

CHARLOTTESVILLE REDEVELOPMENT & HOUSING AUTHORITY

P.O. BOX 1405

CHARLOTTESVILLE, VIRGINIA 22902

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www.cvillerha.com



CRHA Redevelopment Committee
3:00 pm, Thursday, February 1, 2024
<https://zoom.us/j/9588556349>

MINUTES

I. Attendees:

CRHA Redevelopment Committee: Joy Johnson, Cam Gaillard, Emily Dreyfus, Nikuyah Walker, Alex Ikefuna (non-voting)

CRHA: Brandon Collins, Perpetue Moumbossy, Quentia Taylor, Kathleen Glenn-Matthews

PHAR: Bill Harris

Other: Ashley Davies (AHG), Jeff Myer (VCDC), Kevin Fallin (D&S), Christina Feggams (Westhaven Clinic), Kurt Keesecker (BRW), Shelly Bryant (Westhaven Clinic)

II. Follow Up from January:

- Costs with activities (see item VI.)

III. Introducing Quentia Taylor, Development Manager

IV. Quick Updates

- Crescent Halls- see item V.
- SFSP1- closing out, waiting on final numbers, computers coming next week
- SFSP2- on track for early demolition, power off 2/1, demo mid-Feb.
- Sixth St- Building A- crunch time- submissions/approvals, CDs, and pricing, site plan is approved
- Sixth St- Phase 2- have master plan scheme decided, work to March 2025 LIHTC
- Westhaven- architect selection activities, hope to have a decision by mid-March
- Parallel Track- CFP publish 2/3, polling on appliances and priorities
- Other- new year tracking improvements, Language Access, Section 3

V. Crescent Halls Completion



- Overview
 - begun April 2021
 - completion date (revised after pipe break) January 2023
 - early move-in target: November 2022
 - actual early move ins began May 30, 2023 (7 and 8 floors)
 - contract ended with GMA August 2023
 - before end of contract we accepted all of 8 and 7, 4,5, and 6 minus ADA units and 404)
 - to date almost all are leased
 - wait list is +/- 300?



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- Breeden Construction- general contractor
- Have retained most of the sub-contractors- need sitework
- Making sure the sub-contractors get paid
- Have about \$2 million to finish the work*
- Extra bodies to help finish punch work and other tasks
- Priorities:
 - Inventory of materials/ordering materials may determine the completion targets
 - ADA apartments: 608, 508, 406, 408, 410, 306, 308, 310: target March 1
 - Apt 404: target next week (it's ready)
 - 3rd floor: target March 1
 - door weights- all- getting crew to focus only on this- start next week
 - hot water- issue is resolved, need to check all scald guards
 - 5th Floor and 3rd Floor tub rooms: there is a plan
 - 2nd floor(incl. 3xADA): target April 1 = "substantial completion"

Is the \$2 million sufficient to complete the work? When contract ended we knew we had about \$2 million available and that matched the estimated amount of work to completion. Some has been spent. We will get the work done that we need to get done. Can get back to you on that. Timing of ending the GMA contract was helpful in that we didn't overspend.

- Other items:
 - significant 1st floor punch work, on-going
 - site work: finding a contractor- some mistakes to correct and other items to finish incl support for:
- "Our Items" (not covered in our general contract which we are providing)
 - gazebo aka "pavillion"- need pour concrete pad
 - gas grills- waiting on City, we have permission, City needs to bore the line in
 - traffic gate at S. 1st St- need clear new design with City, EMS and CAT infrastructure is there
 - planter boxes- need re-grade first
 - landscaping

Where are we on people returning to the property, has the delay caused some to move back? About half of original residents opted to return. Some are waiting on the exact apartments. We'll see some other people from waiting list.

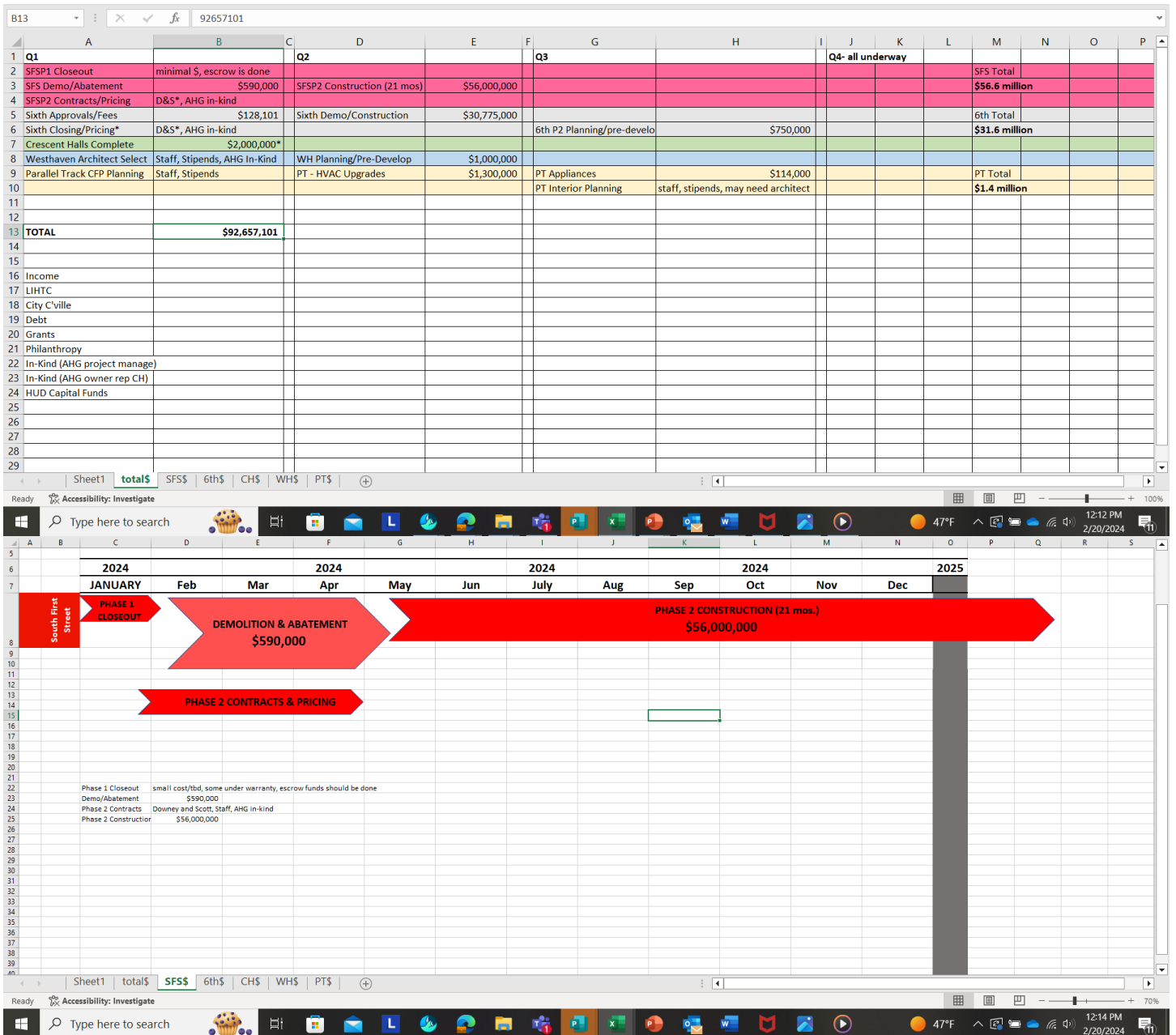
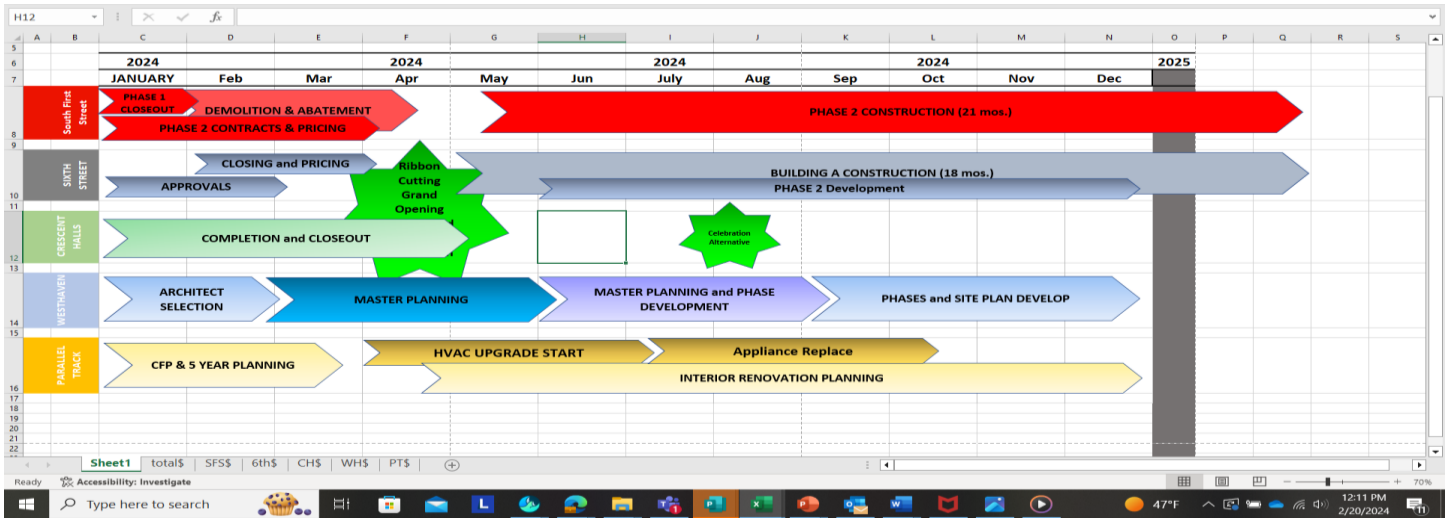
VI. Look Ahead Activities and Costs: Brandon reviewed the look ahead activities and associated costs (see below).

Would like to report on SFS Phase 1 in depth at next month's meeting.

What are section 3 and economic opportunities looking like for SFSP2 and Sixth St? Resident services expanding, trying to get residents trained up and certified for the work about to begin. Would like to report to this group at some point soon.

Is there a percentage that is included in contracts? Not sure that we put percentages for targets. There are expectations in the contracts. Have learned from other projects that it is the sub-contractors that we have to reach. GCs need to make sure that happens. We can share some of the language at some point. The goal has been to not leave anything to chance, previous efforts left a lot open for sub-contractors to hire or not. HUD has changed rules as well allows us to focus on "targeted workers".

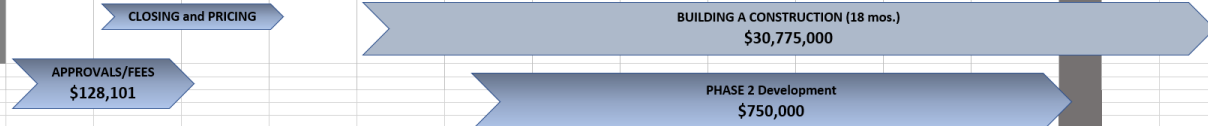
The million for Westhove pre-development- this is a blanket guess covers all activities leading to construction, pre-development money isn't covered by LIHTC. Some of it is "in-kind" from work from AHG and VCDC. It is going to take a lot.



Sixth St Phase 1 and Phase 2

4-Jan-24

2024			2024			2024			2024			2025
JANUARY	Feb	Mar	Apr	May	Jun	July	Aug	Sep	Oct	Nov	Dec	



Approvals/Fees etc	\$128,101
Closing/Pricing	D&S, AHG In-Kind
Building A Construction and Demo	\$30,775,000
Phase 2 pre-develop	\$750,000

Crescent Halls

4-Jan-24

2024			2024			2024			2024			2025
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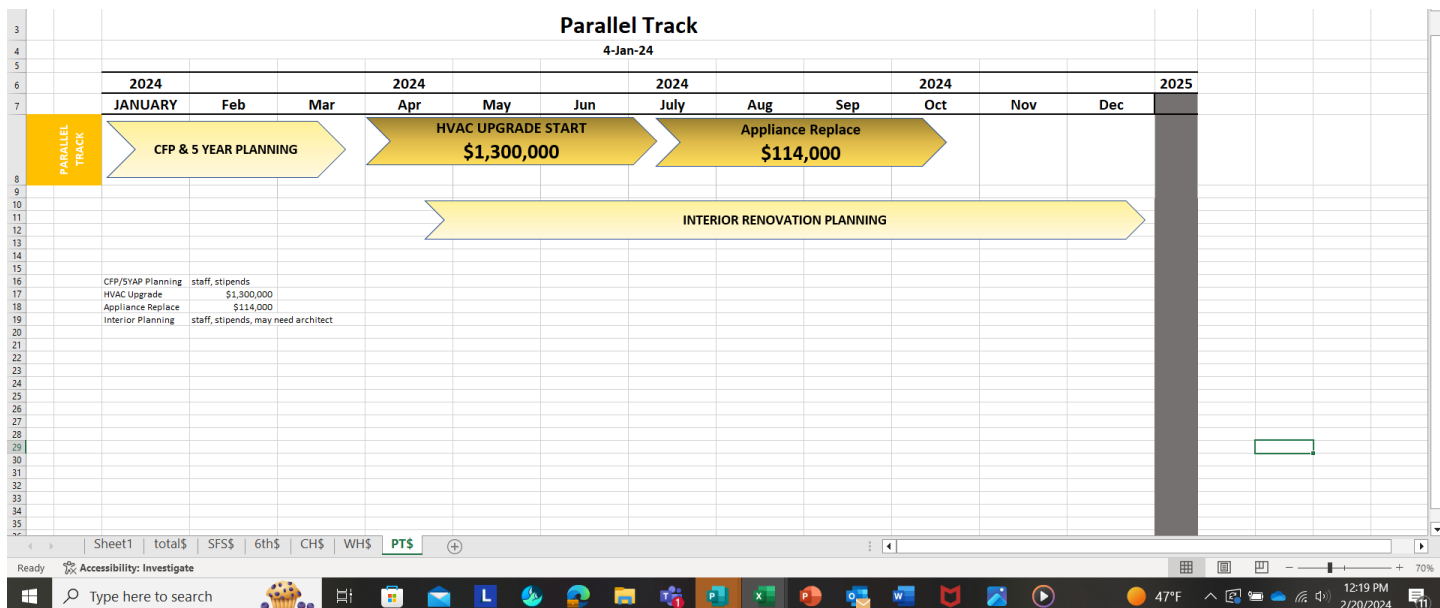


Westhaven

4-Jan-24

2024			2024			2024			2024			2025
JANUARY	Feb	Mar	Apr	May	Jun	July	Aug	Sep	Oct	Nov	Dec	





VII. Other

VIII. Next Agendas:

Follow up on SFSP1 and CH lessons learned and money spent due to delays/mistakes
Section 3 information

Meeting 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

1:00 pm Sixth Street

2:00 pm Westhaven