

## Appendix D

## **Tour of Sites: Riverside**

*May 11, 2009, 2:30pm*

*Attendees:* Randy Bickers (Charlottesville Redevelopment and Housing Authority)  
Amy Kilroy (Charlottesville Redevelopment and Housing Authority)  
Kurt Cooper (Kimley Horn)  
Sinem Metin (WRT)  
Alex Morris (WRT)

### *Project Facts:*

- 16 units in 8 twin houses
- 1.643 acres of land
- Site is platted into 10 house lots (1 has playground, 1 has basketball ½ court)
- Built in 1980
- All 3BR units, all 2-story (typical unit plan/ left hand-right hand)
- Zoning R-2 (2 du / parcel)
- Neighborhood: Woolen Mills

### *Site Issues/ Amenities:*

- There are erosion issues between buildings
- Side yards are not well defined or easily monitored
- Trash pick-up is on-street
- Each house has well-defined front and fenced rear yards

### *Unit/ Building Issues/ Amenities:*

- Site has NO fully-accessible units, only has 2 units modified for partial accessibility on ground floors
- Room sizes –
  - o Living Room – 13'-6" x 19'-0"
  - o Bedroom 1 – 13'-8" x 9'-8"
  - o Bedrooms 2 and 3 – 8'-8" x 9'-6"

### *Neighborhood Issues/ Amenities:*

- Riverside Park
- Major church next to site
- Some small retail establishments in neighborhood (but major shopping area is across the Rivanna River, inaccessible on foot)
- Site is on a bus route
- Woolen Mills neighborhood is opposed to increasing density on this site

**Tour of Sites: Michie (2021 – 2025 Michie Drive)**

*May 11, 2009, 3:30pm*

*Attendees:* Randy Bickers (Charlottesville Redevelopment and Housing Authority)  
Amy Kilroy (Charlottesville Redevelopment and Housing Authority)  
Kurt Cooper (Kimley Horn)  
Sinem Metin (WRT)  
Alex Morris (WRT)

*Project Facts:*

- 23 units in three townhouse buildings
- 1.969 acres of land
- Site is one consolidated parcel
- Built in 1980
- 12 2BR and 11 3BR units, all 2-story (typical unit plan/ left hand-right hand)
- Zoning R-3 (21 du/ acre as of right, currently providing – 11.68 du/ acre)
- Neighborhood: The Meadows

*Site Issues/ Amenities:*

- Site is noisy compared to Riverside, Madison and 6<sup>th</sup> (due to Hydraulic Street)
- Side yards are not well defined or easily monitored
- Trash pick-up is from dumpsters (2) (they are not screened-in, and are poorly located relative to the site)
- Each house has a fenced rear yard, but the front yards are not as well defined as at Riverside and Madison (common front yard)
- Whole Foods is proposing a 25 foot-high retaining wall along rear property line (adjacent to the Michie Site)
- Bus no longer runs on Michie
- Michie is adjacent to a HCV project called Hearthwood that serves as a placement for recent Afghan refugees to Charlottesville. In addition, the local Region 10 Community Services Board (Mental Retardation Services) office is nearby. Because of this, there is more prevalence of Afghan refugees and residents with MR conditions being housed at Michie than at other CRHA sites
- Site has a fenced playground

*Unit/ Building Issues/ Amenities:*

- Site has NO fully-accessible units, only has 2- 3BR units modified for partial accessibility on ground floors
- Room sizes – (similar to Riverside, Madison, & 6<sup>th</sup> St.)

*Neighborhood Issues/ Amenities:*

- Close to shopping (walking distance to K-Mart, Kroger and future Whole Foods)

**Tour of Sites: Madison (1609 – 1625 Madison Avenue)**

*May 11, 2009, 4:30pm*

*Attendees:* Randy Bickers (Charlottesville Redevelopment and Housing Authority)  
Amy Kilroy (Charlottesville Redevelopment and Housing Authority)  
Kurt Cooper (Kimley Horn)  
Sinem Metin (WRT)  
Alex Morris (WRT)

*Project Facts:*

- 18 units in 9 twin houses
- 3.906 acres of land
- Site is platted into 9 house lots
- Built in 1980
- All 2BR units, all 2-story (typical unit plan/ left hand-right hand)
- Zoning R-2 (2 du / parcel)
- Neighborhood: Barracks/ Rugby

*Site Issues/ Amenities:*

- The site has a creek on the north and east sides of the property, and what appears to be a wetland on vacant land to the west (near Park)
- Side yards are not well defined or easily monitored
- Trash pick-up is via 2 dumpsters (not screened, and sitting in the parking areas in front of the buildings)
- Each house has well-defined front and fenced rear yards
- The site sits on a dead-end street, quiet
- One resident was heard to complain about sap and pollen dropping from trees in backyards and staining clothing hanging on clotheslines
- CRHA was offered land in the adjacent park for construction of additional units (does not look like the park land could be divided to make buildable lots, but might be available to use as a density swap to increase density on Madison?)

*Unit/ Building Issues/ Amenities:*

- Site has NO fully-accessible units, and NO units modified for partial accessibility on ground floors
- Room sizes – (similar to Riverside and Michie)
- The stucco facing on the second floors is stained with rust stains from AC units, and what appears to be mold or mildew?)
- Interiors need a cosmetic updating (especially kitchens and baths)

*Neighborhood Issues/ Amenities:*

- Washington Park
- County Middle School across the street (and play fields)
- Some retail establishments in neighborhood (on Preston Drive and Rose Hill Drive)
- Pedestrian access to a bus route (through park to Preston Avenue)

**Tour of Sites: Westhaven (801 – 836 Hardy Drive)**

*May 11, 2009, 5:30pm*

*Attendees:* Randy Bickers (Charlottesville Redevelopment and Housing Authority)  
Amy Kilroy (Charlottesville Redevelopment and Housing Authority)  
Heather Jeffries (CRHA Property Manager)  
Kurt Cooper (Kimley Horn)  
Sinem Metin (WRT)  
Alex Morris (WRT)

*Project Facts:*

- 126 units in 19 multi-unit buildings (all 2 story)
- 9.904 acres of land
- Site is one consolidated parcel
- Built in 1965
- Consists of 1BR – 5BR units (20 1BR, 35 2BR, 49 3BR, 15 4BR and 7 5BR)
- Zoning R-3 (21 du/acre, current site 12.7 du/ acre)
- Neighborhood: 10<sup>th</sup> & Page

*Site Issues/ Amenities:*

- The site is perceived to have issues with crime, safety, drugs, shootings, fights and trash
- Landscaping in the westernmost and easternmost courtyards appears to be in good shape, while the middle two courtyards appear to have lost mature trees (landscape looks distressed)
- Trash pick-up is via dumpsters (dumpsters not screened, and sitting in the backs of the parking lots and other public areas). The total number of dumpsters was not counted
- Each house has a fenced rear yard. Courtyard houses have a common front yard, while houses fronting on Hardy Street have a traditional front yard at each unit. The houses that back up to front street (alley) have defined front yards per unit, but the front of the house faces the rear or side yard of the neighbor.
- There are lots of hidden areas that are hard to patrol or observe (does not demonstrate good “CPTED” (Crime Prevention Through Environmental Design) or “defensible space” design principals throughout site

*Unit/ Building Issues/ Amenities:*

- The project is listed as having 4-1BR, 1-4BR and 1-5BR unit as accessible. These units were not investigated as part of the walkthrough, and information about their compliance with accessibility guidelines will have to be obtained through a review of the unit plans.
- Units in each building are served by a building-by-building central heating plant, with 2 hot water boilers. The units are served by hot-water radiant heating (there is no easy way to connect a central air system due to the lack of ductwork and the lack of floor cavity space in which to run it
- Room sizes – very small

- Living Room 14'-0" x 12'-2"
  - Eating area is paired with the kitchen
  - Bedroom 1 10'-6" x 10'-0"
  - Bedroom 2 16'-6" x 8'-6"
  - Bedroom 3 8'-8" x 9'-4"
- 
- The interior partitions and exterior walls are constructed of CMU block. The second floor structure is a reinforced concrete slab.
  - Portions of the second floor slab extend outward to create front porch roofs and rear door overhangs.
  - The hillside at the rear of the property (towards main street) slopes towards the rears of the units, and is approximately 25' high from top to bottom. There is a parking lot at the top of this hill owned by Coran Capshaw that was recently paved with asphalt (formerly cinders) that sheets water towards the rear yards of the buildings
  - The swale behind the retaining wall and the associated flume appear to not be able to handle the new flow rate from the adjacent parking lot (Kurt Cooper estimated it to be 15-20 cu. ft./ second at peak rain event

*Neighborhood Issues/ Amenities:*

- Site is very close to Main Street and UVA
- Site is well served by bus transit
- Site is perceived to be physically and socially isolated from the surrounding 10<sup>th</sup> & Page neighborhood
- Site is physically isolated from through traffic due to the steep topography in the north – south direction. There are no north/ south cross streets through the site

## **Tour of Sites: Crescent Halls (500 South 1<sup>st</sup> Street)**

*May 12, 2009, 2:00pm*

*Attendees:* Amy Kilroy (Charlottesville Redevelopment and Housing Authority)  
Pat Lockley (CRHA Property Manager)  
Kurt Cooper (Kimley Horn)  
Sinem Metin (WRT)  
Alex Morris (WRT)

### *Project Facts:*

- 105 units in an 8-story elevator building
- 2.376 acres of land
- Site is one consolidated parcel
- Built in 1976
- Consists of 98 - 1BR units and 7- 2BR units
- Zoning R-3 (21 du/acre, current site exceeds allowable density)
- Neighborhood: Ridge Street

### *Site Issues/ Amenities:*

- There is a buried catch basin in the grove of white pine trees along the western property boundary
- The stormwater structures on this site are very deep (appear to be 20' to 25')
- There is a reported desire on the part of residents for more outdoor recreation space (land appears to be available to provide this)
- Some elderly report wanting to remain in family sites (due to familiarity, proximity to family and friends, etc. . .)
- There are currently more non-elderly disabled residents than elderly in Crescent Halls due to a lack of accessible units in the family sites
- It was reported that some elderly do not like the mix of non-elderly in the building (leads to security issues)

### *Unit/ Building Issues/ Amenities:*

- This is the only elevator building in CRHA's inventory
- The property is listed as having 4-1BR and 2-2BR accessible units
- All unit lights are switched from the unit entry foyer
- The building has individual thermostats for each unit, but the building has one central heat/ AC system. The system can't provide both heating and cooling to different units simultaneously (either all heat or all AC)
- Room sizes – very small
  - Living/ Dining Room 11'-6" x 13'-0"
  - Typical Kitchen has only 30" clear between countertops (not adaptable)
  - Bedroom 15'-2" x 8'-8"
  - Bath appears to be sized correctly for accessibility, but the stand-up shower is not a roll-in type, and the dimensions are 2'-10" x 3'-6"
- The first floor of the building has several common spaces:
  - Community Room

- Rental Office (separate exterior entrance through breezeway)
- Lounge
- Computer Lab
- JABA Nursing Clinic
- The elevator cabs were recently replaced
- CRHA recently installed security cameras in the ground floor lobby, 1<sup>st</sup> floor common spaces and corridor, and in the upper floor elevator lobbies
- There is a common washer/ dryer space on each residential floor. Tenants complain about not having enough washer/ dryers (only one pair per floor)

*Neighborhood Issues/ Amenities:*

- Site is very close to Main Street and pedestrian mall
- Site is well served by bus transit (bus loops through site)
- Site is perceived to be physically and socially isolated from the surrounding neighborhood (this is not necessarily bad in this case)



**Tour of Sites: 6<sup>th</sup> Street (707 – 713 6<sup>th</sup> Street SE)**

May 12, 2009, 3:00pm

*Attendees:* Amy Kilroy (Charlottesville Redevelopment and Housing Authority)  
Kurt Cooper (Kimley Horn)  
Sinem Metin (WRT)  
Alex Morris (WRT)

*Project Facts:*

- 25 units in 4 residential buildings
- Site has a small community center
- 7.3 acres of land
- Site is one consolidated parcel
- Built in 1980
- Consists of 25 - 3BR units
- Zoning – Downtown Extended Corridor (43 du/acre, current site 3.42 du/acre)
- Neighborhood: Ridge Street

*Site Issues/ Amenities:*

- All units have fenced back yards, but the fronts of units face into a front yard “common”
- Trash is managed by means of two dumpsters located in the front parking lot (neither are screened)
- The site contains a community building (small), a fenced basketball court, a fenced playground and a new community garden, managed by the Quality Community Council (QCC), a local social service provider <http://george.loper.org/trends/2001/Jul/17.html>

*Unit/ Building Issues/ Amenities:*

- Buildings all have a similar look to Madison, Michie, and Riverside due to typical unit plans, building typology, materials and colors
- Room sizes – (similar to Madison, Michie and Riverside)
- The entire site is 3 BR units
- The buildings display the same possible mold-growth issues and rust stains on the stucco as was seen at Riverside, Madison and Michie

*Neighborhood Issues/ Amenities:*

- Site is very close to Main Street and pedestrian mall
- Site is well served by bus transit
- Site is perceived to be physically and socially isolated from the surrounding neighborhood
- Site is across the street from a Tax Credit affordable housing site owned by Piedmont Housing Alliance, called Friendship Court
- Gangs of male teens hang-out along a retaining wall across 6<sup>th</sup> street from the project site (reported to be drug-related activity)

**Tour of Sites: South 1<sup>st</sup> Street (900 – 1000 South 1<sup>st</sup> Street)**  
*May 12, 2009, 4:00pm*

*Attendees:* Amy Kilroy (Charlottesville Redevelopment and Housing Authority)  
Kurt Cooper (Kimley Horn)  
Sinem Metin (WRT)  
Alex Morris (WRT)

*Project Facts:*

- 58 units in 17 residential buildings
- Site has a mid-sized community center
- 12.26 acres of land
- Site is one consolidated parcel
- Built in 1979
- Consists of a mix of unit sizes from 1 BR to 5BR (1-1BR, 17-2BR, 14-3BR, 18-4BR and 8-5BR units)
- Zoning – R-3 (21 du/acre, current site 4.73 du/acre)
- Neighborhood: Ridge Street

*Site Issues/ Amenities:*

- All units have fenced back yards and most units have a well-defined front yard as well, but not all units front onto a street (some front onto a pedestrian walk)
- Trash is managed by means of dumpsters located in the front parking lots (not screened)
- The site contains the largest community building of all of the CRHA sites, a fenced basketball court, a fenced playground, the central CRHA maintenance facility, and a baseball diamond
- There is an undeveloped tract of CRHA-owned land across the street from the main housing site (appears to consist of a steep ravine and a creek about 15 feet below the roadway). An investigation of topography will determine whether there are any buildable lots on this property
- The site has the largest land area of any of the CRHA sites, and a rather low density compared to zoning
- The site is poorly laid-out for CPTED (Crime Prevention Through Environmental Design) and defensible space design principles, with many blind areas and areas of poor supervision from street
- Many male youth appear to congregate in the parking lot behind the units fronting onto South 1<sup>st</sup> Street during the afternoon and evening (drug activity, fighting, noise and vandalism are reported to be problems)

*Unit/ Building Issues/ Amenities:*

- Buildings all have a similar look to Madison, Michie, and Riverside due to exterior materials and colors, but the unit plans are unique to this site
- This project has units with a “split-level” plan configuration (3 levels on the rear, 2 levels at the front of the units). This appears to occur in the buildings along the ravine to the back of the property

- Units all are equipped with masonry exterior storage units (lockable). This is not typical to other CRHA sites
- The four-bedroom unit we went into has a 2 bedroom up, 2 bedroom down configuration. The downstairs bath is only accessible from one of the two downstairs bedrooms. This appears to be “fixable” by means of reconfiguring the bath and adding a door from the corridor
- Buildings are constructed with wood frame walls and floors
- Heat is provided by means of a water-to-air heat exchanger run off of the domestic hot water boilers (units have ductwork for heat, making AC retrofit seem feasible)
- The buildings display the same possible mold-growth issues and rust stains on the stucco as was seen at Riverside, Madison, Michie and 6<sup>th</sup> Street

*Neighborhood Issues/ Amenities:*

- Site is across the street from the oldest African-American church congregation in Charlottesville, though not many residents are members or even attend regularly
- Site is well served by bus transit
- Site is perceived to be physically and socially isolated from the surrounding neighborhood
- The adjacent ravine and stream along the back of the property is reported to be quite attractive, but is not served by any nature trails, or public access points
- Residents from the adjacent neighborhood (east of ravine) apparently walk through the ravine and cross South 1<sup>st</sup> Street site to catch the bus

**Tour of Sites: Levy Street**

*May 12, 2009, 5:00pm*

*Attendees:* Amy Kilroy (Charlottesville Redevelopment and Housing Authority)  
Kurt Cooper (Kimley Horn)  
Sinem Metin (WRT)  
Alex Morris (WRT)

*Project Facts:*

- 0.846 acres of land (used for City Parking)
- Site is one consolidated parcel
- Zoning –Downtown Extended Corridor (43 du/acre)
- Neighborhood: Belmont

*Site Issues/ Amenities:*

- Lot currently serves as free parking for city employees, though it is owned outright by CRHA
- CRHA has considered purchase of adjacent vacant commercial building to create a 1 acre lot
- Lot slopes from south to north, and contains a small drainage basin along the north street frontage
- Lot has access from a paper “alley” from back, and backs-up to a CRHA single-family house on Hinton Street

*Unit/ Building Issues/ Amenities: none*

*Neighborhood Issues/ Amenities:*

- Site is across the street from the downtown core (easy walking distance to pedestrian mall)
- Site is well-served by public transportation

## **Redevelopment Committee Meeting**

*May 12, 2009*

*Attendees:*

- Alex Gulotta (Legal Aid)
- Peter Loach (Piedmont Housing Alliance)
- Randy Bickers (CRHA, Executive Director)
- Jason Halbert (CRHA, Chair)
- Emily Dreyfus (Legal Aid & PHAR Advisory Committee)
- Deirdre Gilmore (PHAR)
- Joy Johnson (PHAR)
- Fannie Richards (PHAR)
- Rosalyn Keesce (local architect interested in process)
- Kathleen Galvin (City School Board Member)
- Thomas Richards (PHAR)
- Paul Vaughan (PHAR)
- John Conover (Legal Aid Justice Center)
- Bob Stevens (CRHA Board)
- Dave Norris (Mayor / CRHA Board)
- Alex Morris (WRT)
- Sinem Metin (WRT)

*Meeting Notes:*

*Schedule for Upcoming Meetings (see attached schedule):*

- Phase II, Trip B:
  - o Arrive Monday afternoon, June 29<sup>th</sup>
  - o Depart Wednesday, July 1<sup>st</sup>
- Phase II, Trip C:
  - o Arrive Monday afternoon – July 27<sup>th</sup>
  - o Depart Wednesday, July 29<sup>th</sup>
- Phase III, Trip D:
  - o Arrive Wednesday afternoon – September 23<sup>rd</sup>
  - o Depart Friday morning – September 25<sup>th</sup>
- Phase IV Meetings
  - o November 9-10
  - o December 2-3
- Alex Morris of WRT to confirm these dates with all participants and circulate a revised schedule with meeting times for review and approval

*Upcoming Potential Resident Trips to other redevelopment sites:*

- o Knoxville, TN
- o Greenville, SC (July 22-23)
- o Alexandria, VA
- o Washington, DC (David Gilmore to offer names of good sites to visit)
- o Atlanta, GA (Hope VI – Harris Homes, Capitol Homes)

- Chattanooga, TN
  - Chester, PA (Ruth Bennett Homes)
  - Philadelphia, PA
  - Long Branch, NJ (June 25-26)
- 
- Requirement of Charlottesville Master Plan 1 for 1 replacement of public housing units
  - Redeveloped sites should be mixed income – not all public housing
  - WRT to share a copy of the Resident Questionnaire with PHAR to review and comment
  - PHAR has offered to select and train residents for Section 3 jobs

## **CRHA Staff Meeting**

*May 13, 2009@ 12:00pm*

*Attendees:* Maxicelia Strother (Eligibility Specialist)  
Cynthia Williams (HCVP Specialist)  
Randy Bickers (ED)  
Jewel C. Mason (P.C.)  
Amy Kilroy (Redevelopment Director)  
Meluin Baskfield (Maintenance)  
LeAnn Hinton (Accountant)  
Pat Lockley (CRHA Property Manager)  
Heather Jeffries (CRHA Property Manager)  
Joy Johnson (PHAR (Resident) Commissioner)  
Barry S. Ludwig (Ludwig Corp Market Research)  
Brian Heeger (Duvernay & Brooks – Financial Consultant)  
David Gilmore (Gilmore Kean, LLC)  
Kurt Cooper (Kimley-Horn Civil Engineer)  
Alyn Pruett (WRT)  
Gil Rosenthal (WRT)  
Alex Morris (WRT)

### *Meeting Notes:*

The meeting started with a round of introductions, and then Gil Rosenthal, Principal of WRT began a presentation on the subject of redevelopment. He started by drawing 6 symbols on a sheet of paper

- ↑ - redevelopment can lead to positive outcomes
- ↓ - redevelopment can lead to negative outcomes
- ↔ - redevelopment can lead to outcomes that are neutral
- \$ - it can lead to positive cash flow, or negative cash flow - (\$)
- Δ - it requires a comfort level with change
- T – it requires time

He then went on to explain that very often the key to a successful public housing redevelopment plan involves the success of the relocation effort. The success of relocation requires that “open-squares” be identified. These “open-squares” could consist of available parcels of open land on which to build a first phase of replacement housing, or Housing Choice Vouchers, or a supply of vacant units in other Housing Authority properties, or a building that could be purchased by the Housing Authority, or a combination of some or all of these. It will be part of the job of the consultant team to assist the Housing Authority in locating these “open-squares.”

Randy Bickers of the Housing Authority gave the consultant team a narrative of facts about the Housing Authority and issues it is currently grappling with:

- Half of CRHA's residents don't own cars
- CRHA has a Resident Bill of Rights (see attached)
- CRHA is currently listed as a "Troubled Agency" by HUD. It is trying to get off that list this year
- The most recent HUD HCV (Section 8) inspections all passed
- React inspections for CRHA sites (passed 3 of 4)
- Hope to be high performing agency within 1-2 years

The team then responded with a list of challenges that they and the Housing Authority will have to address in order to prepare the Housing Authority to be ready for future grant money to accomplish the redevelopment plan:

- The status quo (leaving the building inventory as-is) will not be viable for Housing Authority long-term
- CRHA units are not comparable to what is available in the private marketplace, and that gap will continue to widen if the Housing Authority does not pursue rehab and/or redevelopment strategies
- Charlottesville has high housing costs relative to incomes among residents
- Potential funding sources for rehab or redevelopment:
  - o HOPE VI 2009 Round (NOFA not out yet, expected soon)
  - o ARRA Stimulus Competitive Funds (CFRC-Grants), NOFA was issued last Friday
  - o Green Communities – accounts for 2/3 of the total \$995 million funding available under CFRC
  - o There is also CFRC money for improvements to units for seniors and the disabled - \$95 million
  - o CFRC money for stalled Tax Credit projects - \$200 million
  - o 9% tax credits
  - o Tax exempt bonds financing with 4% credits
- In order to qualify for HUD competitive funds, the housing authority needs to be off the Troubled Agency list. It would be even more advantageous to be on the High-Performers list
- Public funding
  - o LIHTC (+TCAP)
  - o Apply 2010 (spring) - \_\_\_% PH set aside, 4% Credits
  - o HUD: Hope VI
  - o Cap \$
  - o ARRA
  - o NSP
  - o HCV (Sec 8)
  - o Private Funding
  - o Debt (mxd \$)



The consultant team then opened-up the discussion to wider issues of redevelopment, relocation, design and the existing neighborhood, city and regional conditions that will bear on this project:

- Resident Issues:
  - Accessibility Issues (no 2br accessible units, other than 2 at Crescent Halls)
  - No Air Conditioning (except Crescent Halls)
  - Don't like concrete-block walls (Westhaven)
  - No lights in living rooms (switched outlets only)
  - Non elderly disabled are living in the senior building because they have nowhere else to go
  - Redevelopment? Resident opinions? Many residents are apprehensive about relocation. PANIC!
  - Housing Authority is not perceived as the residents' ally
  - Some residents are excited, some don't believe redevelopment is real, and they have a wait-and-see attitude
  - The experiences of Vinegar Hill was the genesis of much of the mistrust of the City
  - People confuse the terms rehab vs. redevelopment
  - Scope & vision – CRHA is taking residents to other cities to see other redevelopment projects, and what is possible
  - Must have buy-in from residents to do redevelopment
  - Drug dealers tend to be out after 10 pm, when City police presence is minimal on the sites
  - Several sites have drug addiction issues
  - There is mistrust by residents of the motives of the city, private developers, University of VA, foundations, and police
  - Historical importance of Westhaven/Vinegar Hill for residents can't be overstated
  - Relocation has implications for access to services, neighborhood schools, so relocation has to be handled carefully
  - Only security is in Crescent Halls
    - Other sites don't get security coverage from police after 5 pm
    - Police may be changing (no special attention from police)
  - Anti-social behavior in Westhaven, South 1<sup>st</sup>, and 6<sup>th</sup> Street in afternoon
  - Community Center should be in the middle of the site, not at back!
  
- CRHA Issues
  - HCV not necessarily the answer to relocation
    - Transplants to CRHA from outside Charlottesville? 5%
    - 10% of residents might take vouchers
  - Not enough affordable HCV housing in Charlottesville to make this the relocation solution

- Michie, Madison & Riverside are perceived as the preferred sites for waiting list candidates
  - Westhaven sometimes has trouble filling vacant units, though only 2 are vacant right now
    - Is it a marketing problem?
    - Is it negative media attention?
  - Crescent Halls (second hardest to fill vacancies, currently 7 vacant units, due to targeted populations)
  - South 1<sup>st</sup> Street (is third hardest to fill, due to size of development and perceived security and noise issues)
  - Five BR units are hardest to fill
  - One BR are easy to fill
  - CRHA currently has 15 vacant units out of 376 (7 are at Crescent)
  - CRHA has a single waiting list for all of the family and scattered sites
  - Crescent Hall has a separate waiting list
  - CRHA is seen as the housing of last resort in Charlottesville? CRHA screens tenants, so where do residents go if they are rejected by, or evicted from CRHA sites? Live with relatives? Shelters? Leave town? On the streets?
    - It's difficult for CRHA to evict (because of city?)
    - CRHA does 5-6 evictions/year
    - Could CRHA do its evictions for cause in Federal Court? This makes it less likely to lose a case due to political pressure
  - CRHA pays a P.I.L.O.T.
  - Costs more to manage housing of last resort than housing that screens tenants
  - When people apply for public housing, where do they come from? Relatives, eviction from private housing?
  - When residents travel to see what else is out there in other cities, Charlottesville seems to be doing pretty well in providing public housing
  - Need more 1 BR accessible units at family sites
- Schools
    - Troubled school system
    - 4 elementary schools
    - 1 lower middle school
    - 1 upper middle school
    - 1 Charlottesville High School
    - The relocation issue impacts elementary schools and Headstart
    - The schools superintendent is perceived as an ally, and will come to meet with residents to discuss issues
  - The University of Virginia
    - Quote: "The University is not interested in providing housing for its students"
    - Quote: "Wertland Street is all student housing (privately financed), developers demo'd single family houses to build it"

- Quote: The University will support workforce housing (with Tax Credits), because they need it, but is has not shown interest in student dorms, off-campus student housing or housing for the very poor of C'Ville
- The student interns from UVA that work at the Westhaven nursing clinic are great!
  
- Redevelopment and Relocation Issues
  - Tax credits
    - Investors/developer partners will likely impose stricter rules for re-occupancy and eviction
      - This is a challenge to redevelopment
      - Needs to be brokered with Legal Aid & City
  - CRHA is likely to go off troubled status in near future (this year?)
  
- Police Issues
  - Police have been more open lately
  - May be because of CRHA outreach to police
  
- Neighborhood/Development Issues
  - Public housing is segregated from surrounding neighborhoods
  - Housing Authority sites look like one-another, but look different from what is around them
  - CRHA sites are fenced, this contributes to isolation, but is perceived as needed for security
  - There was talk with neighborhood adjacent to South 1<sup>st</sup> Street project about building a pedestrian bridge across the ravine/ creek
  - Neighborhoods aren't perceived as including CRHA residents
  - Westhaven is its own neighborhood
  - Piedmont Housing – Friendship Court
    - Imposes tougher tenant rules than CRHA
    - Has security cameras on its sites
  - Look at defensible space issues - CPTED (Crime Prevention Through Environmental Design)
  - Hiding places, unscreened dumpsters
  - Look at Consolidated Master Plan for city to see what it says about the sites and about affordable housing
  - Are SRO's part of the mix?

The City, UVA, Legal Aid, PHAR, and Foundations can be treated as adversaries or allies in this process, but they wield a lot of clout and influence in the city and region, and would make powerful allies if they can be brought into the tent.

## **CRHA Board Meeting**

*May 15, 2009 @ 4:30pm*

*Attendees:*

- Deetra West, CRHA Staff
- Dave Norris, CRHA Board Member, Mayor
- Joy Johnson, Resident Board Representative
- Jason Halbert, CRHA Board Chair
- Richard Jones, CRHA Board Member
- Alyn Pruett, WRT
- Gil Rosenthal, WRT
- Alex Morris, WRT
- David Gilmore, Gilmore Kean
- Brian Heeger, Duvernay + Brooks
- Barry Ludwig, Ludwig Associates

### *Meeting Notes:*

- 900-1000 residents currently live in CRHA public housing (376 units)
- 376 units in the CRHA inventory – 15 vacancies
- Resident and community outreach and communications options for Master Plan:
  - CRHA has a monthly Newsletter
  - Website ([cvillehousing.org](http://cvillehousing.org)) – recently set up as a separate site from City web site
  - Resident Survey
  - Evicting problem tenants makes housing better for the rest of the residents on site
- Residents' Bill of Rights presents challenges for redevelopment
- There is one new on-campus UVA dorm project planned
- A lot of UVA's student housing is off-campus, and privately owned and developed
- The consultant team will investigate what happened at Wertland & Page Streets (new infill and student housing) and find out why it is controversial for CRHA residents
- HUD will have a new program to replace HOPE VI in 2010
  - It will have twice as much money available as HOPE VI (\$250 million per year)
  - It focuses on neighborhood revitalization
  - Its programs will tie in to neighborhood schools (Rep. Maxine Waters)
- Competitive Capital Funds Program (CFRC)
- Neighborhood Stabilization Program (NSP)
- Leveraging funds from city
  - Capital Funds
  - CBDG Funds
- Mixed income (will vary from site to site)
- A Rehab of CRHA's sites would leave all of the housing stock in the public housing inventory

- Redevelopment – could be mixed income
- Tenure type home-ownership
- Gil Rosenthal noted that one successful model of redevelopment is 1/3 public housing, 1/3 market rate, 1/3 affordable
- Barry Ludwig joined the meeting at 6:00pm. He reported his preliminary findings about the Charlottesville market to the Board and other attendees. In general, Charlottesville has:
  - Low unemployment
  - High percentage of renters
  - High housing costs relative to incomes, rents are high compared to incomes
  - The University (both the school and the hospital) is the dominant employer
  - The population of the City is not growing (stagnant)
  
- The team discussed other issues that will need to be followed-up on or investigated further:
  - Vinegar Hill – how does the Housing Authority avoid the mistakes of the past
  - Similar architectural character leads to stigmatization
  - Housing market
  
- The Board mentioned that it is looking for strategies that increase affordable housing inventory, while maintaining the existing public housing inventory at a minimum of 1:1 (pre/ post development). In round numbers, the goal of replacing the existing 376 units with 500 new or rehabilitated units was discussed
- In response to a question about the affordability of the final redevelopment plan, Gil Rosenthal made a statement about there being three kinds of money:
  - Free Money – Hope VI, CFRC
  - Cheap Money – UDAG 1% loan
  - Your Money – you want to use this one as little as possible in the redevelopment program
  - The key to using as much free and cheap money as possible and as little of *your* money is in forging partnerships with private non-profit or for-profit developers to leverage Housing Authority, HUD, Tax Credit and City funds to do larger projects
  
- Goals and Assumptions
  - Jason Halbert, Chair of the CRHA Board, noted that the whole Board is not present at this meeting (Hosea Mitchell is not present), but that it will be his job to make sure that they are all well-informed of progress on the Master Plan
  - CRHA would like to add units to its inventory
  - CRHA would like to explore the possibility of a resident owned/operated business incubator
  
- Section 3
  - PHAR to train residents to do questionnaires

- The Board challenged the Team to think about ways that Section 3 can be incorporated into the design and construction process as this project goes forward
- Amy Kilroy is the Consultant Team's point of contact

## **Community Stakeholder Focus Session 1: Social Services Groups**

*May 14, 2009, 9:00 am*

*Attendees:* Holly Hatcher (Charlottesville Area Community Foundation)  
Jacki Bryant (Children, Youth & Family Services)  
Donna Scott (Region Ten CSB)  
Kelly Logan (Charlottesville DSS)  
Susan Pleiss (QCC)  
Joy Johnson (Westhaven Nursing Clinic)  
Jane Fisher (Charlottesville Community Design Center)  
Karen Waters (QCC)  
Alyn Pruett (WRT)  
Patrick Kean (WRT / Gilmore Kean, LLC)  
Alex Morris (WRT)

### *Meeting Notes:*

Alex Morris of WRT opened the meeting with a brief introduction of the Consultant Team members present at the meeting, and a description of the Master Plan process that we are undertaking. He then opened up the floor for social service providers to tell the Team about the services they provide to CRHA residents, what is not being provided but should be provided, and how their organizations can contribute to, and/or be served by the Master Planning Process:

- Holly Hatcher of the Charlottesville Area Community Foundation stated that there were many groups not represented at this meeting that should be at the table in the future. She also noted the following:
  - o CRHA does not currently have a coordinated effort to track who is doing what at its sites
  - o Any anticipated redesign of or addition of new community spaces should take into account what is needed at each community
  - o Many community spaces are currently underutilized, but the needs are great (more services could be provided with a comprehensive plan)
  - o She listed some of the groups that should participate in future meetings and planning:
    - Parks Edge - AHEP
    - YMCA
    - Computer lab
    - GED
    - Girl Scouts
  
- Jacki Bryant of Children, Youth & Family Services, stated the following:
  - o Services work better where there are community facilities on site
  - o Childcare is needed on all of CRHA's multi-family sites
  - o Coop-care: parents caring for other people's children (could be an option in lieu of traditional childcare)

- CYFS is located in 5 different neighborhoods, but of the five, Westhaven is the only CRHA site
- A mobile center goes to city & county sites that are not served by fixed operator
- Jane Fisher (CCDC):
  - CCDC is responsible for assisting with the design of parks, public spaces, and other spaces throughout Charlottesville
  - CCDC has a gallery space in downtown Charlottesville which would be an excellent meeting place for presentation of the Master Plan, as well as for larger meetings (capacity 100)
  - CCDC believes that in order to be successful each project must be:
    - Beautiful
    - Sustainable
    - Exemplify social justice principles
  - The design and planning process must be visible in order to succeed
  - Redevelopment could spark fear among residents, the antidote to fear is clear and frequent communication
- Donna Scott of Region Ten (CSB):
  - They are seeing a desire on the part of their clientele to get out of public housing
  - Provides services to intellectually disabled & mentally ill persons
  - She noted that people on public housing waiting lists may be on waiting lists for other housing options as well (we need to be careful that we don't double count persons on waiting lists)
- Kelly Logan of Charlottesville DSS:
  - Performs job readiness programs. Used operate out of Westhaven , but it outgrew the space
  - Needs space for 20 computer workstations/class, Westhaven had room for only 8 at a time
    - Currently runs a program at Friendship Court
    - CRHA needs activities for teens, kids lose support at 12 years old
    - VEC is reopening Westhaven lab so it is available to residents

QCC – Karen Waters:

- Existing community centers are NOT being fully utilized
  - Farm at 6<sup>th</sup> Street site is very nice
  - There is a need for green space at all of the sites
    - Rainwater Harvesting
    - Food Growing
    - Hoop house?
- QCC has expansion plans in the works for other Charlottesville sites
- One idea that has been pursued but has not gotten off the ground yet is a rooftop garden at the IX Building



### General Comments re Affordable Housing:

- Public housing does not have to exist in isolation
- Many families in public housing do not have children
  - o Housing needs to accommodate empty nesters and grandparents taking care of grandchildren
  - o Design for affordable housing needs to accommodate “aging in-place”
- There is a middle-zone between low-income and market rate that is underserved in Charlottesville

### Westhaven Nursing Clinic

- The Westhaven Nursing Clinic is an example of a successful program
  - o Operates three days/week
  - o Staffed by students from UVA School of Nursing
  - o The nurses do assessments and then refer residents out to other centers for follow-up treatment
  - o They have a holistic approach to health (including behavioral health, mental health and nutrition)
- There was a general comment that Charlottesville does not have enough healthcare options for the truly poor.
  - o The Charlottesville Free Clinic serves the working poor
  - o It is income-restricted and does not serve the very poor
  - o The only healthcare resources in the community for the very poor are:
    - Westhaven
    - JABA (at Crescent Halls)
    - UVA Emergency Room

### Community Facilities:

- The only CRHA sites that have community facilities are:
  - o Crescent Halls
  - o Westhaven
  - o South 1<sup>st</sup> Street
  - o 6<sup>th</sup> Street (very small)
- Parkview (located on Pantop Mountain) – has very active community spaces
- Activities needed for seniors (bingo?)
- A comment was made that having a childcare center serving both public housing and non-public housing tenants can build bridges
- Computer lab spaces in community centers needs to be a priority
- Look at Friendship Court for an example

### Dropout rate in city schools is too high

- Needs:
  - o After school program 5 days/week
  - o Affordable childcare

- Job-readiness:
  - Health
  - Computer lab
- QCC Farm Market
  - Friday afternoon farm market at Crescent Halls
  - Food stamp card accepted at farm markets
  - Grow your own food
- MH /MR (Region 10)
- Micro Enterprises
  - Residents selling home-grown food
  - Laundromats
  - August 1<sup>st</sup> Community Day
- Paid farm apprenticeship program

## **Community Stakeholder Focus Session 2: PHAR / Legal Aid Society**

*May 14, 2009, 11:00 am*

*Attendees:* Harold Folly  
Jane Foster (PHAR Advisory Committee)  
Deirdre Gilmore  
Sherri Clarke  
Tina Washington  
Thomas Richards  
Fannie Richards  
Edith Good  
Paul Vaughan (PHAR)  
Sylvia Taylor  
Joy Johnson (PHAR)  
Alex Gulotta (Legal Aid Justice Center)  
Brenda Castañeda (Legal Aid Justice Center)  
Amy Kilroy (CRHA)  
Emily Dreyfus (Legal Aid)  
Alyn Pruett (WRT)  
Alex Morris (WRT)  
Patrick Kean (WRT / Gilmore Kean)

### *Meeting Notes (Questions from PHAR and Legal Aid Members):*

- Westhaven – Redevelopment / Home Ownership
  - o This question related to whether Westhaven was being targeted as the first priority for redevelopment
  - o Alyn Pruett of WRT responded that the team was in an information gathering mode and was not ready to assess priorities yet or to make determinations about redevelopment vs. rehabilitation
  - o The team will be looking at appropriate locations for home-ownership opportunities
- What does “do nothing” mean?
  - o This question came in response to a comment made by Alex Morris that all options are being considered for all sites, including a “do nothing” option
  - o Alex Morris responded by saying that “do nothing” may be too simplistic a comment, but that in the course of investigating the sites and speaking to residents some sites may only need minor work, whereas some sites may need major rehabilitation or redevelopment
- Resident Bill of Rights
  - o Joy Johnson asked Alyn Pruett and Alex Morris to review the comments made by David Gilmore at the Wednesday afternoon CRHA Staff meeting regarding the Resident Bill of Rights
  - o David Gilmore’s had commented that, in his experience, Resident Bills of Rights can hinder the redevelopment process, and often it is the residents of public housing that want to see bad tenants evicted (or not return)

- Alex Gulotta stated that the Bill of Rights is a fact of working in Charlottesville on public housing rehabilitation or redevelopment, that its eight points will not change, and that in his opinion, if this makes redevelopment harder, then the design team will have to get more creative
- He also mentioned that there were plenty of developers in Charlottesville with a strong social conscience and creative approaches to problem solving, and that they could be part of the solution
- Alyn Pruett stated for the record that the consultant team is not associated with any developers, and that neither he, nor any other team members represent any developers
- A question was asked about involvement by Habitat for Humanity
  - Amy Kilroy confirmed that they will be at the afternoon meeting of other affordable housing providers
  - Could they be a partner in providing home-ownership opportunities to CRHA residents?
- Piedmont Housing Alliance – will also participate in the afternoon meeting (along with Habitat)
- Residents have involvement in design issues
  - CRHA and WRT are working to create open lines of communication with residents and resident involvement is a very high priority in the planning process
  - WRT asked PHAR and Legal Aid to assist in communication with residents and in resident involvement in the process
- A question was asked about the housing density of any redevelopment that is planned
  - Alyn Pruett stated that there were no preconceived notions about the density of the redeveloped sites
  - It is a stated goal of the Housing Authority to increase the number of available affordable housing units, and if other land is not available, the ability to increase housing may be dependent on increasing density on existing Housing Authority sites
  - This issue will be looked at in the context of the rest of the Master Planning process
- Rehabilitation and Redevelopment Options
  - Alex Gulotta of Legal Aid stated that it was the expectation of PHAR and Legal Aid that all of the options put forward by the consultant team meet the requirements of the Resident Bill of Rights
  - He asked if the consultant team had a list of guiding principles for the project, and that PHAR and Legal Aid would like to review them if they are available
  - Patrick Kean of Gilmore Kean stated that he had been involved in producing “guiding principles” for other redevelopment projects, and that he would circulate sample guidelines to WRT and the Housing Authority for review
- Mixed income? Shouldn’t we serve low income first?
  - A question was asked whether “mixed-income” redevelopment should even be considered for the Housing Authority’s sites, since there is so much need for low-income housing in the community

- Alyn Pruett responded that the team understands the principles of the Resident Bill of Rights, and that in no case would options be presented that reduce the current number of low-income public housing units, but that mixed-income would be studied as a way of adding to the existing inventory
- Sustainability in Design
  - Alex Morris stated that in order for “sustainability” to work best for a low-income population it has to be about more than the conventional notions about “green” design
  - He said that true sustainability for low-income housing is about designing housing that is durable and easy to repair and maintain; is energy efficient to keep utility bills low; and is placed close to schools, jobs and public transit.
  - If the planning and design are done correctly, these principles can be incorporated without a large outlay of additional money
- Charlottesville Living Wage
  - A question was asked if the available Section 3 jobs would pay a “living wage”
  - The approved living wage for Charlottesville is \$11.44/hour
  - PHAR has offered to do the interviewing and hiring for the Section 3 jobs.
  - WRT to provide PHAR with a list of available jobs by date, and the pay rate for each job

**Community Stakeholder Focus Session 3: Housing Providers and Interest Groups**  
*May 14, 2009, 1:30 pm*

*Attendees:* Charlie Armstrong (Charlottesville Housing Advisory Committee)  
Howard Evergreen (Fluvanna/Louisa Housing)  
Ron White (Albemarle County Office of Housing)  
Billie Campbell (Thomas Jefferson PDC)  
Stu Armstrong (Piedmont Housing Alliance)  
Juan Wade (Charlottesville School Board)  
Amy Kilroy (CRHA)  
Chris Murray (JABA)  
Gordon Walker (JABA)  
Dan Rosensweig (Habitat for Humanity – Greater Charlottesville)  
Overton McGehee (Habitat for Humanity of Virginia)  
Paul Beyer (Albemarle Housing Committee)  
Kathy Galvin (Charlottesville City Schools)  
Joy Johnson (PHAR / Westhaven Nursing Clinic)  
Alyn Pruett (WRT)  
Alex Morris (WRT)  
Patrick Kean (WRT / Gilmore Kean)

*Meeting Notes:*

Housing Needs:

- Joint Task Force on Affordable Housing reported on the needs for Charlottesville:
  - o Rentals at or below 50% AMI
  - o Home-Ownership opportunities at or below 30% AMI
- Transitional Housing is another need in the community
- Workforce housing for the working poor
- SRO housing – for transition from homeless to housed
- Lock-off Units – like a Portuguese Twin or Boston Triple Decker (to allow person who is overhoused to earn income from surplus space, or to allow a live-in aide or support person)
- Regional Home Ownership Center / Regional Rental Center
  
- Habitat for Humanity Redevelopment
  - o Habitat is currently working on a phased redevelopment of a trailer park at Southwood
  - o The target market is between 13% AMI – Market Rate
  - o They anticipate full build-out at 400 units
- The Housing Authority could/ should partner with Habitat for Humanity to provide homeownership opportunities for CRHA tenants
- HCV could be used as a step up to home ownership
- Fluvanna/ Louisa Housing administers 150 vouchers over 2 counties
- What is the primary market boundary for CRHA?

- UVA is the largest employer in the region (both University and Hospital)
- UVA is a powerful ally at the level below the administration (faculty, Deans of Colleges, students)
- David Newman is the UVA representative on Planning Commission (important person to reach out to)
- CCDC is another potential ally for the Master Planning Process
- Financial sources being used by private providers
  - o Tax Credits
  - o Foundations
- Albemarle County has 460 vouchers; many are in the city
  - o 130 of 460 vouchers are currently being used within the City of Charlottesville (385 of the county vouchers are committed out of 460 total)
  - o 90 of the city vouchers are being used in the surrounding county
- Vouchers are portable
- CRHA administers just under 300 vouchers
- Piedmont Housing Alliance administers 70 vouchers
- Proffers – based on inclusionary zoning are another source of affordable housing, works for:
  - o 50-60% AMI rentals
  - o 70-80% AMI home-ownership
- City has inclusionary zoning to allow FAR increases, variances
  
- Dave Norris asked – How can county play a role in funding city issues and vice-versa?
- Housing Choice Vouchers – question: is there a supply of housing to fill the need (even if additional vouchers were available, is there a housing supply willing to accept them?)
- Tax Credits – region needs to design a local voucher program to enable growth of affordable housing opportunities
  - o Value of tax credit deals is based on HCV in hand
  - o Housing Trust Fund? – none exists currently
  
- Thomas Jefferson Planning District – Affordable housing taken up with persons with higher incomes (ie: students)
- MHMR – has a mis-match between location of residents and access to support for those residents
  
- Stu Armstrong – Piedmont Housing Alliance
  - o has 20 employees
  - o runs Friendship Court (rental, across street from 6<sup>th</sup> Street)
  - o other PHA developments include:
    - Virnita Court (rental)
    - Ryan School Apartments (rental)
    - Monticello Vista Apartments (rental)
    - PHS Apartments (rental)
    - Crozet Crossings (home-ownership)

- Starr Hill (home-ownership)
  - Hinton Avenue (home-ownership)
  - 10<sup>th</sup> & Page (home-ownership)
  - Oak Lawn Cottages (home-ownership)
  - Community Housing Development Organization (CHODO)
  - Community Development Financial Institution (CDFI)
  - Certified Housing Counseling Agency
  - Opportunities to partner with Housing Authority
    - Resident Bill of Rights is a challenge
  - 3-5 years from planning to construction
- Paul Beyer – Albemarle Housing Committee: sees a need for 4600 new high-density rental units in the region
- Kathy Galvin (Architect & School Board Member)
  - 4000 Students in the Charlottesville School District
    - Half of the population is on free or reduced lunch
    - Half black/ half white, or other
    - Most teachers can't afford to live in Charlottesville
  - Course on Urban Design
    - 19 students currently enrolled
    - Looking for another 20 students from outside CRHA housing
  - Half of adults in public housing in C'ville don't have a GED
- Habitat has been studying mixed income nationwide, two studied projects:
  - Liberty Green – Louisville, KY
  - High Point – Seattle, WA (deemed to be the best!)
- Chris Murray (Jefferson Area Board for Aging (JABA))
  - Interested in mixed age group housing
  - Not interested in new segregated senior building ghettos
    - Lock-off unit idea is great
  - New accessible units should be created by design in order to allow residents to age in place
- Anne E. Casey Foundation (potential resource for affordable housing)
- Martha Jefferson Hospital Site (look at it as a possible future affordable housing site)
- Charlie Armstrong – Completed Plans that the Team should look at:
  - Charlottesville Comprehensive Plan
  - Corridor Study (Torti Galas)



## **Community Stakeholder Focus Session 4: City Meeting**

*May 14, 2009, 3:00 pm*

*Attendees:*

- Chris Engel (City of Charlottesville Economic Development)
- Maurice Jones (City of Charlottesville / City Manager's Office)
- Teresa McCoy (Charlottesville – Neighborhood Development Services)
- Charles Werner (Charlottesville Fire Department)
- Chris Gensic (Parks and Recreation)
- Satyendra Huja (City Council)
- Bill Watterson (Charlottesville Transit Service)
- Missy Creary (Neighborhood Development Services – Planning)
- Nick Rogers (Charlottesville – Neighborhood Development Services)
- Joy Johnson (PHAR / Westhaven Nursing Clinic)
- Amy Kilroy (CRHA)
- Holly Edwards (Organization City Council, PHAR Advisory Board)
- Melissa Celi (Charlottesville – Neighborhood Development Services)
- Angela Tucker (City Development Services Manager)
- Alyn Pruett (WRT)
- Alex Morris (WRT)
- Patrick Kean (WRT / Gilmore Kean)

### *Meeting Notes:*

- Charles Werner – Charlottesville Fire Department
  - o Concerned with Fire Safety
    - Safe means of egress from units (Westhaven and South 1<sup>st</sup> Street do not have egressible windows currently)
    - Test smoke detectors
    - He is a big fan of sprinkler systems in all new residential projects
    - Crescent Halls Rehab (fire safety) carbon monoxide detectors
    - Extra safety for elderly & disabled residents due to lack of mobility
  
- Concern over Schools – how will pupil transportation be handled during relocation?
- Look at nursing homes as relocation option for elderly residents?
- Create mixed income, safe neighborhoods through redevelopment process
- Aesthetics: housing doesn't need to look like "public housing"
- Connectivity: connect sites to neighborhood & region
- Connect to urban natural resources
- Broadband internet
- South 1<sup>st</sup> Street – creek & footpaths to the east of the site could be linked into the City parks and pathway system
- A neighborhood "we" wouldn't mind living in (pride of ownership)
- Investigate and propose strategies to streamline services, avoid duplication

- The “Communications Plan” during and immediately after the Master Plan process will be critical to the acceptance of the Master Plan and to its ultimate success
  - o City help with communications?
  - o Can CRHA and PHAR recruit residents to host “living room meetings” between visits by the consultants?
  - o PHAR can help with developing the communication plan
  
- Housing Authority: look at neighborhood integration into sites and mixed us
- The Housing Authority has “a lot” of property?
  
- History of Vinegar Hill (relating to Westhaven) is significant
  - o Jefferson School – African American School closed 7 years ago, there are current plans for its redevelopment
  - o Jefferson currently houses the Carver Recreation Center
  - o Make Westhaven “historic”
  - o Study improvements to the entry to Westhaven from 8<sup>th</sup> Street (Jefferson Center, Rock House)
  
- Design redevelopment or rehab of sites to accommodate and support public transportation (design special places for passenger waiting areas within redeveloped or rehabbed sites)
- Design redevelopment or rehab with consideration given to long-term maintenance of buildings and sites (make them durable)
- LEED Standard should be applied to thinking about master plan

## **Introduction to Planning and Design Meeting**

*May 14, 2009*

This meeting was a resident forum, held at the Mt. Zion Church. At this meeting, representatives of WRT presented a slide show to explain what the Master Planning process was about, what the terms and tools were that were going to be used to communicate during the process, and what the critical upcoming dates were for future workshops and meetings.

After the slideshow, WRT opened up the floor to resident questions:

- How many sites (of the sites shown in the slideshow) had 1:1 replacement of housing or more?
  - A: 1 site had more – 125%
  - A: 2 sites had less (from slide show)
  
- Explain HOPE VI
  - A: “Housing opportunities for people everywhere”
  - A: it is a competitive grant process
  - A: it will have one more funding round in 2009, and will change to a new program in 2010 (with an emphasis on schools and well as housing).
  
- How long will this process take?
  - A: The master plan is scheduled to be complete in December.
  - A: Next steps – schedule to be determined.

Resident comments regarding their current housing or sites:

- “Hate the clothes lines” - it would be better to have dryers or a Laundromat facility on site
- South First: Need lights in back yards and central A.C.
- Need stronger doors / screen doors (they get dented and broken into too often).
- Want more ground floor units – no stairs
- Get rid of pipes in ceiling (Westhaven)
- We need more closet space.
- We need better windows.
- Would like to have a porch (with a roof).
- Would like to have a safer recreation space for kids.
- Would like to have more counter space – in baths & kitchens (Crescent Halls)
- Would like to see the dumpsters enclosed.
- Would like to see more parks and places to sit.
- Play areas should be near houses (not isolated).
- Would like to see bigger bedrooms for kids.
- Would like to see bigger bathrooms.
- Would like to see lights at basketball court (Westhaven).

- Would like to have carpet instead of VCT on floors.
- Would like to see storm water drainage issue fixed on side hill (Crescent Halls).
- Would like to see better security (security on site).
- Fix the grading so water doesn't puddle on site and run into houses.
- Need better traffic control on sites (speed bumps).
- Need lockable tenant storage sheds (Westhaven) .
- Need better weather stripping @ doors (will be addressed later this year) .
- We want to keep front / back yards – “no warehouses” (Westhaven)
- Keep community fabric – no high rises.
- Design community centers in the middle of sites.
- Natural light in bathrooms / ventilation (req'd by code).
- Westhaven – no heat in bathroom (bathrooms should have heat).
- Residents should have their own parking spot.
- Electric stove (safer than gas) & doorbell.
- Would like to have a bigger refrigerator.
- Would like a separate dining room / kit. / living (riverside dining space is too small).
- Would like to have a light in living room and bedroom ceilings (no switched outlets).
- Replace trees @ sites when they fall over or are cut down
- Provide a fire extinguisher in kitchens.
- Fix vent screens so birds, squirrels and insects don't get into house.
- Apartments should have wooden floors.
- Apartments should have carbon monoxide detectors.
- Kitchens should have dishwashers.
- Five bedroom units should have more bathrooms.
- There should be a half-bath on the ground floor of two-story units.
- It would be nice to have a big storage closet upstairs & downstairs.
- It would be nice to have a separate kitchen / dining area in accessible units.

## **CRESCENT HALLS**

Friday, May 15 - 9:00-10:00am

When we first arrived at Crescent Halls, there were no residents ready to meet with us in the lounge. While we were waiting for residents to arrive, we visited the clinic run by the Jefferson Area Board for Aging (JABA), located on the ground floor of Crescent Halls

JABA Clinic – Open M, W, F. –Nurse is in M and W.

-1 Clinic exam room

-1 Office

-1 Waiting Area

Uses the “Parish” Nursing Model

CARES

Consultation

Advocacy

Resources

Education

Spiritual Support

Residents Interviewed:

George Powell

Mr. Ross

Cindy Walker

Shirley Powell

Alberta Scott

Marylyn Felton

Juanita Tyler

Others Attending:

Paul Vaughn (PHAR)

Amy Kilroy (CRHA)

Alyn Pruett (WRT)

Patrick Kean (WRT/ Gilmore Kean)

Alex Morris (WRT)

Resident Interviews:

1. George Powell – 6<sup>th</sup> Floor

George said that he has lived at Crescent Halls for many years. He has always lived in the Charlottesville area, and grew up 10 minutes outside town. He moved to Charlottesville when he got married.

Issues identified:

- Yard drains outside under the white pines sometimes back up
- Duct leakage/condensation is an issue he is concerned with (sometimes drips inside his unit)
- Hand held shower heads would be nice to have

2. Mr. Ross – 2<sup>nd</sup> Floor (206)  
Mr. Ross says that he has lived here since 2000.

Issues identified:

- Water comes through porch window frame when it rains
- Water comes through brick around window sometimes as well
- Question: What will happen when rehab work starts?
- The Housing Authority has had discussions in the past about building new in the following locations:
  - Levy Lot
  - Garrett Square

- Concerned about mixed income
- A lot of people don't believe rehab or redevelopment will happen (it has been promised before)

3. Cindy Walker (did not give her address)  
Ms. Walker sometimes babysits her great- granddaughter Lucy. She says it is too bad that more units don't have tubs instead of showers. When Lucy visits, she bathes her in the sink.

Ms. Walker would like to see:

- Pool Room/Game Room
- Exercise equipment
- Picnic area under white pine

4. Shirley Powell (604)
  - Likes the computer lab, but says that it should be updated with more and newer computers
  - Likes TV and Library room, but would like to see them improved and separated so that TV watchers don't disturb the readers
  - Crescent Halls is not as nice as other similar senior and disabled buildings she has seen in other cities.

5. Alberta Scott (712)
  - Likes it here
  - Doesn't want to move
6. Marylyn Felton (506) – no comments recorded
7. Juanita Tyler
  - Lived at Westhaven prior to moving to Crescent Halls
  - Wants a front porch (note: the units used to have porches, but they were closed-in for safety)
8. Paul Vaughn of PHAR stated that Crescent Halls residents are often scared of relocation
9. Pat – Site Manager – reports that one child is currently living in the building

## **6<sup>th</sup> STREET**

Friday, May 15 – 10:15 to 11:15am

### Residents Interviewed:

Christa (700 Building)  
Shonda (700 Building)  
Lyvette Brown

### Others Attending Interviews:

Paul Vaughn (PHAR)  
Amy Kilroy (CRHA)  
Patrick Kean (WRT/ Gilmore Kean)  
Alex Morris (WRT)

### Issues at 6<sup>th</sup> Street:

- Police refer to residents as “you people”
- Too many shootings
- Drugs sold on retaining wall (across 6<sup>th</sup> Street from the site)
- Trash around the site is from people who don't live here
- Bullet hole in window frame (photo)
- Dumpsters are ugly, move & fence them

### Issues with the Units:

- Lyvette Brown says “Tear them down!”
- Christa and Shonda would like to have a half bath on the first floor
- There are washer/dryer hook-ups, but both machines don't fit side-by-side (stackers?, move laundry upstairs?)
- Forced air heat, but no central AC (add central air to system?)
- Thicker drywall (lots of dents in the walls)
- Tenants buy their own W/D
- No dishwashers in kitchens
- Bedrooms are small (make bedrooms bigger?)
- Fire sprinklers for safety?
- Eat-in kitchen / move living room wall to make kitchen bigger?
- Maintenance issues
- Backyards are maintained by tenants
  - o Tenants have to maintain their own grass
  - o Maybe some grass, but not all grass
  - o Playground surface material?



### Positives at 6<sup>th</sup> Street:

- 6<sup>th</sup> Street looks nice (condition of buildings and grounds)
- Christa & Shonda both requested 6<sup>th</sup> Street over Westhaven or South 1st Streets
- Everybody likes the garden (QCC community garden)
- Maintenance is pretty good

### Dreams:

- o No gun violence in neighborhood
- o No teens hanging out on corner
- o Coming together as a community
- o Community Center should have computers
- o Each site should have its own character , but it should also look like the neighborhood
- o More playgrounds
- o New pest control company
- Guest sign-in list
- Kids generally don't have their own bicycles. It would be nice to have a Bike sharing program with an on-site bike rack

### Shopping:

- o Pantops & 5<sup>th</sup> Street Extension are the best shopping areas (Dollar Tree and Food Lion)
- Stores in neighborhood (walking distance) are expensive

## **SOUTH 1<sup>st</sup> STREET**

Friday, May 15 – 11:30am to 12:30pm

### Residents Interviewed:

Tammy  
Katherine  
Didi Gilmore

### Others Attending Interviews:

Paul Vaughn (PHAR)  
Edith Good (PHAR Board Member)  
Amy Kilroy (CRHA)  
Alyn Pruett (WRT)  
Patrick Kean (WRT/ Gilmore Kean)  
Alex Morris (WRT)

### Discussion Items:

1. Tammy (928)
  - Drug problem in rear parking lot (behind the south 1<sup>st</sup> Street buildings)
  - Want a half bath on first floor
  - The strange exterior stair in the one building is an over/under flat created for accessibility
  - It would be good to have a dishwasher
  - It would be good to have a washer & dryer hook-up (only washer is accommodated, no power or vent for dryer)
  - Need more security (people)
2. Katherine (924C) – 17 years
  - Need more handicapped units
  - She loves South 1<sup>st</sup> Street
  - Police patrol on foot during day, but not at night
  - Air conditioner has to be out of bedroom windows by October (for fire egress)
3. Didi Gilmore
  - Worked with youth in the neighborhood to create a garden at South 1<sup>st</sup> Street
4. Paul Vaughn (PHAR)
5. Edith (PHAR Board Member)

### Community Building Activities

- Cooking
- Parties

- Resident Services
- Finance Committee
- Redevelopment Committee
- UVA Football Team members come to do tutoring
- Computer lab
  - o Has 8 computers
  - o Job-readiness program moved to Friendship Court
- Big screen TV
- KTEC training of kids to tape CRHA Board Meetings was a great program, but it was stopped after staff person left CRHA
- Rent out Community Center to outsiders, but charge REAL money for it (people don't clean up after themselves)
- The money from renting the community building can be used to create more and better activities for residents)
  - Teens get harassed by police when they hang out outside
    - o Suspicion of drugs
    - o They need a safe place to hang out on site

#### Other Issues:

- o Westhaven gets TOO MUCH of the attention
- o Parking should be designated for residents
- o Used to have a park behind 904 Building 10 years ago (what happened to it?)
- Need a pay phone on site
- Tilt in windows would be nice for clean ability
- Dirty air registers – lint and dust (need to be vacuumed out)

After the community building interview session, Paul, Edith, Amy, Alyn, Patrick and Alex toured the South 1<sup>st</sup> Street site with the residents. We began the tour by walking into the woods to the east of the site. There is an opening in the fence next to the baseball diamond that leads to a dirt trail into the woods. The trail leads down a steep slope to a ravine with a creek. The wooded setting is rather picturesque, but in need of policing for trash and has some soil erosion issues stemming from the footpath. We were informed by residents that the footpath is used by residents of the adjacent neighborhood to access the bus stop on South 1<sup>st</sup> Street.

Some members of the group then crossed South 1<sup>st</sup> Street to look at another ravine and creek that drains into the ravine to the east of the project site by means of a culvert under a corner of the outdoor basketball court.

The group then walked along the pedestrian walk along the eastern side of the property, pausing to look at steep, eroded slopes between buildings, and a trash-strewn grass walkway between the rear yards of the easterly units and the eastern fence line.

We also toured a former playground in the rear yards of the northern cluster of buildings (the level depression in the ground was still there, as was the old concrete stairs, but the

playground equipment and pavement were removed years ago. The tour ended in the parking lot behind the buildings that face onto South 1<sup>st</sup> Street (where gangs of young men congregate in the afternoons).

## **WESTHAVEN**

Friday, May 15 – 12:30pm to 1:30pm

### Residents Interviewed:

Estelle Fortune (834A)  
Ms. Betty Jasper (802F)  
Adrienne Hill (811E)  
Yanelle Woodfork (808B)  
Brenda Parrish (802E)  
Joy Johnson (823C)

### Others Attending Interviews:

Paul Vaughn (PHAR)  
Edith Good (PHAR Board Member)  
Jason Halbert (CRHA Board Chair)  
Amy Kilroy (CRHA)  
Alyn Pruett (WRT)  
Patrick Kean (WRT/ Gilmore Kean)  
Alex Morris (WRT)

1. Miss Betty Jasper
  - Would like to have a job during the rehab/ redevelopment work
    - + Jobs programs
    - + Apprenticeship programs
  - Outsiders bring trouble to Westhaven
2. Brenda Parrish
  - side-by-side units are better than stacked
3. Adrian Thomas
  - Plumbing in existing units is not working well (a lot of leaks)
4. Joy Ferguson (1983)
  - 
  - Plumbing overflows from bathroom, runs into kitchens below
  - Sense of community at Westhaven (good)
  - Careful
  - People come to “hang out” at Westhaven after bars & clubs close
  - Inside of units is “nasty”
    - o Concrete block walls
    - o Pipes hang down below ceiling
    - o Small rooms
    - o Small bathroom

- Small windows
  - Wants to see the spray pad restored for the kids
  - Hide-outs: too many blind areas on the site (hard to monitor)
  - Back yards are paved (this is a good thing – not muddy)
  - Likes having a clothes line in the back yard
  - Accessibility (need more accessible units)
  - Would like to be able to grill on patios (in new units)
  - Stairs in existing units are very narrow for moving furniture
  - Would like to have a ceiling light in living room and bedrooms (switched outlets are not as convenient, require tenant to buy lots of lamps)
5. Edith Good
- Spread-out playgrounds so they are more convenient for the residents to monitor
  - No exterior storage, not enough closets
  - Half bath on ground floor
  - 816 Courtyard, 820 Courtyard are the best (nicest landscaping, quietest)

After the resident interviews Alyn Pruett of WRT and Amy Kilroy of CRHA went on a tour of the site with the residents. Alex Morris and Patrick Kean drove to Michie Drive to start the next interview session.

## **MICHIE DRIVE**

Friday, May 15 – 1:45pm to 2:45pm

### Residents Interviewed:

Donna (no last name given)  
Ms. Betty Brock  
Ms. Tran  
Mr. Nguyen

### Others Attending Interviews:

Paul Vaughn (PHAR)  
Amy Kilroy (CRHA)  
Alyn Pruett (WRT)  
Patrick Kean (WRT/ Gilmore Kean)  
Alex Morris (WRT)

- Donna (has lived at Michie Drive for 10 years)
  - o Likes:
    - Close to stores (K-Mart & Kroger)
    - Quiet – safer than Westhaven or South 1<sup>st</sup> Street
  - o Don't like:
    - Don't have a bus on Michie; have to walk (there used to be a bus, but it was discontinued)
    - No place to play for teens (playground is geared to younger kids)
  - o Need truly accessible units
  - o Central air & heat
  - o Washer/dryer hook-ups
    - Dryers not accommodated
      - No power
      - No duct
      - No space
  - o Heat is a hot water coil & fan (no central AC)
  - o Walls not soundproof
  - o Cable TV in bedrooms
  - o Not enough parking
- Ms. Betty Brock
- Ms. Tran (has lived at Michie for 9 years)
- Mr. Nguyen (has lived at Michie for 9 years)
  - o Kids come from Hearthwood (adjacent HCV apartment complex) to use play equipment, but kids from Michie are not allowed to use the pool at Hearthwood
  - o Renovated or new units at Michie should have central air conditioning
  - o Need accessible, ground floor units

- Side-by-side living is preferable to stacked flats  
Dumpsters can get messy
- Not much for teenagers to do around Michie  
Bus stop is at K-Mart (about ½ mile away on Hydraulic Road)  
City schools are underfunded
- There is a County-run school in the City right nearby (Rose Hill Avenue), but city kids are not able to attend

Amy Kilroy -

- There is a Whole Foods Market project proposed for right behind the site (on Hydraulic Road). It is currently stalled, awaiting approval of variances – too expensive for public housing residents to shop in
- Whole Foods requires a landscape easement from CRHA to complete their work
- Whole Foods landscape easement from CRHA - to include:
  - Steps through retaining wall
  - 10' landscape buffer
  - Job fair for Michie



## MADISON AVENUE

Friday, May 15 – 3:00pm to 4:00pm

Brenda

Jackie

Jamar (CRHA Maintenance Employee)

Aretha Brown (has lived at Madison for 20 years) – works at UVA Dining Services

Savedra

- Things residents like about Madison:
  - o Peaceful
  - o Dead end street, little traffic
  - o Residents like the fact that the site is all 2 bedroom units
  - o Bus stop is nearby (down the steps at dead end to Preston Avenue)
  - o Schools are convenient (Jackson P. Burley Middle School is across the street)
  
- Things that need improvement:
  - o Units could be bigger (rooms are small)
  - o A front porch (with roof) would be nice Note: get copy of “Vision of 2010” renderings showing porch on front of buildings
  - o A recreation room would be nice
  - o Kitchen finishes, appliances and cabinets need updating
  - o Lighting levels are good inside units
  - o Better fencing around playground (lower?, nicer material than chain link?)
  - o It would be nice to have a ½ bath downstairs (powder room)
  - o Exterior second floor cladding was wood shingles originally, now stucco over rigid insulation board (shows mold and mildew and rust stains)
  - o Enclosure around trash dumpsters would be a good idea
  - o Individual garbage pick-up instead of dumpsters?
  - o Heat, same as Michie (no central AC)
  
- Would you move if offered a new site, or would you stay?
  - o 2 said they would definitely stay
  - o 1 said she might move if the new unit offered had the right amenities
  
- Madison site is right next to a new housing development with units starting at \$339,000