Dear Residents of Crescent Halls, the time has finally come!!

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 all in place and work will begin in a few weeks. We appreciate the hard work and patience all residents have put into this process - we know it hasn’t been easy and the months ahead will be difficult. We sincerely hope a brighter future is on the way! Please call PHAR for any reason any time!

Joy Johnson, Chair of PHAR Board of Directors

Construction Starts in April !!!

The Timeline- THIS MAY CHANGE!!!!

- **As we have learned**, the exact timing shown here **may change** depending on a variety of things but “mobilization” for construction begins in April. This will begin with relocation of residents floor by floor. Equipment will be brought in, and work will begin on the roof and on the first floor. Renovation is expected to be complete in 19 months- in Fall 2022.

- **A meeting with residents and the builders** to discuss the ins and outs of life in a construction zone- the “Construction Plan” will be held before the end of March.

- **More input from residents will be needed throughout the process**- especially about the bus service and stops, intercom/front entry system and nurse call system, furniture and colors for 1st floor community spaces, and landscaping for the “backside” (closest to Monticello Ave) of the building.

- **Relief Spaces and Events** are being developed by CRHA and community partners to give residents a break from the all the noise and stress of construction. Stay tuned for details.

- **The CRHA Facebook Page has 2 videos** showing a virtual “Model Unit” and showing a walk through some of the entryway changes during the construction process. CRHA is working to get the large TV screen to show these videos.

- **There will be a Groundbreaking Ceremony** in April- details to be announced. Please contact PHAR to participate!!!

Brandon (434) 249-3312
RELOCATION, CONSTRUCTION SCHEDULES, & PEST TREATMENT HAVE TO ALL FIT TOGETHER!

CONSTRUCTION WILL HAPPEN FLOOR BY FLOOR STARTING ON THE 8TH FLOOR

RESIDENTS FROM THE FLOOR BELOW WILL MOVE INTO A NEWLY RENOVATED APARTMENT!!!

CRHA IS IN CHARGE OF SUCCESSFUL RELOCATION - IYANA POINTER IS THE “RELOCATION COORDINATOR”

MILO THE MOVER IS IN CHARGE OF MOVING RESIDENTS - THEY WILL PACK FOR YOU (IF YOU CHOOSE) AND MOVE YOU. THEIR PROCESS WILL ONLY TAKE ONE DAY, THE DAY BEFORE YOU WILL NEED TO PREPARE.

PACKING SUPPLIES WILL BE IN THE BUILDING IF YOU NEED THEM.

BED BUG DETECTION DOGS WILL BE BROUGHT IN BEFORE RELOCATION FOR THAT FLOOR.

APARTMENTS WILL BE TREATED 1 DAY BEFORE MOVE. CRHA ALSO WILL HAVE A “HOT BOX” TO TREAT ALL OF YOUR ITEMS WHEN READY TO MOVE.

MOVING BEGINS 2 WEEKS BEFORE THE COMPLETION DATES BELOW

<table>
<thead>
<tr>
<th>Date</th>
<th>Event</th>
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<tbody>
<tr>
<td>March 22nd</td>
<td>8th Floor Canine Bed Bug Detection</td>
</tr>
<tr>
<td>April 5th</td>
<td>8th Floor Relocation Begins</td>
</tr>
<tr>
<td>April 25th</td>
<td>8th Floor Relocation Completed</td>
</tr>
<tr>
<td>May 13th</td>
<td>7th Floor Relocation Completed</td>
</tr>
<tr>
<td>Sept. 15th</td>
<td>6th Floor Relocation Completed</td>
</tr>
<tr>
<td>Nov. 10th</td>
<td>5th Floor Relocation Completed</td>
</tr>
<tr>
<td>February 1st 2022</td>
<td>4th Floor Relocation Completed</td>
</tr>
<tr>
<td>March 28th 2022</td>
<td>3rd Floor Relocation Completed</td>
</tr>
<tr>
<td>June 15th 2022</td>
<td>2nd Floor Relocation Completed</td>
</tr>
</tbody>
</table>
LIFE IN A CONSTRUCTION ZONE

⇒ Construction hours will be 8 am to 5 pm, Monday –Friday

⇒ Workers may be arriving at 7:30 am, and some construction will happen on Saturdays when needed.

⇒ The parking lot will be undergoing changes at different times during the construction. Because of this, a temporary bus stop will happen on the other side of the “island”.

⇒ Entrances to the building and to the different floors will change from time to time. Signs will be posted, please view the video on CRHA’s Facebook Page www.facebook.com/cvillerha

⇒ There will be noise!!! The builders are going to do everything they can to reduce noise but there will be noise.

⇒ CRHA is working with community partners to provide activities and spaces for residents to get away from the building for some peace and quiet.

⇒ Construction crews will never have contact with residents and they will be tested and have temperature checks. Construction areas will be off limits to residents. Separate entrances are for workers.

⇒ There will be electricity and water shut offs, residents will be notified very far in advance when these are to occur. However- emergencies and last minute interruptions may occur.

⇒ The Crescent Halls Working Group will resume meetings soon! Please contact Brandon at PHAR (434) 249-3312 to get involved.
How Relocation Works For Me

1. Conversation with Iyana Pointer-CRHA Relocation Coordinator

And...

2. Relocation Notice Received from CRHA- 30 Days before Move Out

Then...

3. Two weeks before construction starts I start the move- for example if I live on the 6th Floor and Relocation is to be completed by September 15th then moving will begin for my floor on September 1st.

The things that will happen are...

4. Move will be scheduled with “Milo the Mover”.

And...

5. Bed Bug Treatment happens if needed

And...

6. I will prepare my belongings to be packed.

Then...

7. During the move, I will go to a “waiting unit” in Crescent Halls until the move is complete

While...

8. Packing and Moving by “Milo the Mover”

And on the same day...

9. Move into my newly renovated apartment !!!
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
- Usable “Nurse Call” 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
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 and benches.
- 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
- New 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

“Frontside” View with covered island area, accessible pathway to breezeway and entrance, covered gathering area and benches

Covered gathering area outside of indoor/outdoor breezeway

Indoor/Outdoor Breezeway looking towards “backside” retractable glass doors
THERE IS STILL PLENTY TO DO and LOTS of RESIDENT INPUT NEEDED!

- Construction and Logistics Meeting with GMA Construction and Martin Horn- 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.
- Meetings with Milo the Mover about the packing and moving process.
- Laundry Rooms design changes.
- Possible changes to the bus stop pick up and drop offs
- Colors and furnishings for Community Spaces and Community Room
- Intercom/Entry System choices and Nurse Call System- possible video intercom.
- 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!

SECTION 3
JOBS, JOBS, JOBS

Millions of Dollars will be Spent on Redevelopment.

- **Federal Law** says Residents should get some of that money!
- South First Street Residents are first in line for jobs created!
- All kinds of jobs need to be filled!
- Other “low-income” people also have access to these jobs!
- CRHA & City will hold trainings & the Builders will be hiring!
- Call CRHA (434) 326-4672 and ask for the Section 3 Program Hotline. Leave Your Name and Number

“If you can design it then you can also build it”

Joy Johnson

WHO’s WHO?

CRHA/CCDC: Housing Authority & its “mirror” company

**John Sales**- Executive Director
(434) 227- 1169

**Vincent Mani**- Redevelopment Project Manager
mani@cvillerha.com

**Iyana Pointer**- Relocation Coordinator
(434) 422-7033

Affordable Housing Group (AHG): Partners and Funders include Riverbend Development, Castle Development, Virginia Community Development Corporation (VCDC) and Red Light/Dave Matthews Band

**PHAR**: Your Resident Association helping you participate and get involved in decision making
(434) 984-3255

GMA Construction: General Contractor/Builder

**Cornelius Griggs**- CEO & **John Black**- Project Supervisor
jblack@griggsandmitchell.com

**Martin Horn Construction**: Construction Partner

**Arnold Design Studio**: Colin Arnold- Architect
Residents’ Bill of Rights for Redevelopment  
(as approved unanimously by the CRHA Board of Commissioners, 11/24/08  
and Charlottesville City Council, 12/15/08)

The Charlottesville Redevelopment and Housing Authority and the City of Charlottesville hereby commit to a redevelopment process that improves the quality of life in our public housing neighborhoods, involves residents in key redevelopment decisions, enhances housing and employment opportunities for residents, and guarantees that current residents will not be subject to permanent or long-term displacement or homelessness as a result of redevelopment. To fulfill these commitments, CRHA and the City of Charlottesville endorse the following guiding principles for our redevelopment efforts:

1. A meaningful and enforceable resident participation process will guide all substantive decisions about redevelopment;
2. There will be at least one-for-one replacement of all affected units with newly-built or renovated public housing units (“replacement units”);
3. Replacement units will be of like kind (1 bedroom for 1 bedroom, 5 bedroom for 5 bedroom, elderly for elderly, family for family, etc.), subject to an analysis of needs of current and future public housing-eligible residents;
4. Those replacement units will be reserved for very low-income and extremely low-income households, as under current public housing admissions rules;
5. The opportunity to live in the replacement units will be offered first to those households living in CRHA units, without having to re-apply or re-qualify;
6. Residents who are displaced by redevelopment, and who wish to stay in public housing, will be guaranteed replacement housing in the following order of preference:
   a. Replacement units at their current site.
   b. Replacement units in another area that has equal or greater advantages as their current site.
   c. As a last resort, and only when required by space or necessity, temporary housing of an equal or greater quality to their existing housing, with a duration not to exceed 12 months.
7. Each displaced household will have the right to choose to return to the redeveloped site or to relocate permanently to another replacement unit;
8. The redevelopment process will support a system of economic justice in which residents have priority access to jobs, homeownership and contracting opportunities created by redevelopment, and in which the redeveloped communities feature improved amenities and enhanced access to services, employment and transportation for residents.