



## Spring Forward!

### South First Street Phase 1 Wins a Jeffie!

CRHA is pleased to announce that South First Street Phase 1 won an award from the Urban Land Institute (ULI) for The Most Influential Project of The Hiatus Years (2020-23) - Affordable Housing. Resident Planner Audrey Oliver and Ashley Davies, AHG Project Manager, were on hand to receive the prestigious award.



### South First Street Phase 2 - Construction Imminent!

Contract closing is set for next week leading towards construction of 113 homes, a community center, and CRHA offices by Contour Construction, Urban Core, and Greenwood Homes beginning the first week of April. Resident Planners have resumed an aggressive meeting schedule and will be working to shore up final design decisions and guiding the construction process. We hope to have an early occupancy of a portion of the site by Fall 2026 with completion targeted for Winter 2026.

Construction will begin with site work on the south side of the site and then hopping over to the north side while the builders put up the homes in the first

section. We look forward to announcing a start to construction as we head into April!



### **Sixth Street - Abatement complete, moving to demolition & construction!**

The team and partners have kept the effort for "Building A" moving and ready for construction and seems to be about 45 days behind South First Street for closing and construction. Abatement of the 6 units in the 707 building was completed at the end of February making way for demolition of the building and construction of 47 homes, loads of indoor and outdoor community space including a neighborhood health clinic. Look for demolition, followed by construction, to begin before June. As we move through spring residents will be evaluating the second Phase and beginning to move that plan forward towards a March 2027 LIHTC application for a small apartment building and around 20 townhomes.



### **Historic Westhaven Resident Led Master Planning Consensus!**

This historic and challenging effort is in full swing with Residents, Arnold Design Studio, Brick & Story, New Ecology, and Water Street Studio. After months of work understanding the plan, evaluating the plan, and evaluating changes to the

plan, residents reached agreement on a draft master plan paving the way for the team to begin engineering work to develop a site plan. Residents have visited other sites with similar density and goals, reviewed how the plan meets their vision, and helped conduct outreach to get significant neighborhood feedback on key design ideas and sticking points. The team has conducted loads of outreach, have produced a 3-D computer model and continue to provide information needed for residents to continue to lead the way. The Westhaven Master Plan envisions a neighborhood scale community that doubles the amount of affordable housing opportunities in townhomes and apartments and also offers more than 4 times the amount of usable outdoor community spaces. Key features include connection to W. Main through a ramped walkway, centralized outdoor community space, and a "promenade" connecting the full site. We look forward to continued planning with residents as the team works towards a 2026 LIHTC application for a first phase. Check out the Planners' website at [www.residentsofwh.com](http://www.residentsofwh.com) to learn more!





**Parallel Track- Moving quickly to HVAC completion & interior renovations**

After a historic first for Riverside Ave to receive central A/C, the effort moves on with Michie Drive slated to be completed before summer and supporting electric upgrades for Madison Avenue to begin in April. CRHA was awarded an extra \$1.5 million from HUD for the 2024 Capital Fund allowing a return to planning for full interior renovations as soon as we are able. We will be planning the renovations with residents over the next few months to move swiftly into carrying out the unit-by-unit work. Thankfully, the funds were known before publishing the draft 2025-2029 Capital Fund Plan, so we have the most realistic and reliable 5 Year Plan possible.

You can check out the draft 5 Year Plan [here](#) - make sure to look to earlier in the plan (2024) see the extent of the additional funding for interior improvements!



**A GENERAL PICTURE of PARALLEL TRACK 2024-2029 with added 2024 Grant Funding**

	2024	2025	2026	2027	2028	2029
Scattered Sites (AMP 4) Riverside, Michie, Madison & Single Family Homes aka "Parallel Track"	\$2,370,582	\$881,500	\$820,439	\$820,439	\$836,530	\$836,500
Entry Doors/Storm Doors- UNDERWAY	\$296,611					
Awnings/Canopies				\$270,439	\$286,530	
Fencing for Playgrounds, Basketball Courts, Backyards				\$550,000		
HVAC Replacement- Replace HVAC system to include cooling system, radiant heating. UNDERWAY	\$609,811					
Bathroom Modernization- vanities, countertops, flooring, lighting, exhaust fans, fixtures, paint, materials for Modernization	\$560,000					
Kitchen Modernization- Appliances (complete), cabinets, countertop, sink, lighting, flooring, paint	\$804,160	\$175,000				
Replace interior doors- Replace all interior doors to include closet doors and hardware			\$242,781			
Interior Painting- Prepare and paint the interior of all public housing units to include all trim and doors		\$266,500				
Flooring Replacement- Replace all VCT tiles with LVP floor			\$577,658			
Water Heater Replacement: and Half Bath install					\$550,000	\$836,500

### Get Involved in Making History! Key meeting dates and events

#### *CRHA Board of Commissioners Meetings*

4th Monday of every month at 6 pm

Next meeting is March 24, 2025 in City Council Chambers at City Hall.

The link to join

is [https://us02web.zoom.us/webinar/register/WN\\_r\\_JESHaoTXi6Vb0n6l8YoQ](https://us02web.zoom.us/webinar/register/WN_r_JESHaoTXi6Vb0n6l8YoQ)

#### *CRHA Redevelopment Committee*

First Thursday of every other month at 3:00 pm, next meeting is Thursday 4/3/25 at 3:00 pm

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

*The CRHA Resident Services Committee*

Second Tuesday of each month at 1 pm, next meeting is 3/8 at 1 pm

Via

Zoom: <https://zoom.us/j/95147780948?pwd=YUExYmZCOVBQUkQ3cy9zZ1NVYkg2UT09>

One click dial in: +13126266799,,95147780948#

The committee works with residents and community partners to coordinate programs and services requested by and for CRHA residents.

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