HCV Program Manager Update Attachment F
- X. Public Comments
- XI. Adjournment

CRHA Meeting Announcements

CRHA Board Work Session:
CRHA Board Regular Meeting:

Thursday, September 14th, 2023, at 6:00 pm
Monday, September 25th, 2023, at 6:00pm

Redevelopment Committee Meeting: Every 1st Thursday of the month at

Join Zoom Meeting: <https://zoom.us/j/94663021086?pwd=ZEhHZ3U0VGNXdnczZFIEkR3cDU2Zz09>

One tap mobile. +13017158592,,94663021086#

September 7th 3:00pm Regular CRHA Redevelopment Meeting

September 21st 1:00pm CRHA Admin Redevelopment Meeting

Safety Committee every other Wednesday at 4:00pm

August 30th at 4:00pm

September 13th at 4:00 pm

Resident Services Committee: September 12th at 1:00 pm

Join Zoom Meeting:

<https://zoom.us/j/95147780948?pwd=YUEXmZCOVBQUkQ3cy9zZ1NVYkg2UT09>

One tap mobile: +16465588656,,95147780948#

Charlottesville Redevelopment and Housing Authority
Board of Commissioners Board Meeting
City Council Chambers
Monday, May 22, 2023, at 6:00 pm
Agenda

I. **Call to Order**

Roll Call of Commissioners

	Present	Absent
Dr. A'Lelia Henry, Chair	X	
Dr. Wes Bellamy, Commissioner		X
Laura Goldblatt, Commissioner		X
Judy Sandridge, Commissioner	X	
Airea Garland, Commissioner	X	
Brigid Wicks, Commissioner	X	
Michael Payne, Commissioner		X

Moment of Silence

General Announcements / Meeting Dates / Reminders

General announcements:

Dr. Henry:

CRHA work session will be held Thursday, June 8, at 6 pm.

The next CRHA regular board meeting is Monday, June 26, at 6 pm.

The redevelopment committee meeting is on June 1 at 3 pm,

The Admin meeting is on June 15 at 1 pm.

The safety committee every other Wednesday; the next meeting will be May 24 At 4 pm and June 7 at 4 pm.

Resident Services Committee is on June 13 at 1 pm.

II. **Public Comments followed by PHAR Comments**

Public comment:

Anne Wilcos: bring back the Grace Tinsley dance that was held at Carver Center.

Dr. Henry: talk to Andrea Douglas, who is at the African American Foundation at the Jefferson School.

Comments from PHAR:

Emily Dreyfus. the Interim Executive PHAR.

We will be distributing canvas bags for all residents later this week.

The internship program is rolling, and people are digging into learning about the history. And our local government racial equity, and of course, HUD and how Public Housing Works.

III. Updates from Commissioners and Discussion

Commissioner Sandridge - Safety meeting update:

Residents are not participating like before.

Residents have received flyers to complete to inform us of their interest.

We will visit residents to answer any questions.

The Executive Director can now give law enforcement property footage about a certain crime.

Mr. Sales

law enforcement can only access our cameras if we give it to them.

Law enforcement only can access certain cameras that are in proximity to the crime.

IV. Approval of Board Minutes from 4/24/2023

Commissioner Wicks motioned and Commissioner Sandridge seconded

V. Resolution 1456 Property Acquisition Authorization

Mr. Sales

Resolution 1456- to acquire 100 Harris Road.

It is a single-family home with three bedrooms and two baths. It's currently a rental unit.

The family has lived there for over 30 years, and the current rent is \$750 monthly.

The city is willing to provide \$175,000 of the 275,000-acquisition price, and CRHA will provide \$100,000 from its redevelopment account to acquire the property.

The City and CRHA will co-own the property with 50/50 interests on both sides.

We will continue housing the individual family that's in the home.

Good opportunity for homeownership.

The acquisition will protect that affordability and allow us to acquire the home.

We will close in the middle of June.

VI. Housing Director Update

Navonya Thomas- Updates from the Housing Director:

Vacancies:

6th street is 100% occupied. Riverside is 100% occupied with the exception of one, Madison Avenue is 100% occupied, South 1st street phase one is occupied, Michie drive has one vacant, Coleman St. 100% occupied, and WestHaven has four vacant all pre-leased and currently being turned.

Relocation update:

Crescent Halls residents will move in Wednesday.

25 units that are ready to go and have been through compliance. The residents will be able to move in as soon as scores are released.

Pre move out inspections have been completed

Relocation assessment team meeting is on the third Monday of each month.

Waiting list:

We have 2300 families, 1399 families on the waitlist, one bedroom 995 families, two bedrooms 622 families, three bedroom 416 families, the four bedrooms 202 families, and the five bedrooms are at 167 families.

The Crescent Halls property we have 1442 families on that waitlist of that 744 families are one bedroom, and 698 families are the two bedrooms.

Delinquency update:

Noticeable decrease in our delinquency over the last 60 days.

Mr. Sales allowed us to allocate the money transferred from the CBG fund to the residents struggling to get caught back up.

We Started financial counseling to help residents stay on track.

Delinquency numbers: South 1st street phase 1 at \$1782, 6th St at \$8,000. Michie Drive \$1,800 and Riverside \$2300. Westhaven is down to \$20,000. Madison is at about \$3000. Madison is a small property the issue is the rent is higher than the other sites. The scattered sites are sitting at about \$7,900. Again, some are just a couple of residents with large balances.

15% of the residents are carrying the balance.

VII. HCV Program Manager Update

Mr. Sales, HCV program manager updates:

Total of 580 vouchers

21 vouchers at the crossings fully leased up

9 vouchers that are enhanced vouchers.

VASH vouchers, five of those are fully leased up.

40 mainstream vouchers but only 37 of them are leased up.

Tenant protection vouchers and tenant relocation vouchers are a combination with total of 36.

CRHA was awarded 15 emergency housing vouchers, and we have 10 of them that are leased up, the general program has a total of 463 vouchers leased, total monthly payment of \$370,4000.

The waitlist:

Currently we have a total of 1896 individuals on that waitlist

650 live or work in the city of Charlottesville.

1500 female heads of household individuals or families

396 male heads of households

335 of them are zero income

443 of them make between \$1 - \$10,000,

1492 make between 10,000- 20,000

332 make between 20,000- 30,000.

192 make between 30,000-40,000,

70 make between 40,000-50,000.

20 make between 50,000-60,000.

12 make 60,000 Plus.

We only plan on pulling families from our waitlist once we get the Crescent Hall families and South first street families back in their homes; we will not pull until August or September of this year.

We are meeting with the Department of Social Services and TJAC to discuss a partnership to apply for additional vouchers under the family unification program.

We will submit an application on the 26th of this week.

Applied for additional VASH vouchers because they're seeing a rise in veterans needing them in the area. We also plan to submit an application for VASH vouchers before the June 5 deadline.

VIII. Public Comments

IX. Adjournment

Commissioner Wicks motioned to adjourn the meeting and Commissioner Sandridge seconded.

	Ayes	Nays	Absent	Abstain
Dr. A'Lelia Henry, Chair	X			
Dr. Wes Bellamy, Commissioner			X	
Laura Goldblatt, Commissioner			X	
Judy Sandridge, Commissioner	X			
Airea Garland, Commissioner	X			
Brigid Wicks, Commissioner	X			
Michael Payne, Commissioner			X	

CRHA Meeting Announcements

CRHA Board Work Session: Thursday, June 8, 2023, at 6:00 pm

CRHA Board Regular Meeting: Monday, June 26, 2023, at 6:00pm

Redevelopment Committee Meeting:

Join Zoom Meeting:

<https://zoom.us/j/94663021086?pwd=ZEhHZ3U0VGNXdnczZFIEkR3cDU2Zz09> One tap mobile.
+13017158592,,94663021086#

June 1st 3:00pm Regular CRHA Redevelopment Meeting

June 15th 1:00pm CRHA Admin Redevelopment Meeting

Safety Committee every other Wednesday at 4:00pm

May 24th at 4:00pm

June 7th at 4:00 pm

Resident Services Committee: June 13th at 1:00 pm Join

Zoom Meeting:

<https://zoom.us/j/95147780948?pwd=YUExYmZCOVBQUkQ3cy9zZlNVYkg2UT09>

One tap mobile: +16465588656,,95147780948#

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 RESOLUTION #1457

A Resolution Recognizing the Dedication and Effort of Dr. A'Lelia R. Henry in her Service to the Residents and HCV/CSRA Program Participants of the Charlottesville Redevelopment Housing Authority during her Tenure on the CRHA Board of Commissioners.)
)
)
)



WHEREAS, Dr. Henry was appointed to serve the CRHA community as a Commissioner of the CRHA Board of Commissioners beginning in July of 2020; and

WHEREAS, during her tenure on the CRHA Board, Dr. Henry has worked diligently to represent the needs of CRHA residents while insuring the ongoing health and well-being of the agency; and

WHEREAS, Dr. Henry's commitment to a Resident-centric approach to the management of CRHA demonstrates the fundamental values of public service and true asset-based community leadership; and

WHEREAS, during her tenure on the CRHA Board, Dr. Henry served as the Board Chair for two years, while serving on the Redevelopment Committee, Maintenance/ Parallel track Committee, Finance Committee and Project Management Team (PMT) and

WHEREAS, the Board of Commissioners of the Charlottesville Redevelopment and Housing Authority wishes to express its appreciation for the admirable work that Dr. Henry has done on behalf of the CRHA community over the past three years as she has sought to redefine our agency through partnerships with Residents, PHAR, the City of Charlottesville, HUD, and our numerous supporters and stakeholders.

THEREFORE, BE IT RESOLVED AND KNOWN BY ALL THAT with much gratitude, the Board of Commissioners of the Charlottesville Redevelopment and Housing Authority do hereby recognize and formally commend Dr. A'Lelia R. Henry for her admirable efforts exercised on behalf of the residents of the CRHA, thus benefitting not only those directly served, but the greater Charlottesville community as a whole.

RESOLVED THIS TWENTY EIGHTH DAY OF AUGUST 2023 BY THE CRHA BOARD OF COMMISSIONERS.

Mrs. Brigid Wicks
CRHA Vice Chair

Mr. Michael Payne
Commissioner

Dr. Wes Bellamy
Commissioner

Ms. Alice Washington
Commissioner

Mr. Javier Raudales
Commissioner

Ms. Judy Sandridge
Resident Commissioner

Mrs. Laura Goldblatt
Commissioner

Mr. John M. Sales
Board Secretary

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CRHA RESOLUTION #1458

A Resolution Recognizing the Dedication and Effort of Ms. Airea Garland in her Service to the Residents and HCV/CSRA Program Participants of the Charlottesville Redevelopment Housing Authority during her Tenure on the CRHA Board of Commissioners.)
)
)
)



WHEREAS, Ms. Garland was appointed to serve the CRHA community as a Commissioner of the CRHA Board of Commissioners beginning in September of 2022; and

WHEREAS, during her tenure on the CRHA Board, Ms. Garland has worked diligently to represent the needs of CRHA residents while insuring the ongoing health and well-being of the agency; and

WHEREAS, Ms. Garland's commitment to a Resident-centric approach to the management of CRHA demonstrates the fundamental values of public service and true asset-based community leadership; and

WHEREAS, during her tenure on the CRHA Board, Ms. Garland served on the Resident Services Committee; and

WHEREAS, the Board of Commissioners of the Charlottesville Redevelopment and Housing Authority wishes to express its appreciation for the admirable work that Ms. Garland has done on behalf of the CRHA community over the past year as she has sought to redefine our agency through partnerships with Residents, PHAR, the City of Charlottesville, HUD, and our numerous supporters and stakeholders.

THEREFORE, BE IT RESOLVED AND KNOWN BY ALL THAT with much gratitude, the Board of Commissioners of the Charlottesville Redevelopment and Housing Authority do hereby recognize and formally commend Ms. Airea Garland for her admirable efforts exercised on behalf of the residents of the CRHA, thus benefitting not only those directly served, but the greater Charlottesville community as a whole.

RESOLVED THIS TWENTY EIGHTH DAY OF AUGUST 2023 BY THE CRHA BOARD OF COMMISSIONERS.

Mrs. Brigid Wicks
CRHA Vice Chair

Mr. Michael Payne
Commissioner

Dr. Wes Bellamy
Commissioner

Ms. Judy Sandridge
Commissioner

Mrs. Laura Goldblatt
Resident Commissioner

Mr. Javier Raudales
Commissioner

Ms. Alice Washington
Commissioner

Mr. John Sales
Board Secretary

Charlottesville Redevelopment & Housing Authority

Rental Office
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Charlottesville, VA. 22902
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PUBLIC HOUSING PROGRAM REPORT 08/22/2023

Relocation Updates Crescent Halls:

- We have physically moved in 46 residents as of 08/23
- The Relocation team is currently waiting on 2 additional files to be approved by compliance at this time
- We have 2 additional residents signing leases week ending 08/25
- We have an additional 2 PBV units awaiting rent letters from HCV to also go to compliance
- If all goes well, we should realistically have about 50 residents moved back in by the end of the month

Additional concerns that were addressed this month:

- We had our first Crescent Hall resident meeting – Monthly meetings will be held going forward
- The residents did receive their canopy tent for shading while enjoying the smoking area
- All previous AC issues have been taken care of and all residents have working AC once again
- All residents have now been issued their parking passes
- The CH Bingo schedule was created and now BINGO will be a monthly resident social
- All washers and dryers are now working and functional
- Vending machines have been placed in the covered sitting areas for resident enjoyment as well

South First Street Relocation Update

- We anticipate moving our first residents into SFS the week 08/28 – The process has been slow due to lack of staff in addition to heavy language barriers with the residents who are left at SFS impeding in us getting the paperwork back more quickly. We are working with both IRC and resident interpreters to assist with this.
- The Housing inspector is coming to inspect all addition uninspected units on 08/24
- The old SFS currently has 14 residents still there, however only 10 of those residents will be moving to SFS *New* - 2 are going to CH and 2 will have to move to Westhaven because they need 4 and 5 bedroom units. The remaining 10 are a priority and should be relocated by 8/15.

Staffing:

We have struggled with staffing shortages over the last few months. To combat this we have asked our HR coordinator to double the amount of interviews and candidates we are currently interviewing. These shortages have contributed to the lease up moving more slowly, as we are down 1 property manager and 2 turn techs at this time. We are open to referrals as well as suggestions.

Recertifications

We are currently creating a Recertification Plan, as we do have the SFS recerts coming due all at once since the majority of the residents moved in last year around the same time. We are hoping to have a manager in place to assist with this by the end of September.

Current Staff Training (Ongoing)

VHDA and HUD Trainings for Staff Ongoing
Furthering AFFH Training in August Completed by ALL staff.
Uniform Relocation Assistance ongoing webinars

Required Meetings:

- Safety Meeting (Bi-Monthly on Wednesdays)
- Resident Services Meeting (Second Tuesday of the month)
- Redevelopment Meeting (First Thursday of the month)
- CRHA Senior Management Meeting (Weekly)
- Relocation Assessment Team (Third Monday of the month)

Curb Appeal Efforts

- Ongoing

***Wins* This Month** – We had a lot more resident participation in both our resident meeting as well as our safety meetings. Our safety meetings are up to about 10 people, and our resident information meeting in which we incorporated with our resident social was also a great success.

CRHA Current HCV Stats

As of 08.21.2023

Programs			
Portable Vouchers:		2	
TC HAP	\$2,951.00		
TC - The Crossings:		19	Excluded Special Funding – PROJECT BASED VOUCHERS
TC HAP	\$14,143.00		
EV - Enhanced Vouchers:		06	
EV HAP	\$2,817.00		
VA – VASH Vouchers		5	
VA HAP	\$2,574.00		
SOUTH FIRST STREET -		14	Excluded Special Funding – PROJECT BASED VOUCHERS
	\$13,598.00		
CRESCENT HALLS -		27	Excluded Special Funding – PROJECT BASED VOUCHERS
	\$21,779.00		
Mainstream		38	Excluded Special Funding
MS HAP	\$29,339.00		
TPV- Tenant Protection Vouchers & TRV- Tenant Relocation Vouchers		23	
TPV HAP	\$15,148.00		
EHV – Emergency Vouchers:		12	Excluded Special Funding
EHV HAP	\$9,294.00		
FAMILY SELF SUFFICIENCY PROGRAM ESCROW - 2			
	\$1447.00		
HCV - Housing Choice Vouchers:		498	
HCV HAP	\$401,647.00		
TOTAL -		541	
TOTAL HAP AUGUST 2023	\$429,101.00		

Waitlist/Available Placements

• VASH Vouchers:	5- FULLY	
LEASE UP		
• TC Vouchers:	19 – FULLY	
LEASED UP		
• Tenant Relocation Voucher - 0		
• HCV Waitlist:	1733 WL –	91 FAMILIES HAVE BEEN PULLED
• Mainstream Vouchers:	40 – awarded	2 SEARCHING – PENDING LEASE UP (RFTA SUBMITTED)
• Emergency Vouchers:	15 – awarded.	0 SEARCHING/ 2 SCREENING
• Additional Vouchers:	6 - awarded	3 REFERRALS RECEIVED – DEPARTMENT OF HUMAN SERVICES
• FOSTERING YOUTH INDEPENDANCE - 25 AWARDED –		
22 REFERRALS RECEIVED - 12 VOUCHERS ISSUED		
• Abatement – 31 contracts		

Vouchers on the Street	Mainstream	HCV
Voucher	0	20
Voucher Leasing	2	0
New RFTA's Recv'd	0	12
In Place	0	0
New RFTA's needing inspection	0	0
Waiting on Lease	0	0
All doc received – pending input in Yardi	0	0
Waiting on HAP Contract signatures	0	0
Total Anticipated HAP	\$1732.00	\$ 7,606.00
Total Anticipated HAP Crescents Halls - PBV		\$6,624.00
New Admissions		
APRIL	2	
MAY	8	
JUNE	10	
JULY	3	
AUGUST	7	
SEPTEMBER	19	
OCTOBER	13	
NOVEMBER	13	
DECEMBER	31	
JANUARY	19	
FEBRUARY	9	
MARCH	14	
APRIL	12	
MAY	8	
JUNE	7	
JULY	10	
INCLUDING CRESCENTS HALL		
Recertifications Pending/Past Due		
July 2023 - 2		
August 2023 – 20		
September 2023- 25		
October 2023 - 28		
November 2023 - 59		
December 2023- 78 – Mailing September 1		
January 2024 – 51 – Mailing October 1		
February 2024 – 39 – Mailing November 1		
March 2024 – 45 – Mailing December 1		
HQS Completed		
MAY	3	
JUNE	0	

JULY	12
AUGUST	32
SEPTEMBER	16
NOVEMBER	13
DECEMBER	10
JANUARY	17
FEBRUARY	8
MARCH	7
APRIL	16
MAY	12
JUNE	21
JULY	24
AUGUST	33 PLUS 11 HUD INSPECTION
SEPTEMBER	27
OCTOBER	48
NOVEMBER	28
DECEMBER 32	
JANUARY 2023 - 49	
FEBRUARY 2023 - 32	
MARCH 2023 *34 Reinspection	
*5 QC Inspections	
*45 Annual Inspections	
APRIL 2023 *21 Reinspection	
*7 QC inspections	
*67 Annual Inspections	
MAY 2023 – 8 RESCHEDULED INSPECTIONS	
20 – REINSPECTIONS	
40 – ANNUAL INSPECTIONS	
JUNE 2023 – 29 – ANNUAL INSPECTIONS	
30 – REINSPECTIONS	
JULY 2023 – 32 ANNUAL INSPECTIONS	
14- REINSPECTIONS	
6- INSPECTION EXTENSIONS	

All inspections have been scheduled for November 30, 2023, Contracts.

Charlottesville Supplemental Rental Assistance Program

Currently on the waiting list total – Waiting List 10 families.

CRHA currently has 8 families currently searching for housing from certificate issuance, and 0 families are searching from the program, therefore a total of 8.

Currently screening total – 6 families

Total families servicing – 66 families

July Reporting Cost -CSRAP

HAP - \$ 55,437.00 Total 66 families

August Reporting Cost -CSRAP

HAP - \$ 50,337.00 Total 61 families

4- Contracts Abatement Status

All inspections have been completed for November 2023 Contracts.

HCV PROGRAM TRAINING

HCV HOUSING RENT CALCULATION TRAINING HOTMA – SEPTEMBER 6-8TH, 2023

NSPIRE WEBINAR TRAINING FOR HQS – SEPTEMBER 26-28TH, 2023

HCV SPECIALIST TRAINING - HOTMA – SEPTEMBER 18th -22nd,2023

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CRHA Deputy ED Report For August 28, 2023, Board of Commissioners Meeting Prepared by Kathleen Glenn-Matthews on 8/22/2023

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 such as the VERP grant. They are working on an outreach timeline for all sites.
- B. Family Self Sufficiency-** Please see attached report
- C. Workforce Development/Economic Opportunity/Section 3.**
 - 1. Our Resident Services Assistant Ms. Cowherd started on 6/22/23 and has been a great asset, She and Ms. Johnson will be sending out new times and links for the Section 3 Contractor and Advisory committee meetings this fall and they plan to recruit new members. The committee is helping with outreach, linking program opportunities, and working on Action Plan.
 - 2. Continue meeting with VCW Piedmont Good Will, Network 2 Work, Goodwill, WIOA and other Interagency Partnership Team members programs to work on see how we can better integrate services into CRHA Neighborhoods bringing services back into the community.
 - 3. Continue pursuing opportunities for resident trainings, funding and supports to overcome barriers to employment.
 - 4. Continue looking for other opportunities to have interns or perhaps JobCorps staff. Alex our UVA intern this Summer has been a tremendous help.
 - 5. The new outreach timeline will also include meeting with PVCC, CATEC, N2W, Goodwill and others regarding planning for CRHA's Maintenance and Section 3 training program. Continue to have Section 3 participants and Maintenance staff work on trainings through PVCC such as Introductory to Construction and Heavy Equipment Operation I, II and III. CRHA's new HR Coordinator is assisting with this process for our maintenance team.
- D. Community Engagement for Redevelopment and Modernization**
 - 1. Please see attached reports for Redevelopment.
 - 2. Continue to attend monthly redevelopment progress inspections at Crescent Halls and South 1st Street with Virginia Housing.
 - 3. Continue to attend monthly Owner Architect Contractor Meetings as well as other monthly redevelopment groups.
 - 4. We are presenting as part of a panel of CRHA residents at the Housing Credit Conference on September 19th in Richmond. The 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.
- 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. The



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.



committee took a brief pause as most of the regular attendees were working on Westhaven Community Day planning. It will be starting back up this fall. Westhaven Community day was a large undertaking and chaired by Earl Hicks a Westhaven resident. Joy Johnson was the primary organizer of all of the partners working with PHAR and CRHA and the event was a huge success.

2. A subcommittee of this group for Neighborhood Crisis Intervention planning has continued to be 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.
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.
4. Continue to meet quarterly with Westhaven Clinic (now the 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 are setting days during the month to have office ours at rotating sites.

II. Grants/Development

- A. Non-Profit Development- BOC will be doing some work sessions soon. Some areas to consider are Resident Services, S3 business incubator, Homeownership and ability to apply for HUD 202 grants.
- 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.
- D. This is the second month of our (\$50,000) grant through the 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 will began last month.
- F. We are using our (\$20K) VA Housing Tier 1 Planning Grant to work on Strategic Planning. We will be setting up meetings 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 applied for HOME ARP grant to be used for acquiring Naturally Occurring Affordable Housing (NOAH) but were not chosen by the CDBG task force.
- H. We continue to work on finding a contractor to assist us with working with our community regarding applying for a Choice Neighborhood Planning grant. Staff will work on coordinating a one-year planning process for a June 2024 application. The current focus is to hire a contractor to help with the process.
- I. We did a grants presentation at the 7.20.22 Westhaven Planner meeting sharing information with residents about upcoming grant opportunities such as: Jobs Plus application for the Westhaven community, ROSS, YIELD, Choice Neighborhood, starting a nonprofit, etc. This presentation received a favorable response.
- J. 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.

K. Exploring other options and partnerships.

III. Emergency Operating Plan Draft- Continue work on preparing emergency plans or disaster response plans to prepare staff and tenant households for emergencies.

- A. We have reached out to the City to see if we can partner with their process. We planned an initial training with CARS and the Mental Health and Wellness Coalition on Stop the Bleed April 19th which was an initial community reach out. We will look at having a similar opportunities at Westhaven Community Day.
- 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. HUD said they received our Annual Plan but have not had time to review it yet.
- B. We continue to meet monthly around the Annual/Five-Year Plan process. Please see attached.

V. Partnership Engagement

- A. Continue to have the opportunity to serve on PHAR Advisory Council.
- B. Attend Weekly PHAR and CRHA team meetings and PHAR resident meetings
- C. Meet regularly with PHAR's Residents for Respectful Research "R3" Committee and new Youth program staff
- D. Will attend the strategic planning meetings for Economic and Workforce Development.
- E. Attend monthly CHAACH meetings with other local housing providers and work on projects to benefit low-income community.
- F. Continue with monthly PMT and weekly meetings with city
- G. Continue to attend local Service Provider Council
- H. Continue to be part of Local Food Justice Network
- I. Continue to attend VAHCDO weekly updates
- J. Quarterly Strategic Partnership Meetings with Piedmont Area Workforce
- K. Monthly Housing Director's Meeting with TJPDC
- L. Continue to be very involved in supporting conversation around support of residents
- M. 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"

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AUGUST 2023-MONTHLY REPORT

PREPARED BY ZOE PARAKUO- FAMILY SELF-SUFFICIENCY COORDINATOR

HCV PARTICIPANTS

Employment	Education/Training
Number of Program Participants:15	Enrolled in GED/ESL: 0
Employed: 8	Enrolled in Continuing Ed: 5
Unemployed/Furlough: 7	Started this month: 0
Medical Leave/Disability: 0	

PROGRAM HIGHLIGHTS (July 18 to August 22 2023)

The Family Self-Sufficiency Program (FSS) continues to make strides in empowering families to attain financial independence and stability. In August 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 continued to meet with the participants on a monthly basis in person at the office and at home visits when needed. The monthly meetings for the family self-sufficiency program participants serve the purpose of setting goals, tracking progress, and providing resources as needed.

2. FSS Participants Highlights

The FSS Coordinator assisted participants with resume writing and editing, job searches, interview prep and making referrals to their respective need. One participant enrolled in the UVA public transport training.

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 opportunities.

3. FSS Partner Meetings:

1. 2nd Program Coordination Committee (PCC) Meeting:

On August 18th, the FSS program held its 2nd PCC meeting, The meeting served as a platform to showcase the substantial progress the program has made and provided PCC members with an opportunity to offer valuable feedback on the program's action plan to allow the program to expansion of the program's capacity from 15 to 30 participants.



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2. Employment & Financial Opportunity Manager - City of Charlottesville, Office of Equity and Inclusion Meeting.

The FSS coordinator was invited to speak at the Employment & Financial Opportunity Manager - City of Charlottesville, Office of Equity, and Inclusion Meeting. The coordinator discussed the Family Self Sufficiency program and its benefits. The presentation highlighted the program's success in helping families achieve financial independence and stability and ways to partner with recruiting participants.

3. Virginia Career Works Interagency Monthly Partners Meeting:

The FSS program actively participated in the Virginia Career Works Interagency Monthly Partners Meeting. During the meeting, representatives from various organizations and agencies discussed strategies to enhance employment opportunities for disadvantaged communities. The meeting facilitated networking and resource sharing, ensuring a more comprehensive approach to supporting our participants in their career development journey.

4. Annual West Haven Community Day Event:

The FSS program actively participated in the Annual West Haven Community Day event on August 5th. This event provided an excellent platform for the program to engage with the local community, and showcase the FSS program's benefits, and recruit potential participants.

5. MOCHA WOCHA Retreat.

The FSS program coordinator attended the MOCHA WOCHA Retreat. This retreat focused on exchanging knowledge about innovative programs designed to support youth development. The insights gained from this retreat hold promising potential for enhancing the FSS program's approach to engaging and empowering the youth participants.

CRHA Section 3 and Resident Services Report
For August 22, 2023, Board of Commissioner's Meeting
Prepared by Joy Johnson 8/22/2023.

I. Partnership Engagement:

- A. Attend Weekly PHAR and CRHA team meetings
- B. Continue with PMT
- C. Quarterly Strategic Partnership Meetings with Piedmont Area Workforce

II. Section 3:

- A. Number of individuals currently in databank: 219
- Number of Individuals Served this month: 1
- Number currently providing supports for in employment 1
- Number newly employed this month and where: 0
- Number of CRHA Section 3 workers 1
- Number newly attending training this month 0
- Number of no show 0
- Number of people attending weekly
- Number of people attending weekend 0
- Number of people who cannot attend 0

B. Other Activities:

- 1. Continuously working with PVCC to help get residents and Employees into technical trainings
- 2. Still waiting to hear back from Network 2 work to work on a new MOU
- 3. Continuously working with the Resident Site Beautification team
- 4. Still waiting to hear back from Economic Development to work with us on MOU
- 5. Standing Monthly Section 3 contractor meeting with Breeden and GMA (see attached).
- 6. Met with UVA Occupational Services and working to build partnership with their programs
- 7. Continue pursuing opportunities for resident trainings, funding and supports to overcome barriers to employment. One current barrier is that we have been told workers at CH need abatement training, so we are working to find a way to set this up.

III. Resident Services:

- A. Number of Individuals Served to date: 1,307
- Number of individuals assisted this month: 44
- B. Staff Resident Services Committee: These meetings are on the second Tuesday of every month at 1pm.
- C. Continue to serve on Region Ten's Community Based Recovery and Support Advisory Team
- D. Continue to meet quarterly with West Haven Clinic Steering Committee
- E. Continue to attend regular CRHA Safety Committee meetings, Board of Commissioners Meeting

I. Partnership Engagement:

- A. Attend Weekly PHAR and CRHA team meetings
- B. Continue with PMT
- C. Monthly meeting with food justice network.

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8/22/23

CRHA Redevelopment Coordinator Monthly Report Prepared by Brandon Collins on August 22, 2023

I. General Updates

In the past month I have been working to move forward on the South First "Phase 2", Sixth St, Westhaven, and "Parallel Track" efforts while trying to wrap up Crescent Halls and S. 1st Street Phase 1. Hopefully the shifting of attention will allow me to catch up on documenting engagement efforts, updating stakeholders, preparing relevant materials and conducting significant resident engagement.

A brief list of duties performed:

- Materials prep for Westhaven and Sixth Street
- Fitness equipment S. 1st St. and Crescent Halls
- Set Up Westhaven Office
- 6th St OAC meetings
- S. 1st St. Phase 2 team Check Ins
- Westhaven Planners Meetings
- Crescent Halls Internet resident help
- Redevelopment Newsletter
- S. 1st Phase 1 Substantial Completion and "back-checks"
- Patio Umbrellas and Fire Rated Canopy for Crescent Halls
- 6th St Planners and materials and outreach
- S. 1st Phase Phase 1 and Crescent Halls Visits
- Quick Tour with VCDC
- Westhaven Sub-Committee
- Sixth St Demo/Dispo team meetings
- BRW check-in
- Virginia Housing Inspection Crescent Halls
- Westhaven Day and Preparation
- Meeting with PHAR at Sixth Street
- Tour of Greenwood Homes and Design Center
- Sixth Street site tour with potential contractors
- Crescent Halls Working Group
- Westhaven Architect Services RFP re-work
- Meeting with C4K
- Sixth Street Contractor Interviews
- HUD CFP Grant assist
- Crescent Halls 4th Floor evaluation of status
- Redevelopment Admin Committee
- Meeting with Betsy/UVA Architecture
- NREUV draft notes
- Board report

In the coming month we should have Building 3 at South First Street fully leased and have the Phase 2 site fully vacated and readied for demolition and abatement. Resident meetings for Phase 2, Sixth Street, Westhaven, and the Parallel Track will ramp up. Playgrounds for Parallel Track should be installed in the next few weeks. We will announce a builder for Sixth Street.

II. Site Updates

- A. Crescent Halls: The contract with GMA was terminated due to inability to complete the work as scheduled and not meeting other contract commitments. There is about 2 months and \$2 million dollars worth of work to complete the project. Once we have worked out with the bond company a strategy work will resume on the building. This work will include finishing the exterior work, completing the ADA accessible apartments, all of the 3rd floor, all of the 2nd floor, and completing the ground floor remaining items of which there are many. Currently the 8th through 5th floors are leased up except for the



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ADA apartments. The 4th floor has apartments ready for occupancy which the team is currently working on leasing up. A few items that weren't under the GMA contract are moving forward: fitness equipment is being installed within weeks. The patio gas grills, gazebo and traffic gate are being readied. Resident Working Group meetings have transitioned to a monthly update.

- B. South First Street Phase 1: Building 1 and 2 are fully occupied. Building 3 apartments are ready for occupancy and we are beginning the lease up process. The Community Center still has a few items to be addressed, we hope to see the opening of the center this month. Fitness equipment is purchased and will be installed in the coming weeks. 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 are resuming 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 will be touring sample homes and re-selecting finishes. We hope to start the process early by vacating the site as soon as possible and beginning the demolition and abatement process.
- D. Sixth Street: The Demo/Dispo process has continued with the help of Dominion Due Diligence Group and we are on track to submit to HUD within weeks. The design team has stuck to their timeline for developing a full set of documents and we have interviewed contractors and are negotiating a contract, we will announce the builder for Sixth Street as soon as the contract is in place. Resident Planner meetings are occurring monthly and along with shoring up the "Building A" plan we will begin working towards solidifying a master plan for a second phase on the site. 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: Weekly Resident Planners resumed with a focus on moving forward with planning as opposed to learning. To mark the completion of the planning curriculum, residents received a certificate of completion. We are working to issue an RFP for architect and design services. Significant engagement at Westhaven Community Day on August 5th identified neighborhood priorities.
- F. Parallel Track: We are excited to announce that new playgrounds will be installed within the next few weeks. Resident meetings to inform on this effort and to discuss timing of HVAC upgrades are planned for next week. We will be working throughout the rest of the year to re-design kitchens and begin planning for full interior renovations.

III. Upcoming Decisions/Activities

- A. Crescent Halls 4th Floor leasing, Gazebo, Grills, and Traffic Gate Installation
- B. S. 1st St. Phase 2 Changes and Resident Meetings
- C. S. 1st St Phase 1 Community Center
- D. Parallel Track Playgrounds and Amenities
- E. Westhaven Planning/Architect Selection/Choice Neighborhood Grant
- F. Sixth Street Demo/Dispo and Design Processes, Resident Meetings Phase 2

IV. Committee Updates and Minutes (attached):

- A. Westhaven Sub-Committee NOTES 7/27/23
- B. Redevelopment Committee 8/3/23

Redevelopment Meetings Schedule

1st Thursday of Month

3:00 pm Redevelopment Committee

2nd Thursday

2:00 pm S 1st St Phase 2

3rd Thursday

1 pm Redevelopment Admin Committee

4th Thursday

2:00 pm Westhaven

TBD Sixth Street

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

Agenda

I. Attendees

Redevelopment Committee Members: Nikuyah Walker (At-Large), Asia Green (Resident), Joy Johnson (Resident/PHAR), John Sales (CRHA ED), Emily Dreyfus (LAJC), Alex Ikefuna (non-voting City)

CRHA: Brandon Collins, Perpetue Moubossy

PHAR: William Harris

VCDC: Jeff Meyer

Other: Shelly Bryant (Westhaven Clinic), Karim Habbab (BRW/Planning Commissione), Christina Feggans (Westhaven Clinic)

II. Introductions and thoughts from attendees:

People seem to be happier moving into new homes; exciting that people are getting new homes, concerned if we are building for the people we had in mind or not; Charlottesville efforts puts us at the forefront in Public Housing means we are under scrutiny need to work diligently to realize goals and objectives; glad to see newsletter, thinking about Mr. Shackelford; 5 years of work on this effort Charlottesville is bold, aggressive and audacious and should be even with limited resources, lot of things are starting to go right; lot of hard work appreciate resident involvement, it's a lot to take in, feel like residents know what is going on; think we're doing great, excited to move forward; could always use more engagement and participation from residents but meeting our goals to provide more deeply affordable housing.

III. Quick Updates

a. Crescent Halls

- GMA Contract ended as of last Friday, leaves us in a tight spot but we can work through it. About \$2 Million of work to complete, about 2 months worth of work. Working with bonding company to determine if we complete the work ourselves or if we need to hire a new General Contractor. John explained that GMA had to provide a performance bond and a payment bond. We filed a claim on the performance bond because they have not completed, provided the staff they committed to and have not been submitting payapps or paying their subs. Options are: hire a contractor, has risk of overspending and we assign the sub-contractors. We have the right to assume contracts. Have to close the contract before LIHTC funding comes so we are spending more on debt service and other costs. Want to continue with sub-contractors if we can because they have warranties that we want keep, need ot make sure they are whole. There could be some unseen things yet which is a worry- we have enough money to do what we think we need to do but if there are unknowns it puts us in a tight spot. Option 2 is work with bonding company and they take on the risk by hiring a contractor, issue with that is it's on their schedule and could



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drag out completion and lease up, does reduce the risk we would give them the remaining funds. There is a chance that other subs may have claims on the bond for payment. Full decision on how to proceed has not been made.

- Main work to complete are ADAs, 4th floor many units ready, we weren't going to accept until ADAs were also complete but we are considering leasing up 4th floor. ADAs are close.
- 3rd close but needs punch work, 2nd not close due to using pieces from 2nd floor to finish higher floors.
- Exterior work remains by contract, various punch lists.
- Some amenities that aren't under contract- gazebo, grills, traffic gates, fence and planters
- Temporary smoker's tent is ready to install
- A lot of the efforts with residents are now under property management so we have moved the resident Working Group to monthly meetings

b. SFSP1

- Building 3 complete, housing team should be in the process of leasing up, remaining families in phase 2 should be able to move in soon
- Very close to being completely done with Phase 1
- What is the AMI and racial make-up of the first 2 buildings? The system tracks it, John will provide the information. 100% of the families are Public Housing or Voucher so all of them have to be under 50% AMI, would venture to say the majority are under 30% AMI. We have combined the waitlists. Using the same waitlist for PBVs for public housing residents

c. SFSP2

- New Site Plan submitted, have been meeting with residents. Over the course of the year we discovered why we couldn't find a builder. Need to raise money and lower cost. Bringing cost down by tweaking the site plan, eliminate need for retaining wall by moving buildings up from the back and adding an apartment building, going with different builders for the 2 housing types (townhomes and apartments), will have a 3rd contractor to do site work. Very tight timeline. How does no retaining wall address safety? Moved buildings away from the creek. Does not cut down on the number of units, same size, more green space. Karim reviewed the site plan. Slight reconfiguration of the townhomes. What made it work was building an additional 12 unit apartment building. Residents had vision that townhomes would be the feel of the neighborhood, looks extremely dense. The face of S 1st St is still all townhomes, we reviewed all the changes with residents and they were all on board, many liked it better. More usable greenspace. Maintaining the street side townhomes was important, the walkway still connects all the way to Phase 1. When is next resident meeting? Working with folks to schedule now. Spent the last few months just coming up with solutions. Have kept PHAR involved. Now a lot to do with residents.
- Monthly resident meetings, with newsletter type update in between meetings.
- Timeline is tight, need find a site contractor, may start demolition sooner than later. A lot to do to get through HUD and Virginia Housing, have building permit by September 22, break ground March 1, possible to get demolition underway before then.
- Will share revised images when we have them. Have models out for resident meetings.
- Raising the revenue- we need to get money from everywhere- AHG, City, take on more debt and thus tweak to all PBVs. No more Section 9 or non-subsidized units. Will seek additional PBVs and convert HCVs- makes it easier to place Section 9 units elsewhere. Working with PHAR to bring rights and protections into line with Section 8, use same waitlists. Codify in a board resolution. John has discussed additional \$3 Million from the City. Board resolution could be changed in the

future so the protections might not be in place forever. Caution against what could happen in the future, across the country public housing is disappearing and public housing will continue to be a challenge to protect. Looking at ways to preserve the public housing we are leaving on the table, looking at property acquisition and using existing property we have. Intention is to bring back to original sites, make sure they stay with us. Would the additional money allow us to use existing public housing? We need all the funds to complete the project. HUD is also looking at how to strengthen public housing, last panel meeting discussed Faircloth. We have talked about parity in subsidy, maybe special construction grants or loans, a little far off but gives us some hope. Need to put pressure when we can. Mr Sales is working on finding options. For future projects we are looking to bring more money to the table which helps us keep public housing (like Choice Neighborhood for Westhaven), reduce debt when we get more money, energy efficiency grants.

d. Sixth St

- Here we priced the effort more accurately mainly because of the timing, it is expensive but we have an accurate number.
- Shared pictures of building A, landscaping and community spaces. Gave overview of building A features. What are the outdoor recreation spaces like and where are they. Playground and basketball, misting poles. First floor plan shared, medical clinic. Farmers Market, have a couple of organizations in mind for that. Who is working on contract with UVA? We have agreement for the rental space, have not had conversation about staffing, have worked with residents on what is offered. Working on MOU, spaces will be designed specifically for those uses. Making sure that what residents want can be provided. What role does R3 have? Making sure we have some control over what is done, how any shift happens. Need someone who is mindful and respectful of the needs and able to change course if they aren't providing. R3 will still be involved in this effort.
- Concerend that these meetings are not as efficient as they should be. For example- wish we could put pressure on HUD- makes no sense without a specific plan that we can give to politicians with talking points to bring it about. A lot of non-specific conversation about construction, there will always be unanticipated. We need to be more efficient about items that we can get to closure. We can work on more focused meetings, we have been off schedule hope to work toward more focus, previously we had set an agenda and topics which we can return to. Next meeting should be focused on engagement efforts with more specificity- will add more focused information and prepare materials in advance.
- Timeline- compared to other effort our ability to stick to timeline is impressive, construction documents are close, HUD timeline moving as planned, in process of selecting a contractor. RFPs went out, hope to be interviewing August 15, decision by September 1st, ambitious but keeps us on track. Anticipate start construction March 2024- means starting SFSP2 and 6th at the same time. A lot of the major work on Building A has been completed by residents. Time to shift to Phase 2
- Phase 2 planning- will be bringing Grimm and Parker back to discuss master planning for the 2nd phase, have done some preliminary work with residents on things to consider with the master plan, no decisions have been made. Will spend the rest of the year working with residents on both phases, looking forward to digging. Have decision points been covered? We have talked with residents about the broad issues, had crafted 3 versions of a master plan with residents but not ready. Need to discuss role of townhomes, density and other that we need to set some guidelines for G&P and residents so we can drill down. It's the same folks working together,

resident group has grown since we began, have had some meetings with 50% of the site represented. Have consistent participation.

- Question about naming- have heard residents came up with an idea but wasn't acceptable to CRHA. Have provided clarity to residents we would like to name the entire site as opposed to just Building A. CRHA felt we needed to spend more time with folks taking a step back with a process. Is there a reason you can't name it in segments. For consistency purposes when we're looking at the entire site we want to look at it as a neighborhood. If consistency isn't a make it or break it issue I think residents need more discussion of why you want to take this route with naming. We will work on something.
- Do need to zero in on a master plan for the second phase, anticipate working with residents at the next meeting to work through the issues with Grimm and Parker and settle on a site plan. Have spent time with residents on the issues. Questions about what is appropriate for community spaces and density. CRHA needs to set some criteria for how we approach these decisions. For example if we have less density does that eliminate the need for a second community center, also parking is always an issue. Need discuss role of 2 over 2s, residents has some preferences and priorities but no decisions. Timeline wise we'll hopefully nail down a master plan, hard to say if we can nail down a LIHTC application by March or not but we'll see where we're at.

e. Westhaven

- Resident Planning resumed after a summer break and to focus on other priorities. Have completed the curriculum, residents will be receiving certificates and have prepared a booklet that shows what we have done to date. Time to dig in on planning. Last meeting was about some grant opportunities and the schedule. Will be meeting with TJPDC about transportation and moving the architect selection along. Planners have given input but the curriculum was really about learning and now it's time to get things moving.
- Community Day is Saturday, will be trying to reach as many people as possible on a variety of topics, will have all the materials out and available, lots of activities. Hope to also recruit some more planners, maybe for a second group.
- Choice Neighborhood Grant is being pursued, planning grant if you get it then eligible for the large grant for implementation. Possibly \$50 million or so towards Westhaven redevelopment, would allow us to be more flexible and preserve more public housing. Taking the year to put together an application, it has been funded by HUD/Congress. Doesn't just affect Westhaven, affects the surrounding neighborhood, will get some help preparing the application. Bringing in a lot of partners, different departments from the City, schools and elsewhere. Kathleen is spearheading the effort, will need a lot of help. How that affects speed and timing on LIHTC for a first phase we haven't determined yet, still proceeding to finding an architect.

f. Parallel Track

- Exterior renovations complete, go have a look really looks great. Playgrounds and site amenities are being delivered and installed very soon, the work happens quickly. Will still have warmth and sunlight to be able to play on these this year. Still planning to do HVAC/Central Air, not sure where that stands right now. Got some new numbers in for the HVAC, hot water serves as heater for the units currently so we will need to upgrade hot water heaters as well, adds half million dollars. \$1.7 million for the electrical and HVAC, we have \$1.2 Million so have a gap that we need to fill. Looking to partners like LEAP and Dominion Power. From there need to find an architect or someone like it to get existing conditions of kitchens so we can plan for kitchen and half bath. Will take time to get designed and get work underway.

IV. Other: Look forward to having more regular meeting schedule, sticking to the topic schedule for Redevelopment Committee.

V. Next Agenda- resident Engagement and Follow Up from today's meeting

New Meetings Schedule approved 2/17/22 to start March 1:

1st Thursday of Month

3:00 pm Redevelopment Committee

3rd Thursday

1 pm Redevelopment Admin Committee

2nd Thursday

3:30 pm S 1st St Phase 2

4th Thursday

2:00 pm Westhaven

3:30 pm Sixth Street

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CRHA Westhaven Redevelopment Planning Monthly Meeting

2:00 pm, July 27, 2023

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

Committee Notes

I. Overview of Timeline and Upcoming Activities

Brandon gave an overview of the steps being taken towards seeking an architect, pursuing a Choice Neighborhood Grant, working with Resident Planners, and Westhaven Community Day engagement. Meeting at March 2024 LIHTC application deadline seems impossible.

Timeline

residents		team/staff
7/20/23	Resident Planners- Grants	Architect and Engineering RFP reviews
8/3/23	Resident Planners- transportation and committees	Pre-development info gathering
8/5/23**	Community Day- certificates!!! And engagement	Grant application preparation and meetings
8/17/23	Resident Planners- Architect RFP review and craft	Architect RFP Publish
8/31/23	Resident Planners- Tours	Small group Resident meetings
9/14/23	Resident Planners- services and programs	Big Community meeting
9/28/23	Resident Planners- architect response evaluations	



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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=eW5vcDA3ZGNkYVlkcUhhMjFaK2pldz09>

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 type="checkbox"/> September 6, 2023/ 10am	Hybrid at <u>S 1st ST</u> Community Center	Planning meeting RAB and CRHA staff
<input type="checkbox"/> September 14, 2023/ 6pm	Hybrid at <u>Westhaven</u> Community Center	BOC Work session Presentation on AP/ 5YR Process
<input type="checkbox"/> October 4, 2023/ 10am	Hybrid at <u>Crescent Hall</u> Community Center	Strategic Planning meeting RAB and CRHA staff
<input type="checkbox"/> November 1, 2023/ 10am	Hybrid at <u>6th ST</u> Community Center	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

**Charlottesville Redevelopment and Housing Authority
Board of Commissioners Board Meeting
Monday, August 28, 2023, at 6:00 pm
City Space
Annual Meeting
Agenda**

- I. Call to Order
Roll Call of Commissioners

Moment of Silence
Introduction to New commissioner's
A. Javier Raudales
B. Ms. Alice Washington

General Announcements / Meeting Dates / Reminders

- II. Election of Board Positions:
A. Chair
B. Vice Chair
C. Treasurer

- III. Public Comments followed by PHAR Comments

- IV. Updates from Commissioners and Discussion *Attachment A*

- V. Resolution 1457 Recognizing Dr. A'Lelia R. Henry *Attachment B*

- VI. Resolution 1458 Recognizing Ms. Airea Garland *Attachment C*

- VII. Housing Director Update *Attachment D*

- VIII. HCV Program Manager Update *Attachment E*

- IX. Public Comments

- X. Adjournment

CRHA Meeting Announcements

CRHA Board Work Session: Thursday, September 14th, 2023, at 6:00 pm

CRHA Board Regular Meeting: Monday, September 25th, 2023, at 6:00pm

Redevelopment Committee Meeting: Every 1st Thursday of the month at

Join Zoom Meeting: <https://zoom.us/j/94663021086?pwd=ZEhHZ3U0VGNXdnczZFJlENkR3cDU2Zz09>

One tap mobile. +13017158592,,94663021086#

September 7th 3:00pm Regular CRHA Redevelopment Meeting

September 21st 1:00pm CRHA Admin Redevelopment Meeting

Safety Committee every other Wednesday at 4:00pm

August 30th at 4:00pm

September 13th at 4:00 pm

Resident Services Committee: September 12th at 1:00 pm

Join Zoom Meeting:

<https://zoom.us/j/95147780948?pwd=YUEXmZCOVBQUkQ3cy9zZ1NVYkg2UT09>

One tap mobile: +16465588656,,95147780948#