Dear Residents of Crescent Halls, HAPPY HOLIDAYS!
It has been a very long time in the works but the TOTAL renovation of your building and your home is on the way! The funding, the designs, and the approvals are being lined up and the work will begin this spring. We appreciate the hard work all residents have put into this process and we sincerely hope a brighter future is on the way! Hopefully this update covers a lot of what you might already know, and what to expect in the coming months.

Joy Johnson, Chair of PHAR Board of Directors

The Timeline- THIS MAY CHANGE!!!!

- **As we have learned**, the exact timing shown here may change depending on a variety of things but early April is the target starting date, with Systems and Structural work happening first and construction of some areas for residents to have calm spaces throughout construction, followed by apartment renovations beginning with the 8th floor in the summer.

- Planning and decision making with residents will continue throughout with the Relocation Coordinator (Kathleen), the Architect (Colin), the Builder (Cornelius), the Movers, and PHAR

- **“Finishes” Workshop** is for hands on decision making for materials/colors used for counters, cabinets, tiles, painting etc.

- A “**Model Unit**” will be constructed in February in a two bedroom unit, so residents can see for themselves what a typical apartment will look and feel like & make further “finishing” decisions.

- Once the City, the Builder, and Architect are ready, Residents will have a big meeting to discuss and agree to a **Construction Plan** to make sure quality of life during construction will be the best possible.

- Systems changes (like replacing the HVAC) will happen at different points throughout the construction schedule.

- Some 1st Floor changes and outdoor work will happen throughout but most will happen after the floor by floor renovations are complete.
What Does “Total Renovation” Mean?

Everything will be new, only the “bare bones” of the building will be old.

New Systems: Heating, Cooling, Electricity, Plumbing, Lighting, Fire Safety and Sprinklers, Intercom, Security, Elevators, New Roof, Back-Up Generator will provide power to elevators, heating, and emergency lighting during any power outages

Redesign of: apartments, community spaces and rooms, entrances, landscape, parking

New drywall, walls, appliances, cabinets, kitchens, bathrooms, toilets, tiling, windows

Almost everything will be new or replaced with new materials and modernized to last for at least 50 years

Major Changes Inside the Apartments

• Controllable thermostat
• Kitchens will be fully redesigned an “open” kitchen plan and a “L shaped” counter space.
• Handicap units will have better accessibility features in the kitchen.
• The open kitchen will also make living rooms roomier.
• Apartments with closed off balconies will have the wall removed to make a larger bedroom.
• Overhead lighting.

Great Features & Amenities that you asked for!

• Controllable Thermostat
• All new appliances including: refrigerator, and stove/oven
• Dishwasher
• Double Sink
• Overhead Lighting
• “L” shaped kitchen layout
• More and New Counter Space
• Taller “Comfort” Toilets – ADA Compliant
• Walk in/roll-in(handicap) showers with seat and removable shower head
• New, usable, intercom system
• New windows
• “Luxury Tile Plank” floors
• Larger bedrooms
• New Cabinets
ONE BEDROOM
OVERHEAD VIEW

- BALCONY WALL REMOVED/MORE BEDROOM SPACE

LARGER BATHROOM

- OPEN “L” SHAPED KITCHEN

SIDE VIEW of BATHROOM

Vanity Sink (non-handicap unit)

Taller ADA “Comfort” Toilet

1 BR UNIT REFLECTED CEILING PLAN

1/8" = 1'-0"
Features and Amenities - Common Spaces

- More Handicap Parking
- Accessible path from parking through island to entrance and breezeway
- Gazebo or Structure for the “island”
- “Frontside” improvements including a large covering, benches, and bus stop
- Security system to include electronic entrance at every point in the building
- Possible video intercom system
- Small reception area with space for reception/security
- Bigger mail area with easy to reach mailboxes and sorting table
- New exercise equipment
- Possible new computers and computer area in TV room
- Family style TV room
- Larger community room kitchen with serving window, stove, large refrigerator, double sink and better access for residents
- Inside/outside Breezeway
- Community area on “backside of building” with space for seating, plantings and gathering
- Rebuilt laundry area possible additional machines
THERE IS STILL PLENTY TO DO and LOTS of RESIDENT INPUT NEEDED!

- “Finishes” Workshop with Arnold Design and GMA Construction- Resident input on the types of cabinets, counters, tiling, flooring, paint colors and everything else!
- Construction and Logistics Plan- a Resident focused Construction Plan that will determine how life will proceed during the renovations including start/stop times, entrances, parking, emergency and safety, and all of the details of life in a construction zone.
- Selection of the Moving Company to help with floor by floor relocation
- Laundry Rooms- some ideas have been floated, but nothing has been decided yet
- Video Intercom System- Can this be done? Is there room in the budget?
- Policy Changes that make a Better CRHA- PHAR will be working with Residents late winter to make sure we have improved policies to go along with improved apartments!

SECTON 3
JOBS, JOBS, JOBS

- Millions of Dollars will be Spent on the Renovations
- Federal Law says Residents should get some of that money!
- Crescent Halls Residents who are eligible are first in line for jobs created!
- All kinds of jobs are needed to be filled!
- Other “low-income” people can also have access to these jobs!
- CRHA & the City are setting up trainings that will lead to employment!
- Call CRHA (434) 326-4672 and ask for the Section 3 Program Hotline.

Meetings, Workshops and Resident Input Coming Up

- **CRHA Redevelopment Committee:**
  
  Every Thursday at 2:30 pm @ S. 1st St.

- **Crescent Halls Tenants Association:**
  
  Every 3rd Tuesday at 3 pm

- **Upcoming Winter Workshops with:**
  
  Arnold Design and GMA Construction TBA to discuss “Finishes” and develop the “Construction Plan”

- **PHAR Board Meeting:**
  
  Every 2nd Monday at 6 pm at Legal Aid

- **Crescent Halls Working Group:**
  
  We’re Back! Resuming monthly meetings in January!