CRHA Deputy ED Report
For November 22, 2021, Board of Commissioners Meeting
Prepared by Kathleen Glenn-Matthews on 11/17/2021

I. Redevelopment
   A. Please see attached report from Redevelopment Coordinator
   B. Relocation: Going forward this will be part of the Housing Manager’s report
   C. Section 3
      1. Section 3 Advisory committee continues to meet on the third Friday of each month at 2:30pm. The committee is helping with outreach, linking program opportunities and working on Action Plan.
      2. Standing Monthly Section 3 contractor meeting with Breeden and GMA (see attached).
      3. Continue meeting with VCW Piedmont to see how we can better integrate services into CRHA Neighborhoods.
      4. Met with UVA Economic Development and advocated to build partnerships with them and Occupational Services programs.
      5. Continue meeting with Network 2 Work, Goodwill and WIOA programs to work on bringing services back into the community.
      6. 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.
      7. Looking for other opportunities to have interns or perhaps JobCorps staff.

II. Grants/Development
    A. Non-Profit Development- BOC will be doing some work sessions soon. Some areas to consider are Resident Services, FSS, Homeownership and ability to apply for HUD 202 grants. Consul has applied for 501c3 status.
    B. PPP- Loan has successfully been forgiven.
    C. We continue to explore ways to fundraise for Rental Assistance Fund and welcome board ideas. This will benefit greatly by formation of Nonprofit.
    D. CACF-
       1. Continue working with PMT group on increasing partnership with City, PHAR, Residents, and CRHA. We have finalized our contract which includes assistance for funding for Redevelopment Coordinator position for one year.
       2. We have successfully applied for Enriching Communities grant through CACF for $10K to be used for Section 3 funding
       3. We have also applied for a BAMA grant program for some Section 3 funding and are awaiting results.
    E. CDBG CV 3 funding for Eviction Prevention program for Housing Stability Coordinator continues.
    F. We have applied for some funding to create the ability to hire two public housing residents into career path training with the CRHA through the City’s Vibrant Community fund and are awaiting results.
    G. 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. Management Team Working on Action Items.
B. Has had some changes to accommodate redevelopment.
C. Draft is being reviewed by Fire Chief
D. Then will be going to either Maintenance and or Safety Committee
E. Once finalized, annual trains and reevaluations of the plan will be put in place for staff and residents.

IV. Annual/Five Year Plan(s)
2. Will continue to give quarterly updates on progress.
3. Have delivered paper copies to all of the resident RAB members.
4. **Board members can view the current HUD approved five year and 2021-2022 Annual Plan and 2022-2023 draft at the CRHA website at this link:** http://www.cvillerha.com/key-documents/
5. If any BOC members would like a paper copy, please reach out to matthewsk@cvillerha.com.

V. Resident Services-
A. These meetings are the second Tuesday of every month at 1pm. Please see attached meeting notes.
B. The subcommittee of this group for Neighborhood Crisis Intervention planning has been meeting monthly. Please see attached report.
C. 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.
D. Continue to meet quarterly with Westhaven Clinic Steering Committee
E. Continue to attend regular CRHA Safety Committee meetings
F. Please see attached grant opportunity for CRHA youth.

VI. Partnership Engagement
A. Continue to have the opportunity to serve on PHAR Advisory Council.
B. Attend Weekly PHAR and CRHA team meetings
C. Attend monthly CHAACH meetings with other local housing providers and work on projects to benefit low-income community.
D. Continue with PMT
E. Quarterly Strategic Partnership Meetings with Piedmont Area Workforce
F. Monthly Housing Director’s Meeting with TJPDC
CRHA Redevelopment Committee
4 pm, Thursday, November 4, 2021
https://zoom.us/s/91340357510

Minutes

I. Attendees
   Committee Members: Dr. Alelia Henry, Asia Green, Audrey Oliver, John Sales, Joy Johnson, Shelby Edwards, Alex Ikefuna (non-voting)
   CRHA Staff: Brandon Collins, Kathleen Glenn-Matthews, Crystal Darcus, Melinda Hite, Perpetue Moumbossy, Sherrika Nowell-Green, Ashley Lam
   PHAR: Kelcee Jones, Bill Harris, Allexis Cooper
   AHG: Ashley Davies, Jeff Meyer
   Other: Karim Habbab (BRW), Mriah Wilkins (LAJC), Brianna Patton (UAC)

II. Updates
   a. New seated members: Dr. Henry, Asia Green
   b. Crescent Halls- reported on numbers still to be moved out. Working towards a new construction schedule will hopefully change approach to completer first floor, 7 and 8 foors, and west side 2-6 and have move-in. Stop work order lifted as the site plan approved finally.
   c. SFS P1 and 2- Phase 1 site plan amendment approved finally, throws schedule off by months. Work proceeding, will clear land and start on building 3. Phase 2 will hire pre-construction services and submit site plan amendment.
   d. Sixth St- resident planning continues. Building apartment building. Beginning on Master Planning.
   e. Westhaven- light engagement through winter, hopefully more in Spring
   f. Parallel Track- working with PHAR, excited to get started.
   g. Section 3- getting folks updated contacts, advisory board.
   h. CRHA Hiring- Modernization, Owner’s Rep- will be evaluating owner’s rep candidates.

      Bill H. requested to streamline updates down to 2-3 sentences for each.

III. Action Items/Discussion
   a. Engaging English Learners Plan- Brandon presented action plan.
   b. Rules on Procurement- John discussed need for caution when engaging with contractors, we have to have neutrality and don’t want to get sued. John will line up a training.
   c. Utilities- Jeff gave brief overview. Will discuss at next month’s meeting.
   d. Sustainability Study- Reviewed timeline, will be starting soon.
   e. Other Action/Decision Items
IV. Next Agenda- Engagement curriculum, procurement training,
CRHA South First Street Phase 1 and 2 Planning Committee
2 pm, Thursday, November 4, 2021

https://zoom.us/e/91340357510

Minutes

I. Attendees
   CRHA Committee: Shelby Edwards, Joy Johnson, Audrey Oliver, Mayor Walker
   CRHA Staff: Brandon Collins, Kathleen Glenn-Matthews, Ashley Lam, Melinda Hite, Sherrika Nowell-green, Perpetue Moumbossy, Crysta Darcus
   PHAR: Kelcee Jones
   AHG: Ashley Davies, Jeff Meyer
   Other: Moriah Wilkins (LAJC), Karim Habbab (BRW)

II. Updates/Presentations/I Issues
   a. HUD- PBV/PH issue- Jeff explained original plan was to keep 40 PH SFS P2, would have meant 78 subsidized, thought we were on track, HUD says no more than 58 subsidized. For success we have to lose 20 subsidies- presents problems down the road want utilize every resource. If units in Fairecloth they aren’t getting used. A little smarter now about what HUD wants. Some talk that we might be able change this down the road, some elements of HUD interested. Maybe can use down the road but not now- structured now 55 unsubsidized rent will be significantly lower than market, work to keep rents low and find additional subsidy. Submitted to field office 38 PBV, 20 PH 55 unsubsidized- will get approval near end year/early next year.

   Is Levy able to be developed? Need for maintenance.
   Question- is there a plan for CRHA staff yet? Kathleen reported that they starting to plan so CH and SFS P1 shuffling around when those are open. Want to get a visual on when have to vacate SFS Community center. Will likely move some staff to WH computer lab. The WH space will be the only large meeting space available for a while. Keeping eyes and ears out for other options.

   Making sure that each new development has space for Asset Managers, don’t have great options for large maintenance space- need think about it.

   Get Brano to talk about scheduling for maintenance moves/needs

   Karim reported that existing SFS center demolished as soon as Phase 1 is completed. There is office space planned for P2B and space for P1

   b. Phase 2 Site Plan Amendment- working with Scott now to finalize grading changes, patios etc, as soon as done will get submitted for amendment. No idea how long for approval.
c. Vibrant Communities (Virginia) Grant- new grant affordable and special needs grant all HOME funds, for VC only goes to one group- received July2020- program agreement signed in April. Jeff finished recent application high energy efficiency. VC- main thing is going towards construction costs in order to get there are 11 units specifically HOME assisted units limited to 50-60 AMI, have to be accessible and affordability.

d. Other Updates
  - question can a phase 3 have PH units? Seemingly yes.

III. Action Items
a. Pre-Construction Services- Decision when? We only have two respondents. Tuesday at noon
b. Relocation and Update Resident Meeting Scheduling/Timing- Brandon will work with Melinda and BRW to hold something in early December if possible.

c. Meeting the Loan Officer- recognize its difficult to get a meeting, given that we have a bit of time, they are still underwriting loan request- smooze the loan officer. Won’t take much, see the site- right after the new year. Loan officer doesn’t take into account delinquent rent, just operating and if debt service can be paid, look at CRHA audit which doesn’t detail delinquent accounts. We want the loan officer confident. John reported no write off for a number of years now.

d. RFP timeline- Will be able turn around the RFP quickly, also on the hunt for owners rep- late winter will be making a selection get on board right after pre-con done.

IV. Other

V. Next Meeting Agenda
Phase 3
Loan officer (as a reminder)
Brano to talk about Maintenance needs
CRHA Sixth Street Planning Committee
3 pm, Thursday, November 4, 2021

https://zoom.us/s/91340357510

Minutes

I. Attendees
   CRHA Committee: Asia Green, Shelby Edwards, Joy Johnson, Audrey Oliver, Mayor Walker
   CRHA Staff: Brandon Collins, Kathleen Glenn Matthews, Ashley Lam, Crystal Darcus, Melinda Hite, Perpetue Moumboisy, Sherrika Nowell-Green
   PHAR: Kelcee Jones
   AHG: Ashley Davies, Jeff Meyer
   Other: Moriah Wilkins (LAJC), William Abrahamson (G&P)

II. Updates/Presentations
   a. Overview/Engagement Overview- BC gave overview, will send link out for Sunday meeting.
   b. Site Plan Conference yesterday- report back, glad to have had residents there and speaking in favor.
      Traffic calming, setbacks, parking requirements- Peter Krebs had some questions about tree canopy and opportunities for trees and gardens.

      Audrey thinks it is very important to include partners that can bring up issues and ideas. There is always something different going on. Need to pay close attention to what is going on around here.

III. Action Items
   a. 4th Floor proposal- will discuss at Sunday’s meeting.- want thoughts- question isn’t this a done deal?
      Last meeting direction was to proceed with 50 unit layout- residents haven’t seen that yet but seems to meet the need, meets concerns of residents concerning amount of people

      Joy- concerns about how fast these things are moving- need to make sure residents know the challenges we ran into on other projects. When talking about master plan of site- need to see how they can creatively design.

   b. Master Plan - what do stakeholders want/goals/parameters
      How do we plan to re-engage with partner organizations? Community spaces/programming- need make sure services are things that CRHA and residents want- make sure there is equal services- Is there a goal for bringing gardens back to the site?
      When services come in are they making an MOU?- John says if not yet they will in future- when start coordinating organizations- the organizations should have meetings monthly so everyone knows what’s going on on all the sites. Kathleen says will need help getting structure together.
      How does home ownership coordinate with LIHTC? Cant use LIHTC for homeownership- but there
is a whole other funding stream for single family, if choose less density by doing more homeownership, diversify funding raises other issues but not insurmountable.

CRHA has ways to do through PH and HCV- it is something we are committed to- the number we don’t quite know- townhouses that were designed in initial master plan proposal- could be homeownership or rentals- question is how many looking to build.

Logistically you might want to carve off a parcel that’s dedicated just to homeownership. Have looked at 2 over 2 type? Also a homeownership opportunity.

Friendship Court is doing homeownership in a Phase 2. There are obstacles.

Would homeownership be offered first choice?- will be a process- certainly 6th St residents would have first option, but would need qualify for mortgage. HCV is looking at how to have homeownership. Leniency on credit scores.

We have starting writing guidelines for HCV, haven’t tested on PH side. Will probably have partners initially. Can use HCV support for PH residents- instead of replacement units we offer voucher turn into homeownership voucher- frees developer up to not cut corners. How can we make sure residents can get those units? Probably 4 to 5 years away from that happening- should be enough time to have program up and running and have residents get through successfully. Need make sure that families are ready. Want show how much subsidy is required. To make work without subsidies have to do individually programmed.

Need get to 56 units on the spot so will need an elevator building, if 2 over 2s included it could change things.

Are we able to put back 25 PH? Need to look at financing first, will provide that answer. Strong likelihood that it will happen- based on the larger number of units we can build- need balance out.

Need build relationship with a bank that can come up with some kind of program options.

Need to start really thinking about this now asap

c. Master Planning with Residents during winter- discussion of possibilities for meeting in person, heaters. Empty unit not an option. Grimm and Parker can provide space off site.

d. Timing contractor selection- time it to coincide with LIHTC approval.

In order to get LIHTC need a cost certification, that’s why we hired pre-con services. There is a little risk that a different contractor would do differently. Would like to target GC for around LIHTC award.

IV. Other

V. Next Agenda
CRHA Monthly Section 3 Meetings with Contractors  
November 16, 2021  
https://zoom.us/j/92636458544?pwd=dkpIStxSjN2YVNaHFrVb1p5Y3VDZz099  
One tap mobile: +13126266799,,92636458544#, Dial-in: +1 312 626 6799 Meeting ID: 926 3645 8544  

**REMINDER: THIS MEETING IS RECORDED AS PART OF THE REDEVELOPMENT RECORDS**

I. In attendance: Korbin Bordonie (Breeden), Jessica Voss (Breeden), Shelby Edwards (PHAR), Kelcee Jones (PHAR), Alexis Cooper (PHAR), Aaron Ward (GMA/MH) and Kathleen Glenn-Matthews (CRHA)

II. Updates and upcoming events such as job fairs:

A. CRHA-
   1. Received $10K grant from CACF to help with S3 program
   2. Please make sure to have S3 Monthly reports in to CRHA

B. Breeden- Will make sure monthly reports come in. Working with subs to get a list for an eventual Job fair in late winter early spring. Will also be talking to Frank

C. GMA/MH- Two section three workers started yesterday and have had orientation. For laborer and running skip hoist. After meeting S3 Coordinator will follow up to see if n2W can help with some warm clothes.

III. Other:
   - PHAR will circle back to share ideas if what they are working on for winter holidays
   - Next prevailing wage meetings on site will be at SFS

Next Meeting: December 21, 2021
CRHA Resident Services Committee
November 9, 2021, 1pm
Via Zoom: https://zoom.us/j/95147780948?pwd=YUExYmZCOVBQUkQ3cy9zZ1NVYkg2UT09,
+13126266799,,95147780948#

I. In attendance: Kathryn Goodman, Joy Johnson, Kelly Logan, Martize Tolbert, Audrey Oliver, Joe Ray, Dr. Kelsie Kelly, Mary Grant, Melinda Hite, Micelah Coles, Roxanne Jones, Stephanie Brown, Sue Moffett, Todd Niemeier and Kathleen Glenn-Matthews

II. Presentation following request from group from:
Kathryn Goodman- Blue Ridge Health District (see attached)

III. Updates on Crescent Halls- Melinda Hite

IV. Next steps for Neighborhood Crisis Intervention Team (next mtg 11/15)
A. Small group meeting with Region Ten to talk about gaps in services and ID which are inflexible due to state regs with Neta Davis, Deidre Creasy-Quirndooong, Marny, Ashley Marshall, Myra Bentley, and Adult CM director Karen Hayworth. Group asked Kathleen to work on setting this up.
   1. Who wants to be there? So far, I have Todd, Melinda, April and Joy. Poala and maybe organization, Shelby
   2. Will need to ID items that:
      a. RT can take back to see what options they have
      b. Conversations to have on a state level with possibly Hutson and Deeds
      c. Gaps that should be on the list for pilot project

B. Work on process to reach out to residents to gauge interest in working on a Pilot project. Who wants to be the point person?

V. Resident Feedback for follow up at next meeting:
   • Request for potential resources that could help students and residents get the eyewear that they need.
   • Follow-up with waitlist applications particularly with individuals experiencing homelessness. Public Housing and Voucher especially people who have applied to PH the past year. Need to have ideas of length of wait and letter every three months to let them know their status. Concern with addresses and system for homeless can get letters or check online? Check into RentCafe opportunities. A lot of folks don't want to go to Haven into HMIS so need to also see if we can encourage a way to keep track to help them. Need to make sure they did get a complete application in. Joy and Roxanne and Rafael working together. System housing advocates make sure no one falls through the cracks and are responsive to folks.- See attached response from Ms. Hite.
   • Does project ID still exist for folks doing reentry? If so, what is available? Haven has some resources as project ID had been operating out of there. Also, LAJC can help. Haven doing it on Wednesday and PHA will be hiring housing navigator for housing hub soon.
   • Roxanne only generalist so city is advertising for an assistant due to large amount of people seeking housing.
   • Challenges with system and communication need to follow up with PACEM and the HAVEN and intake process.
VI. Next Meeting: Start planning for Resident Satisfaction Survey and continued feedback for Redevelopment outreach on services. Ask Sue to give info from Rob Hull. Maybe Joy, Claudette or Melinda?. Maybe see if someone can come from Standing meeting called the service provider council meets the same Tuesday of each month: Haven/PACEM/City/Roxanne all at table talking about housing as a topic and sheltering a person and issues around it and how we can be more successful. to talk about intake, HMIS input and what happens next?

Next Meeting: Tuesday, December 14, 2021 at 1pm via Zoom: https://zoom.us/j/95147780948?pwd=YUEyYmZCOVBQUkQ3cy9zZ1NVYkg2UT09,
+13126266799,,95147780948#
- Yancey Community Health Center
- Nelson County Health Department
  - 2 offices: EH & Clinical
- Louisa County Health Department
- Greene County Health Department
- Floyer County Health Department
- Charlestowne/Ashemore Health Dept.

Blue Ridge Health District
Call your local health department for hours. Some clinic services are offered on a sliding scale. Private insurance accepted.

To age 5:
- Prenatal, breastfeeding, and postpartum women, infants, and children up

WIC Clinic — Supplemental food and nutrition education plan for

TB Testing — Tuberculosis screenings and medications as needed

Sexual Health — Testing for sexually transmitted infections (STIs) and

Family Planning — Family planning visits, birth control options, sexual health

Immunizations — Adult, travel, childhood, and school vaccines
Reserve Corps Volunteers. BRHD COVID-19 Hotline: 434-972-6261

COVID-19 Response — Contact tracing, testing, vaccinations, medical

Harm Reduction — Free NARCAN and medication disposal bags

Hepatitis C testing and other STIs upon request

Communicable Disease Control — Offer community-based HIV and

Service permits and inspections, rabies investigations

Environmental Health — Septic system and private well permits, fuel

Vital Records — Birth, death, marriage, and divorce certificates

for families who qualify

Child Safety Seat Program — Car safety seats and education at no cost

Other BRHD Health Department Services
What dose do I get?

- First dose or Pfizer dose (12.5 ml) or Moderna
- Second dose
  - If it’s been 28 days since your first dose
  - Your first dose was a Pfizer or Moderna
  - Immune compromised

You're eligible for a 3rd dose if:

- Your 65 years or older
- You received J&J, Moderna, or Pfizer
- You were fully vaccinated

What booster do I get?

- If it’s been 6 months since your 2nd dose
- Age 18+
- You have underlying medical conditions
- You’re 65 years and older
- You received J&J, Moderna, or Pfizer

Get J&J, Moderna for your 3rd dose?
COVID-19 Vaccine Availability

For ages 5-11

BRHD is working with school-based clinics hosted by BRHD.

School-based Vaccine

Pediatric Offices

For more information on vaccination appointments, call 434-227-4829.

Visit the Virginia Department of Health’s website at myvirginiawellness.org to find other providers offering COVID vaccines for children aged 5-11 years olds.

Questions? Contact us at 344-722-5430 or 434-972-6261.

Sign Up Here!

- Pre-School, Kindergarten
- Elementary School students
- Middle School students
- High School students
- Adults (no ID required)

OR

Pre-School
Elementary
Middle School
High School
Adults

Vaccines are available at participating locations.

Visit the Virginia Department of Health’s website at myvirginiawellness.org to find other providers offering COVID vaccines for children aged 5-11 years olds.

Questions? Contact us at 344-722-5430 or 434-972-6261.

https://myvirginiawellness.org

VACCINATION CENTER

UVA Health
1204 W Main Street, Charlottesville, VA 22903

Pediatric Offices

Parents regarding these efforts:

- Schools will be in contact with parents about the availability of vaccines based on appointments throughout the district.

- BRHD is working with school

Community Vaccination Centers

For ages 5-11

COVID-19 Vaccine Availability
Service Provider Council

The Service Provider Council is a group of representatives from area social service agencies that provide critical prevention and intervention services to the homeless and very poor of Central Virginia. The Service Provider Council meets monthly to identify ways to improve the system of care for the homeless of our community by avoiding duplication of services, filling in gaps in the safety net and sharing information. **Meetings occur on the first Tuesday of the month from 1:00pm to 2:30pm at Albemarle County Office Building on McIntire, Charlottesville, VA. All are welcome!**

Click here to access meeting agendas and minutes for the current fiscal year [here](http://tjach.org/?page_id=201).

**2016-2017 Chair:** Dawn Grzegorczyk (mailto:dawn@pacemshelter.org)

**SPC Representatives to the TJACH Governance Board**

- Stephen Hitchcock, The Haven
- Sharon Root, Families in Crisis, Albemarle County Schools
- Rob Hull, City of Charlottesville Department of Social Services
- Paul Kent, Region Ten

**Active Members:**

- The Haven ([http://www.thehaven.org/](http://www.thehaven.org/))
- Albemarle County Schools ([http://www.k12albemarle.org/](http://www.k12albemarle.org/))
- Charlottesville City Schools ([http://www.ccs.k12.va.us](http://www.ccs.k12.va.us))
- Charlottesville Department of Social Services ([http://www.charlottesville.org/](http://www.charlottesville.org/))
- Piedmont Housing Alliance ([http://www.piedmonthousingalliance.org](http://www.piedmonthousingalliance.org))
- Albemarle County Department of Social Services ([http://www.albemarle.org/department.asp?department=dss](http://www.albemarle.org/department.asp?department=dss))
A. Annual Plan due 75 days prior to the PHA's Fiscal Year Beginning 4/1/22
B. Public Meetings and hearing before December Board of Commissioner meeting which is usually a week early due to the holidays so we would propose it be 12/20/21
C. CRHA needs to submit Plan with attachments, signed docs and BOC resolution to HUD by 1/15/2022

Posted today 10/25/21:  The Charlottesville Redevelopment & Housing Authority (CRHA) will hold a Public Hearing regarding the 2022 Annual Plan, as required by HUD under Section 511 of the Quality Housing and Work Responsibility Act of 1998. Due to the COVID-19 pandemic, the public hearing will be held via an electronic meeting platform, Zoom, on Monday December 20, 2021, at 5:00PM. Members of the public may participate by computer, tablet, or phone. Details for accessing this meeting will be included on CRHA’s website www.cvillerha.com. Individuals who need access to a printed copy of the plan may do so by emailing matthewsk@cvillerha.com or calling 434-326-4672 and asking to set up a time to view or check-out the copy of the draft which is housed at 1000 South First Street, Charlottesville, VA. Written comments will be accepted through December 10, 2021 and should be submitted to Kathleen Glenn-Matthews, Deputy Executive Director, PO Box 1405, Charlottesville VA 22902 or via email to matthewsk@cvillerha.com.

Annual Plan Meetings:

1. 5pm Thursday, November 11, 2021- CRHA BOC work session
   Zoom Meeting:
   https://zoom.us/j/94418254239?pwd=aGdEUUCtjNmZ1RHZGdExVTVTM3d3dz09
   One tap mobile: +13017158592,,94418254239#   Dial-in: +1 301 715 8592
   Meeting ID: 944 1825 4239   Passcode: 768169

2. 4pm Wednesday, November 17, 2021- Public Meeting
3. 5pm Wednesday, November 17, 2021- Public Meeting
4. 5pm Monday, December 20, 2021 Hearing
   2, 3 & 4 all at:
   https://zoom.us/j/99979139976?pwd=Yi9XemtqMnAzMW1uRkQwY0Y5dkk3Zz09
   One tap mobile: +13017158592,,99979139976#   Dial-in: +1 301 715 8592
   Meeting ID: 999 7913 9976   Passcode: 450936

5. 6pm Monday December 20, 2021, BOC Meeting to approve resolution
CRHA Neighborhood Crisis Intervention Team  
October 18, 2021, 11:30am Virtual Meeting  
https://zoom.us/j/99668911556?pwd=Tkw4UEY0QjYra0V5UVR5QkxKck13QT09  
One tap mobile:  +13126266799,,99668911556#, Dial-in: +1 312 626 6799  
Meeting ID: 996 6891 1556. Passcode: 211381

I. In attendance: Kelly Logan, Micelah Coles, Deidre Creasy Quirindoongo, Anna Mendez, Kelcee Jones, Meaghan Gordon, Melinda Hite, Melvin Wingate, Neta Davis, Perpetue Moumboissy- Lamou, Sherrika Nowell- Greene, Todd Niemeir, Shelby Edwards, Claudette Greene, Joy Johnson and Kathleen Glenn-Matthews

II. Small Group Crisis Gaps Meeting with Region Ten on 11.19 at 12:30 pm to talk about gaps in services and ID which are inflexible due to state regs. Group is hoping to ID items that:
   A. Region Ten can take back to see what options they have
   B. Conversations to have on a state level with possibly Sally Hutson, Creigh Deeds, etc.
   C. Gaps that should be on the list for a pilot project

III. Need someone to help take the lead on including residents in this process

IV. Updates from group

V. Other: Going to skip December Meeting and work on shared doc for resident outreach

VI. What’s Next?
   A. Hope to take recommendations from small group meetings meet with residents and start working on a pilot
      1. Get google group with synopsis on group ask who wants to be involved and work on questions to ask
      2. Find ways to have stipends
      3. Think about outreach in RT bags going out.
   B. Small group meeting follow up
   C. Ideas for getting pilot going

Next meeting: Monday January 17th at 11:30am
CRHA Redevelopment Committee
4 pm, Thursday, November 4, 2021

https://zoom.us/s/91340357510

Minutes

I. Attendees
   Committee Members: Dr. Alelia Henry, Asia Green, Audrey Oliver, John Sales, Joy Johnson, Shelby Edwards, Alex Ikefuna (non-voting)
   CRHA Staff: Brandon Collins, Kathleen Glenn-Matthews, Crystal Darcus, Melinda Hite, Perpetue Moumbossy, Sherrika Nowell-Green, Ashley Lam
   PHAR: Kelceee Jones, Bill Harris, Allexis Cooper
   AHG: Ashley Davies, Jeff Meyer
   Other: Karim Habbab (BRW), Mriah Wilkins (LAJC), Brianna Patton (UAC)

II. Updates
   a. New seated members: Dr. Henry, Asia Green
   b. Crescent Halls- reported on numbers still to be moved out. Working towards a new construction schedule will hopefully change approach to completer first floor, 7 and 8 floors, and west side 2-6 and have move-in. Stop work order lifted as the site plan approved finally.
   c. SFS P1 and 2- Phase 1 site plan amendment approved finally, throws schedule off by months. Work proceeding, will clear land and start on building 3. Phase 2 will hire pre-construction services and submit site plan amendment.
   d. Sixth St- resident planning continues. Building apartment building. Beginning on Master Planning.
   e. Westhaven- light engagement through winter, hopefully more in Spring
   f. Parallel Track- working with PHAR, excited to get started.
   g. Section 3- getting folks updated contacts, advisory board.
   h. CRHA Hiring- Modernization, Owner’s Rep- will be evaluating owner’s rep candidates.

   Bill H. requested to streamline updates down to 2-3 sentences for each.

III. Action Items/Discussion
   a. Engaging English Learners Plan- Brandon presented action plan.
   b. Rules on Procurement- John discussed need for caution when engaging with contractors, we have to have neutrality and don’t want to get sued. John will line up a training.
   c. Utilities- Jeff gave brief overview. Will discuss at next month’s meeting.
   d. Sustainability Study- Reviewed timeline, will be starting soon.
   e. Other Action/Decision Items
IV. Next Agenda- Engagement curriculum, procurement training,
CRHA South First Street Phase 1 and 2 Planning Committee
2 pm, Thursday, November 4, 2021
https://zoom.us/s/91340357510

Minutes

I. Attendees
CRHA Committee: Shelby Edwards, Joy Johnson, Audrey Oliver, Mayor Walker
CRHA Staff: Brandon Collins, Kathleen Glenn-Matthews, Ashley Lam, Melinda Hite, Sherrika Nowell-green, Perpetue Moumbossy, Crysta Darcus
PHAR: Kelee Jones
AHG: Ashley Davies, Jeff Meyer
Other: Moriah Wilkins (LAJC), Karim Habbab (BRW)

II. Updates/Presentations/Issues
a. HUD- PBV/PH issue- Jeff explained original plan was to keep 40 PH SFS P2, would have meant 78 subsidized, thought we were on track, HUD says no more than 58 subsidized. For success we have to lose 20 subsidies- presents problems down the road want utilize every resource. If units in Faircloth they aren’t getting used. A little smarter now about what HUD wants. Some talk that we might be able change this down the road, some elements of HUD interested. Maybe can use down the road but not now- structured now 55 unsubsidized rent will be significantly lower than market, work to keep rents low and find additional subsidy. Submitted to field office 38 PBV, 20 PH 55 unsubsidized- will get approval near end year/early next year.

Is Levy able to be developed? Need for maintenance.
Question- is there a plan for CRHA staff yet? Kathleen reported that they starting to plan so CH and SFS P1 shuffling around when those are open. Want to get a visual on when have to vacate SFS Community center. Will likely move some staff to WH computer lab. The WH space will be the only large meeting space available for a while. Keeping eyes and ears out for other options.

Making sure that each new development has space for Asset Managers, don’t have great options for large maintenance space- need think about it.

Get Brano to talk about scheduling for maintenance moves/needs

Karim reported that existing SFS center demolished as soon as Phase 1 is completed. There is office space planned for P2B and space for P1

b. Phase 2 Site Plan Amendment- working with Scott now to finalize grading changes, patios etc, as soon as done will get submitted for amendment. No idea how long for approval.
c. Vibrant Communities (Virginia) Grant- new grant affordable and special needs grant all HOME funds, for VC only goes to one group- received July2020- program agreement signed in April. Jeff finished recent application high energy efficiency. VC- main thing is going towards construction costs in order to get there are 11 units specifically HOME assisted units limited to 50-60 AMI, have to be accessible and affordability.

d. Other Updates
   - question can a phase 3 have PH units? Seemingly yes.

III. Action Items
   a. Pre-Construction Services- Decision when? We only have two respondents. Tuesday at noon
   b. Relocation and Update Resident Meeting Scheduling/Timing- Brandon will work with Melinda and BRW to hold something in early December if possible.
   c. Meeting the Loan Officer- recognize its difficult to get a meeting, given that we have a bit of time, they are still underwriting loan request- smooze the loan officer. Won’t take much, see the site- right after the new year. Loan officer doesn’t take into account delinquent rent, just operating and if debt service can be paid, look at CRHA audit which doesn’t detail delinquent accounts. We want the loan officer confident. John reported no write off for a number of years now.
   d. RFP timeline- Will be able turn around the RFP quickly, also on the hunt for owners rep- late winter will be making a selection get on board right after pre-con done.

IV. Other

V. Next Meeting Agenda
   Phase 3
   Loan officer (as a reminder)
   Brano to talk about Maintenance needs
CRHA Sixth Street Planning Committee
3 pm, Thursday, November 4, 2021

https://zoom.us/s/91340357510

Minutes

I. Attendees
   CRHA Committee: Asia Green, Shelby Edwards, Joy Johnson, Audrey Oliver, Mayor Walker
   CRHA Staff: Brandon Collins, Kathleen Glenn Matthews, Ashley Lam, Crystal Darcus, Melinda Hite, Perpetue Moumbossy, Sherrika Nowell-Green
   PHAR: Kelcée Jones
   AHG: Ashley Davies, Jeff Meyer
   Other: Moriah Wilkins (LAJC), William Abrahamson (G&P)

II. Updates/Presentations
   a. Overview/Engagement Overview- BC gave overview, will send link out for Sunday meeting.
   b. Site Plan Conference yesterday- report back, glad to have had residents there and speaking in favor. Traffic calming, setbacks, parking requirements- Peter Krebs had some questions about tree canopy and opportunities for trees and gardens.

Audrey thinks it is very important to include partners that can bring up issues and ideas. There is always something different going on. Need to pay close attention to what is going on around here.

III. Action Items
   a. 4th Floor proposal- will discuss at Sunday’s meeting.- want thoughts- question isn’t this a done deal? Last meeting direction was to proceed with 50 unit layout- residents haven’t seen that yet but seems to meet the need, meets concerns of residents concerning amount of people

   Joy- concerns about how fast these things are moving- need to make sure residents know the challenges we ran into on other projects. When talking about master plan of site- need to see how they can creatively design.

   b. Master Plan - what do stakeholders want/goals/parameters

   How do we plan to re-engage with partner organizations? Community spaces/programming- need make sure services are things that CRHA and residents want- make sure there is equal services- Is there a goal for bringing gardens back to the site?

   When services come in are they making an MOU? - John says if not yet they will in future- when start coordinating organizations- the organizations should have meetings monthly so everyone knows what is going on on all the sites. Kathleen says will need help getting structure together.

   How does home ownership coordinate with LIHTC? Cant use LIHTC for homeownership- but there
is a whole other funding stream for single family. if choose less density by doing more
homeownership, diversify funding raises other issues but not insurmountable.
CRHA has ways to do through PH and HCV- it is something we are committed to- the number we
don’t quite know- townhouses that were designed in initial master plan proposal- could be
homeownership or rentals- question is how many looking to build.
Logistically you might want to carve off a parcel that’s dedicated just to homeownership. Have
looked at 2 over 2 type? Also a homeownership opportunity.
Friendship Court is doing homeownership in a Phase 2. There are obstacles.
Would homeownership be offered first choice?- will be a process- certainly 6th St residents would
have first option, but would need qualify for mortgage. HCV is looking at how to have
homeownership. Leniency on credit scores.
We have starting writing guidelines for HCV, haven’t tested on PH side. Will probably have partners
initially. Can use HCV support for PH residents- instead of replacement units we offer voucher turn
into homeownership voucher- frees developer up to not cut corners. How can we make sure residents
can get those units? Probably 4 to 5 years away from that happening- should be enough time to have
program up and running and have residents get through successfully. Need make sure that families
are ready. Want show how much subsidy is required. To make work without subsidies have to do
individually programmed.

Need get to 56 units on the spot so will need an elevator building, if 2 over 2s included it could
change things.

Are we able to put back 25 PH? Need to look at financing first, will provide that answer. Strong
likelihood that it will happen- based on the larger number of units we can build- need balance out.

Need build relationship with a bank that can come up with some kind of program options.

Need to start really thinking about this now asap

c. Master Planning with Residents during winter- discussion of possibilities for meeting in person,
heaters. Empty unit not an option. Grimm and Parker can provide space off site.

d. Timing contractor selection- time it to coincide with LIHTC approval.
In order to get LIHTC need a cost certification, that’s why we hired pre-con services. There is a little
risk that a different contractor would do differently. Would like to target GC for around LIHTC
award.

IV. Other

V. Next Agenda
11/21/21

CRHA Redevelopment Coordinator Monthly Report
Prepared by Brandon Collins on 11/21/21

I. General Updates
   A. There has been movement on a number of items. The Engaging English Learners (EEL) plan has been presented to stakeholders and I am working quickly to implement. A jurisdiction wide survey on programming and partners has been launched at 6th Street and South First Street. Outreach has begun for the Parallel Track/Capital Fund effort. The “new” newsletter went out 11/4 with a follow up for today’s Board of Commissioners meeting.

A brief list of duties performed:
   - Redevelopment Meetings including: Vision Keepers (Phase 1 projects at Crescent Halls and South 1st St), Westhaven, Sixth Street, and Redevelopment Committee.
   - Sixth Street Resident Planners meetings
   - S 1st St Construction meeting
   - Calls with key partners
   - Meetings with PHAR staff
   - Conversations with key partners
   - OAC meetings S 1st St and Crescent Halls
   - PHAR/CRHA Weekly meetings
   - S. 1st St Preconstruction services selection.
   - Action Plan projects underway: translation plan, project mapping, newsletter, survey
   - Starting furniture and common space programming process for Crescent Halls and S 1st St Phase 1
   - Capital Fund Program training
   - Assist with Davis-Bacon interviews
   - Visit to Southwood
   - Parallel Track engagement at Madison, Michie, Riverside
   - Sixth St NDS public site review meeting
   - Crescent Halls cabinet color change engagement

In the coming month I will continue to implement the Engaging English Learners plan (translation), engaging residents at S. 1st St and Crescent Halls to select common area furniture, continuing work with Sixth Street resident Planners and the team, beginning Capital Fund planning activities, integrating the Partners and Programs survey into engagement activities, holding the official Relocation Plan meeting for S. 1st St., solidifying a project timeline for Westhaven and using that to draft a portfolio wide calendar/timeline, hopefully guiding the team to select an Owner’s Rep. I hope to also work with everyone on some issues that have been on hold such as utilities in the new developments, LIHTC rules on gardens, and monitoring and evaluating the Faircloth (Public Housing) issue.
II. Site Updates

A. Crescent Halls: Work continues on floors 7 and 8 and is proceeding on floors 2 through 6 on the West End. Windows are starting to go in on the 8th Floor. Now that the site plan has been fully approved work can proceed a little faster clip. Section 3 hires are on the site working. The relocation Coordinator has been helpful along with the Public Housing Program Manager and HCV office to relocate residents out of the building. To date there are 20 residents in the building with all but 4 having secured relocation housing.

X-rays of pipes should be complete by time of this report. This will allow for progress on schedule revision and big change order contract amendments. WE continue to assess whether the construction approach can change to complete renovation of West End first floor, West end apartments floors 2 through 6, and all of floors 7 and 8 to allow for move ins back to completed homes. We will keep the Board informed on progress.

B. South First Street Phase 1: The site plan amendment was finally approved allowing clearing of the area and preparation to begin construction of building 3. Buildings 1 and 2 are beginning to look like apartment building with bricks going up and roofing work being completed.

C. South First Street Phase 2: The Demo/Dispo application and Mixed Finance Application have been submitted. While we have a greater understanding of what we are doing, this is presenting a difficult issue for preserving public housing as we proceed with future development. The submission to HUD for Phase 2 has 20 Public Housing units, 38 Project Based Vouchers and 55 non-subsidized LIHTC compliant only units. We will be able to push rents down on the 55 non-subsidized units as far as we can.

Harkins Builders, Inc. has been selected to work with BRW on pre-construction services. This will provide more accurate pricing and constructability for Phase 2 as the team gets to 85% completed documents. We will then initiate an RFP process to select a general contractor for Phase 2.

A site plan amendment is being prepared to adjust to changes coming from the hard work of the Resident Planners group.

The official resident meeting to inform the Relocation Plan will be held in early December.

D. 6th Street: Resident Led Planning continues for a first phase and beginning master planning for the full site. Residents have worked with Grimm and Parker architects to present a 4 story 50 homes apartment building with an elevator with at least 19 one bedrooms, 6 two bedrooms, and 25 three bedrooms. The design includes an element of under the building parking, open space, and indoor amenities. This will require demolishing 6 units on the Monticello Ave. side of the current site. The site plan has been submitted to the City and NDS had the public review conference on Nov. X, two resident were able to attend and one gave comment in support.

We hope to have first phase site plan approval in order to submit a LIHTC application in March 2022. A first draft for LIHTC is being prepared.

We are envisioning a 3 stage process for the site in order to maximize replacement of Public Housing units.

E. Westhaven: Light engagement and planning has begun for this historical effort. CRHA is working with PHAR to develop an successful engagement strategy with a kick-off event to beheld in late Spring/early
Summer. Potential timelines for engagement and development are being evaluated by the team.

III. Parallel Track: I am excited to report that Parallel Track engagement has begun. With our partners at PHAR doorknocking and one on one outreach has begun at Madison Ave, Michie Drive, and Riverside Ave. In addition, CRHA will be kicking off resident engagement for the Capital Fund Plan.

IV. Resident Engagement:
A. Develop/begin implementation Engaging English Learners Plan
B. Sixth St Planner meetings
C. Parallel Track doorknocking
D. Meeting reminders S 1st St, Crescent Halls
E. Crescent Halls cabinet color substitute

V. Upcoming Decisions/Activities
A. Structure of financing sources/units/Faircloth Sixth Street
B. Westhaven Timeline
C. S. 1st St. Phase 2 Relocation Plan
D. Capital Fund Plan begin
E. Utilities structure
F. Transit
G. Programming and Partners

VI. Committee Updates and Minutes: Please see attached minutes for:
A. South First Street Committee 11/4/21
B. Sixth Street Committee 11/4/21
C. Redevelopment Committee 10/4/21
D. Vision Keepers 11/18/21
E. Westhaven Committee 11/18/21
F. Redevelopment Admin Committee 11/18/21