

CHARLOTTESVILLE REDEVELOPMENT
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Memorandum

To: Chairperson Jones
Vice-Chair Talbert
Treasurer Oliver
Commissioner Vice-Mayor Bellamy
Commissioner Osteen
Commissioner Roettinger
Commissioner Yates

From: Grant Duffield
Executive Director

Date: 19 – May – 2017

cc:

Subj: Resolution 1370 -

Dear Commissioners:

Resolution 1370 is presented to the Commission following discussion of the CRHA Redevelopment Committee at the Redevelopment Committee meeting on April 24th, and May 11, 2017.

Intent of Resolution

The intent of the resolution is to facilitate a change in the scope of the charge of the Redevelopment Committee to include Modernization of units in certain communities as part of the Committee's overall Redevelopment Planning effort.

Background

Based on research and discussion among the Redevelopment Committee, the committee recommends that the Commission permit a change of scope to the Redevelopment Committee's charge to include Modernization planning as part of the Redevelopment Plan creation being pursued by the Redevelopment Committee. The Committee makes this recommendation based on the following findings:

1. Given such factors as resident input and engagement, relocation planning and logistics, project scope creation and financing, and related construction/development constraints, it is unlikely that CRHA will be able to pursue the redevelopment of all its properties at one time.
2. As it is likely that a "phased approach" to redevelopment will be required, CRHA must be prepared to invest in the upgrade and enhancement (Modernization) of those communities which are anticipated to undergo redevelopment in the latter phases of the Redevelopment plan.
3. It is reasonable, efficient and cost-effective to coordinate modernization and redevelopment efforts together for the betterment of the living conditions of our residents.
4. Modernization efforts priorities should be developed using technical, work order and resident input information.



CRHA does not discriminate on the basis of race, color, sex, age, religion, national origin, disability, veteran status, or union affiliations in any of its federally assisted programs and activities.



5. As it intends to do for Redevelopment efforts, CRHA should seek funding specifically designated for Modernization projects under the Redevelopment Plan.

What Does This Mean?

CRHA will pursue Modernization planning and financing efforts as part of the Redevelopment Committee's Redevelop Plan for those communities not anticipated to be addressed in an early phase of a Redevelopment Plan.

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CRHA Resolution No.: 1370)
A Resolution Adopting the Recommendation of the Charlottesville)
Redevelopment and Housing Authority Redevelopment Committee to)
Include Substantial Modernization and Site Rehabilitation Projects)
into the Workplan for Redevelopment of Certain CRHA properties.)

22 – May – 2017

WHEREAS, the Charlottesville Redevelopment and Housing Authority is committed to the provision of affordable, quality housing for all residents; and

WHEREAS, the CRHA Redevelopment Committee has been charged with making recommendations to the CRHA Board of Commissioners concerning redevelopment planning and implementation matters; and

WHEREAS, the CRHA Redevelopment Committee recognizes that not all CRHA communities will be able to be redeveloped in the near future; and

WHEREAS, the best near term option for the improvement of some CRHA Communities may be substantial modernization and/or rehabilitation of the existing homes.

THEREFORE BE IT RESOLVED THAT, upon the recommendation of the CRHA Redevelopment Committee, the Board of Commissioners of the Charlottesville Redevelopment and Housing Authority does hereby direct and charge the CRHA Redevelopment Committee to include modernization and rehabilitation projects as a part of the overall Redevelopment plan as a part of their charge. Westhaven, Michie Drive, Madison Avenue, Riverside, South First Street (currently improved property), and the Scattered sites should be evaluated as to the feasibility of a modernization phase prior to overall site redevelopment . The Board recommends that the Committee use information gathered from the forthcoming Physical Needs Assessment as the primary basis for determining possible rehabilitation/modernization projects as well as information gathered from resident input, recent REAC and USIG inspections, and CRHA Work Order data. All modernization projects should be developed concurrently and in conjunction with the Redevelopment Plan.

RESOLVED BY THE CRHA BOARD OF COMMISSIONERS ON THIS TWENTY-SECOND DAY OF MAY, 2017.

Ms. Julie C. Jones
 CRHA Board Chair

Mr. Grant Duffield
 CRHA Board Secretary



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