



CRHA BOC and City Council Joint Meeting

Redevelopment Projects

- CRHA currently has 2 major public housing redevelopment projects under construction.
 - South First St Phase II
 - Sixth Street Phase I
- CRHA is currently working with the Westhaven Resident Planners in hopes of submitting a tax credit application in March 2026.
- CRHA is simultaneously undertaking parallel track redevelopment efforts amongst the scattered site public housing portfolio.
 - HVAC expansion is currently underway at Madison and Michie
 - HVAC expansion completed at Riverside earlier this year

South First Street Phase II

- Construction of 113 homes with a mixture of apartments and townhouses ranging from 1-5-bedroom units.
 - The construction includes a new community center, dedicated access-controlled storage for residents, solar, dedicated property management office and a new office for the Resident Services department.
 - All units will also have dedicated free high-speed internet.
 - We are anticipating receiving the first phase of units in Spring 2026 which will allow us to move the larger households back to the site.
 - The project is anticipated to be completed in late 2026.
 - All of the units are fully subsidized by vouchers which will allow us to continue serving families under 30% AMI.

South First Street Phase 2 Phasing Exhibit











Sixth St Phase I

- The Sixth St Phase I project is the development of a 47-unit apartment building at the corner of Monticello and Sixth St.
 - The building will have a mixture of 1–3-bedroom units.
 - All 47 of the units are fully subsidized by either a voucher or a public housing contract which will allow us to continue to serve families under 30% AMI.
 - The development includes a medical clinic which will be rented by UVA Health; a dedicated food hub where residents can get fresh produce; a business center; teen lounge; fitness center; community room; solar, property managers office and resident services office.
 - All units will also have dedicated free high-speed internet.



SOUTH - EAST VIEW



EAST VIEW

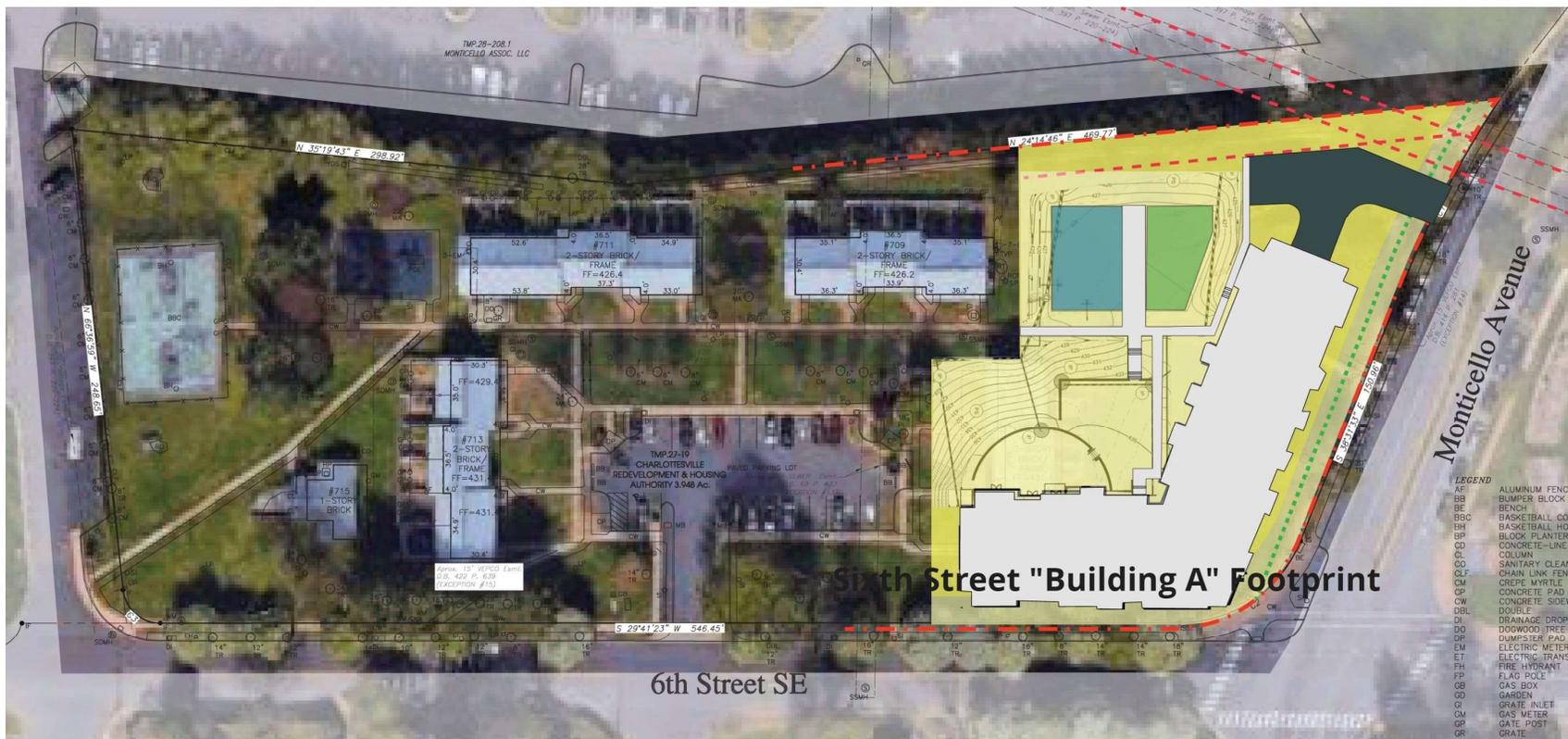
**Sixth Street Building A renderings from
Grimm and Parker**



NORTH - WEST VIEW



SOUTH - WEST VIEW









Westhaven Master Planning

- On March 13th Westhaven Resident Planners came to a consensus on a Master Plan the Westhaven Site.
 - The planners are now working with the development team to come to consensus on overall design of the townhouse and apartment buildings.
 - The Westhaven plan is a neighborhood scale community that doubles the amount of affordable housing opportunities in townhomes and apartments and 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 site.



Parallel Track

- The “parallel track” is what CRHA calls the major renovation work that is occurring amongst the scattered site public housing portfolio. (Michie, Madison Riverside and 4 single family homes)
 - In 2024 we completed several projects using our own manpower.
 - Appliance replacement
 - Exterior door replacement including hardware
 - Security door installation
 - Porch light replacement
 - ** CRHA was able to save roughly \$350,000 by completing these projects using our own manpower.
 - Thus far we have completed 100% of the HVAC installation at Madison Ave. We begun this project roughly a month ago and finished 8 months sooner than the contractor working on the Riverside and Michie project.
 - ***CRHA has been able to save roughly \$200,000 by completing the HVAC project using our own workforce.

Parallel Track con't

- The savings from completing the projects in house will allow CRHA to tackle more projects at a much faster rate than we anticipated 2 years ago.
- The CRHA was awarded \$1.5 million in additional capital funds through a competitive application process in December 2024.
- The resident planners are working with the CRHA team to make final decisions on the kitchen, bathroom and overall interior renovations in hopes we can get started on the first full remodel in the winter.



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

Scattered Sites (AMP 4) Riverside, Michie, Madison & Single Family Homes aka "Parallel Track"	2024	2025	2026	2027	2028	2029
	\$2,370,582	\$891,500	\$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, replace heating- UNDERWAY	\$609,811					
Bathroom Modernization- vanities, commodes, flooring, lighting, exhaust, tubs, fixtures, paint.	\$560,000					
Relocation for Modernization		\$175,000				
Kitchen Modernization- Appliances (complete), cabinets, countertop, sink, lighting, flooring, paint	\$904,160	\$450,000				
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



City Housing Portfolio

- The City Housing Portfolio begin with the purchase of 1016 and 1020 Coleman St using unspent CSRAP funds.
- The portfolio significantly grew with the joint acquisition of the Dogwood Portfolio from Woodard Properties in 2023.
 - The Dogwood portfolio is approximately 80 units of scattered site housing units. The units range in age but are primarily over 60 years old.
 - The CRHA anticipates submitting a tax credit application to repay the City and complete extensive renovations to all units in the Dogwood portfolio.

Land Lease RFP

- The CRHA is interested in exploring land lease proposals for the 1016 and 1020 Coleman St property.
 - 4 affordable housing units (2-bedroom, 1 bath)
- The CRHA is interested in finding a private developer to develop additional housing units behind the NOAH units that are currently on the site.
- The completed development would bring added tax revenue to the Charlottesville coffers while also developing additional affordable housing units.
 - Current studies show 50% of the units would be at 60% AMI without any funding assistance from the City.
 - CRHA would retain ownership in the land and would receive the improvements on the land at no cost at the end of the land lease.

801 Harris Street

Summary Details Ownership History Assessment History

Base Information

Parcel Number: 350124000
State Code: 7.3 Exempt Local
Tax Type: Exempt
Zone: IX-8
Acreage: 0.2130
Legal: LOT A

Current Owner: CITY OF CHARLOTTESVILLE
CHARLOTTESVILLE REDEVELOPMENT &
HOUSING AUTHORITY

Attention:
Owner Address: PO BOX 1405
Owner City State: CHARLOTTESVILLE VA
Owner Zip Code: 22902

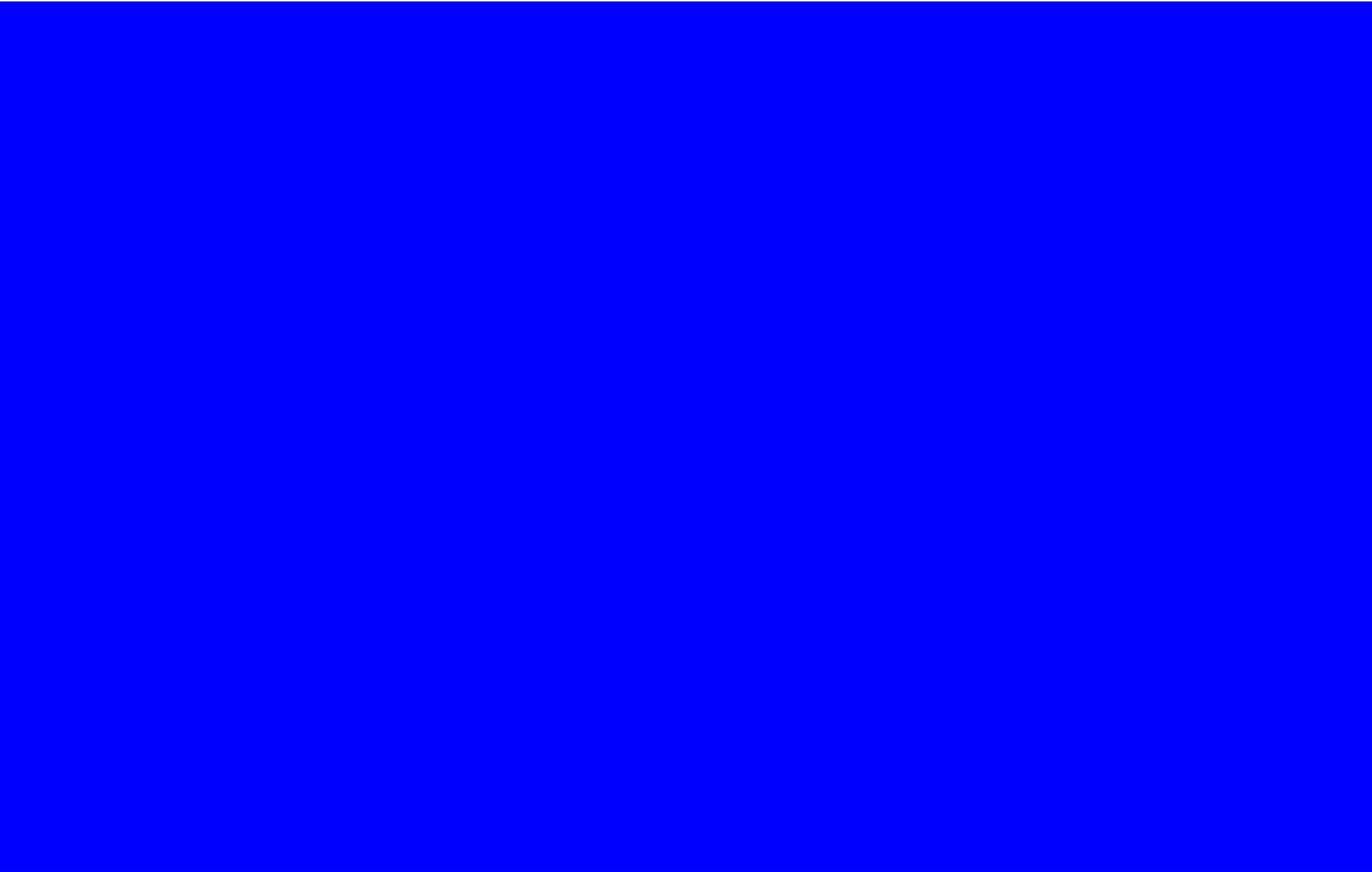
Additional Data

Elementary School Zone: Greenbrier
Voting Precinct: Carver
Neighborhood: Rose Hill

Stormwater Utility Information

Impervious Area: 1,448 sq. ft.
Billing Units: 3
Projected Stormwater Utility Annual Fee: \$43.20





Closed Grants

Capacity Building Tier II	VHA	\$23,000	RSC training + all staff training	\$ 23,000.00	\$ 18,050.00			CLOSED
10/1/24 - 9/30/25								
Twice Is Nice	CACF	\$2,500	Fringe Benefit - Shennet	\$ 2,500.00	\$ 2,500.00			CLOSED
12/1/2024								
2023 - 2024								
CAHF	City of Charlottesville	\$187,500	HVAC for Parallel Track	\$187,500				
CLOSED OUT								
				AWARD AMT	ACTUALS	Close Out Date		
FSS	HUD	\$116,732	Salary and Fringe	\$ 116,732.00	\$ 106,732.00	5/1/2025		eloccs
Bama Works	CACF	\$10,000	Conferences	\$ 10,000.00	\$ 10,000.00			Lumpsum.



IT Projects and Initiatives

Closing Tech Divide

- Created a 9-computer lab in the South First Street Community Center.
- Created a 5-computer lab in the Westhaven Community Center
- Provided resources to establish 4 computer lab for Jobs Plus Grant participants
- Created step-by-step guides for performing basic computer tasks ranging from email creation to document creation
- Established or working to establish community partnerships with AARP, T-Mobile, TING, C4K, Open Source Recycling, and Girls who Code to provide resources, training, and equipment for our residents.
- Leading a personal effort to collect donated laptops to reimage with open-source software to provide program participants.

Closing Tech Divide, Cont'd

- Separated public networks from internal CRHA networks through subnetting and utilization of VLANs.
- Created feedback forms linked to QR codes, and automated data collection for resident feedback on security, towing, and requests for internal document translation.
- Implemented digital signage in all offices to reduce our reliance on paper and provide an additional medium of communication for residents
- In process of completely updating CRHA website, including implementing analytics to better plan website design
- New Residents of Westhaven website
- We have provided high speed internet to all the residents at CH & SFS through Ting
- We are working on a partnership through T-Mobile to provide high speed internet and devices to our residents at Michie, Madison, and Riverside housing areas.



Language Access

Non-English Speaking Families

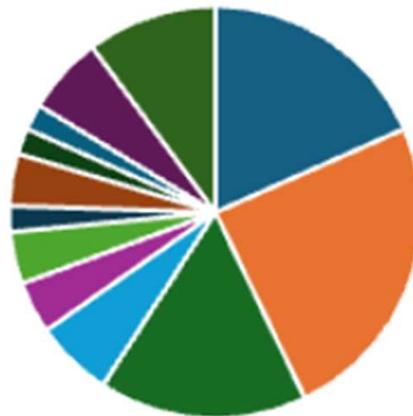
- The CRHA has approximately 49 families in the public housing program.
 - We believe this number will continue to increase based upon the number of families on the waitlist.
- The CRHA is working to identify the number of HCV families that require additional services to engage with CRHA.
- In 2024 the CRHA developed a Language Access Plan, hired a full time Language Access Coordinator and a part time translator.
 - The CRHA is working to translate all documents to ensure community members have access to information drafted.
 - Our translators are able to engage with 60% of our non-English speaking families.

Breakdown by Language

	Documents translated	Interpretation at meetings	Estimated number of LEP Persons**
Arabic*			9
Pashto*			12
Dari*			8
Farsi			2
Burmese			3
Lingala			1
Somali			2
Swahili			2
Karenni			3
French			1
Total			49

*Our interpreters only speak Arabic, Pashto, and Dari which represents approximately 60% of LEP Persons across all sites (see chart below)

LEP Persons



- Arabic
- Pashto
- Dari
- Karenni
- Somali
- Swahili
- Lingala
- Farsi
- French
- Vietnamese
- Burmese
- Other

2024 Language Access Tracking and Reporting

*The Language Access Program and Helpline was not formally launched until October 2024

Language Access

2024 Language Access Tracking and Reporting

	Documents translated	Number of languages serviced	Interpretation at meetings
October	4	9	2
November	27	11	2
December	5	11	2
Total	36	-	6

*The Language Access Program and Helpline was not formally launched until October 2024

Language Access 2025

2025 Language Access Tracking and Reporting

	Documents translated	Number of languages serviced	Interpretation at meetings
January	69	11	
February	73	11	
March	34	12	
April	8	11	
May	21	11	
June	37	11	
Total	205	-	

Continued Funding Request

- Dedicated Capital Funding in the CIP for Public Housing Modernization
 - \$1,000 per public housing unit per year (Hard cost)
- Dedicated Funding for CFP Project Manager
 - \$500 per public housing unit per year
- Dedicated Resident Services Funding
 - \$500 per public housing unit per year