

2024 CRHA Redevelopment Year in Review



BIG Accomplishments in a Busy Year!

CRHA and all of our partners are happy to look back at the major milestones met, the hurdles that were overcome, and the continuance of



this historic, resident led, effort to transform our community.

Major accomplishments in 2024 include:

- Expansion of CRHA's Redevelopment capacity allowing us to move faster and smarter, and to expand and improve our resident engagement efforts.
- The total renovation of Crescent Halls was re-started and completed.
- South First Street overcame cost and design hurdles, completed demolition of the old site and are readied for construction to start early in 2025.
- Sixth Street pivoted to preserve public housing units as it readies for construction of the new building and residents plan for the second phase.
- Westhaven Residents selected an Architect and began master planning.
- The smaller sites (aka "Parallel Track") saw the installation of new appliances, entry door installation is underway, and we have finally begun electrical upgrades and the long-awaited HVAC/Central Air installation(!)

January-March



At **Crescent Halls** we began the year re-starting the work after a delay and change in general contractors. By February the entire 3rd floor and an apartment on the 4th floor that had been lingering were accepted by CRHA and the 2nd floor and



all remaining ADA units were complete and turned over for lease up by the end of March.

At **South First Street** the team was working through finding a builder and preparing the site for demolition with abatement beginning on February 12.

At **Westhaven** the Resident-Led process for selecting an architect was underway in February and by March Arnold Design Studio, along with Brick and Story, Water Street Studio, and New Ecology were selected to begin the master planning for this historic effort to transform the Westhaven Community.



April-June

At **Sixth Street**, HUD finally approved the demo/dispo application right on time for the team and residents to pivot the subsidy strategy to preserve public housing units in the 47 unit apartment building planned to replace 6 obsolete public housing apartments at the site.



Westhaven continued the annual spring break youth event and Residents with Arnold Design Studio launched the planning effort with a large cook-out.



South 1st Street began demolition in earnest in June marking an emotional end to an era and hope for the future construction of 113 homes for Phase 2.



July-September

South First Street kids participated in a "Youth Demo Walk" and got to learn about the plan for Phase 2. Demolition was completed in August and the team was inching closer to being ready for the General Contractor(s).



Westhaven Community Day, per usual, was a huge success and this year we had deep engagement on Redevelopment and Resident Planners continued to work on moving a master plan forward.



Parallel Track really took off in September with kitchen appliances installation beginning and electric upgrade work starting in anticipation of HVAC upgrades.



October-December

South First Street Phase 2 was beginning to become a reality in October as the team began strategizing for getting contracts to closing and being able to start construction in early 2025.



At **Crescent Halls**, the long-awaited "Pavillion" was installed and was in place in time for the "Crescent Halls Completion Celebration" marking the completion of the renovations and hope for the future.



Westhaven Resident Planners invited the whole community to see the presentation of Master Plan "First Concepts" in November. After continuing to look at the concepts through winter the planners held an open house "Holiday



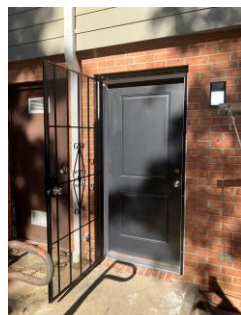
Celebration" and Mr. Sales made all the kids hot chocolate...



Rounding out 2024,

Sixth Street demolition plans and contracts were prepared and...

For **Parallel Track**: Entry Doors and Storm Doors began to be installed for the Parallel Track sites and Central A/C was activated for the first



time in public housing in Charlottesville - a truly historic moment among many in 2024.



Resident Engagement and Planning was robust in 2024...

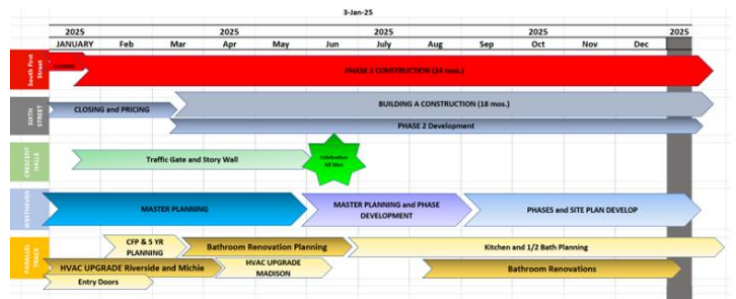
CRHA strives to have a Residents First strategy and thus a truly Resident Led approach to planning, designing, and carrying out historic redevelopment of our public housing communities. This is accomplished through a variety of methods including our in-depth Resident Planners groups at all of our sites, broader community outreach and input gathering, and placing resident leaders in places of informal, and formal, decision-making. **Resident Engagement in 2024:**

- Over 51% of all CRHA households participated in planners groups, attended an event, participated in surveys and had one on one conversations leading the redevelopment effort.
- Over 231 individuals participated with 125 individuals serving as Resident Planners.
- 7 Planners Groups are in place, and 77 meetings of these groups occurred.
- CRHA held 12 Redevelopment events like the Youth Demo Walk and Westhaven Kick Off
- CRHA expanded youth involvement with at least 38 young people participating.

We look forward to building and expanding all of these efforts in 2025!

2025 Will Also Be Busy!

- Construction to begin at South First Street before the end of Winter, providing 113 new townhomes and apartments for families of all sizes- stay tuned for video updates on the construction process!
- 6 apartments in the 707 building at Sixth Street will begin abatement and move towards demolition before the end of winter
- Parallel Track will complete door installation, HVAC/Electrical upgrades for 57 sites by the end of Spring and begin planning for full interior renovations.
- Westhaven residents will find consensus on a Master Plan by the end of spring and continue the historic planning effort.
- Construction Start at Sixth Street "Building A", 47 apartments set to begin construction by Summer as planning continues for Phase 2.
- Moving into winter Parallel Track will be beginning a major push to renovate and modernize interiors of the homes.
- Site Planning and LIHTC applications for Sixth Street and Phase 1 Westhaven will be underway in anticipation of the 2026 LIHTC cycle.



Along with our MILLIONS OF DOLLARS comes many funding sources including HUD, Virginia Housing, VHDA, City of Charlottesville, Affordable Housing Group, and many others. ***We cannot thank our philanthropic partners at AHG, Red Light Management, and the Dave Matthews Band enough for their generous support of our work to transform our communities. We would not be able to do this transformational work without their support.***



All of this work is being carried out by an ever-growing number of partners, among those are included:

Public Housing Association of Residents (PHAR)
Affordable Housing Group (AHG)
Virginia Community Development Corporation (VCDC)
City of Charlottesville
Charlottesville Low Income Housing Coalition
Legal Aid Justice Center (LAJC)
Omni Partners, Owner's Representation
Westhaven Nursing Clinic
Charlottesville Area Community Foundation
Cultivate Cville
Professor Bill Harris

Nikuyah Walker
Betsy Roettger
UVA School of Architecture
UVA School of Nursing
Jay Kessler, Owner's Representative
UVA Health Center
Sentara Health
Atlantic Union Bank
many others and..

OUR RESIDENTS!!!

WHO MAKE ALL OF THIS POSSIBLE AND MEANINGFUL!

Thank You for helping to transform the Charlottesville community and bringing a better world to life in 2024 and here's to progress in 2025!!!



Special Remembrance of Alice Washington who was vital to the success of the Crescent Halls renovation from the very beginning and who patiently guided all our redevelopment efforts through her service with the Crescent Halls Tenants Association, the PHAR Board of Directors and the CRHA Board of Commissioners.

She will be greatly missed by all.