Resident Directed
Positive Vision for Redevelopment
Purpose! VISION and the Future!

• Understand how redevelopment could affect residents
  - Affordability
  - Quality of Life
  - Health
  - Relocation and Moving
  - YOUR FUTURE and YOUR NEIGHBORS’ FUTURE!

• Understand why Redevelopment will be happening
• Review the “Positive Vision” to make sure it is accurate
• Learn about realities that may affect the future
• Put Residents in the Driver’s Seat!
What Does Redevelopment Mean?

• CHANGE!!

• Possible renovation

• Possible rebuilding

• Possible more housing

• CHANGE is COMING!!!
Will they Tear Down My Home or Renovate?

• We don’t know!
• The answer is one or the other*
• This means →
There will be Relocation

To a temporary unit, a new home, or you might return to your old home
Why Now?

Residents
• 50 years since Public Housing established in Charlottesville
• Buildings in Poor Condition
• Homes in poor condition
• Maintenance unable to keep up
• Management and Opportunities are inadequate

CRHA
• Lack of maintenance has made upkeep very expensive
• Buildings are sub-standard
• HUD funding doesn’t meet all of CRHA’s needs
• Redevelopment could bring in extra $$$ and make operations less expensive
How Do We Know It Will Happen Soon?

• CRHA low on money - this is the main reason
• 2009 Master Plan
• Strategic Investment Area Plan
• Past Attempts at RAD (conversion) failed
• Redevelopment Committee being Established
• Alexandria Housing Authority to Consult on Redevelopment
• City of Charlottesville sees it as a way to increase self sufficiency
• THINGS ARE HAPPENING!
Why a Positive Vision?

• Tired of Saying NO
• CRHA more likely to move forward if residents can support
• Put Resident’s in the Driver’s Seat
• Clear and Detailed Input from Residents
• Need to beat them to the punch! Avoid having decisions made without residents!
• Can we all support it?
What is it?

• A clear presentation of what residents want for their future
• Includes details
• First Draft (what we are talking about today) is for residents.
• A “Living Document” that will change over time
• Not the Final Vision yet!
• Shows general things that Residents Support
• Addresses Affordability, Relocation, Design, and Quality of Life
How Did PHAR Do It?

• Made a plan!
• Research
• Identify key topics
• PHAR Work Sessions
• Workshops with Residents
• Doorknocking and Conversations
• Reviewed Notes and Past Resident Surveys
• Over 100 residents have participated so far!
100 Residents is not enough!

We need to hear from everyone!
But...we have a good start and some clear direction from you!
Not Set in Stone

• Will change according to Resident Desires
• Do we have it right so far?
• Ideas and realities from CRHA and others will give us things to consider
• We will continue to learn more
• Do residents agree mostly (consensus)?
• Need to identify “sticking points” and answer difficult questions
• We will only get what we want if residents actively support!
The Vision- what is in it?

• Introduction- describes what and why- “Residents have the most to gain or lose”
• Principles- general ideas that are important to residents
• Statement of Support- what residents will support
• Details of the Support Statement
• What Residents Value
• Relocation!- what Residents most want to see happen, and some protections already agreed to.
• Early Steps in the Process- potentially → NEEDS WORK!
• Conclusion
• Attachments- Summary of workshops, Resources, Residents Bill of Rights, Relocation Fact Sheet
Principles - page 3
Guiding the Process of Redevelopment

• The Residents’ Bill of Rights for Redevelopment (RBoR)... foundation for future redevelopment and should be used as a basis for all decision making moving forward.

GET a COPY! The RBoR is only as strong as we make it! Always stand up for these protections or they will ignore it!
Principles Continued (page 3)

• Residents should be included in ALL decision making and their opinions should lead the planning effort!
Principles Continued (page 3)

• Homes should be “fundamentally better than existing public housing”

...seems simple right?
• Unused land at South First Street and Levy Avenue can be used to:
  - provide more affordable housing
  - Have higher “density” (more on that soon!)
  - Include mixed-income if needed
  - Be used for relocation

*** as opposed to doing these things on currently occupied sites
*** Unused land can and should be used!
LEVY AVE
(currently City Parking Lot, Community Bikes, and UACC)

SOUTH FIRST STREET
(Empty Field next to Maintenance Office)
Principles Continued (page 3)

• If mixed income communities are built, it can be done in a way that protects currently occupied neighborhoods from seeing a large increase of additional houses and higher income neighbors.

Examples →
Developer Wants to Build 4 Units of Higher Income Somewhere
Developer Wants to Build 4 Units of Higher Income Somewhere

Developer Wants to Build 4 Units of Higher Income Somewhere

$\textit{\$\$}\textit{\$\$}\textit{\$\$}\textit{\$\$}$

$\textit{\$\$}\textit{\$\$}\textit{\$\$}\textit{\$\$}$

$\textit{\$\$}\textit{\$\$}\textit{\$\$}\textit{\$\$}$

$\textit{\$\$}\textit{\$\$}\textit{\$\$}\textit{\$\$}$
Developer Wants to Build 4 Units of Higher Income Somewhere

UNUSED LAND

$\$ 

$\$ 

$\$ 

$\$ 

$\$ 

$\$ 

$\$ 

$\$ 

$\$ 

$\$ 

$\$ 

$\$ 

$\$ 

$\$ 

$\$ 

$\$ 

$\$ 

$\$ 

$\$
Developer Wants to Build 4 Units of Higher Income Somewhere

$$
$$
$$

UNUSED LAND

$$
$$
$$
History in the making! Opportunities for:
- repairing communities not just buildings
- improving the Housing Authority management and operations
- MAKE AMENDS FOR THE PAST

Shouldn’t just be what’s possible or necessary, but something that improves neighborhoods and lives- Charlottesville owes this to residents!
Statement of Support (page 4)

• Residents still overwhelmingly support the Residents Bill of Rights
• Many specifics were discussed, most were in agreement
• Over 100 people participated in positive input of what they want the future to look like
• Details of the support statement can be added to!
We, the Residents, Support:
A Cooperative and Inclusive Process

• Part of decision making → self determination!

• Stability- on-going conversations and education of residents will keep people from being surprised, taken advantage of, or lost in the process
We, the Residents, Support:
Preserving what is now positive and improving upon it!

- Keep the good things!
- Live near support sources
- Bus line, community centers, churches, nursing clinics, gardens, and programs
- PHAR and Neighborhood Associations
- Policies! Earned Income Disallowance, grievances, Resident Commissioners
- Rent is 30% of income- utilities included!
- Single Family homes- if needed only sold to current residents
- 376 homes! Not any less!
We, the Residents, Support: Opportunities for Betterment

• Jobs, job training
• Mixed use (not homes) only for resident betterment like grocery store, jobs incubator for resident owned business, child care
• More supportive services
• Access to clinics and health resources
• Activities and programs for children
We, the Residents, Support:
Preserving and Improving Green and Open Space

• Yard space protected, maybe even expanded
• High Density not wanted on occupied sites (let’s talk soon!)
• Small increase in use of space okay, but must keep porch and open spaces
• Play areas for kids in central locations
• Community gardens!
We, the Residents, Support:
Expanding “Affordable” Housing

• Range of incomes = “mixed income” that will bring in money for CRHA and to do redevelopment. Residents support more housing IF that new housing is “affordable”.

• Affordable needs to be defined! Residents support
  - capping income at 40% AMI ($32,520/year family of 4)
  - means a “flat rent” would be capped at $813/month for 3 bedrooms

• Higher incomes should not be the majority of new homes

• Most “affordable” new homes should be for less than 20% AMI ($16,260/year family of 4 = flat rent less than $407/month

• Public Housing would still be income based!!!

• Unused Land could be more “dense” and have higher incomes if needed
We, the Residents, Support: High Quality Construction

• Long lasting, high quality
• Bigger units, all comply with ADA (handicapped accessible)
• Townhomes and row houses
• Apartment buildings limited, no higher than 3 stories
• Elderly should not be in high-rise
• ADA/elderly units on all sites- resident choice!
• Sound proofing, central air, WiFi, porches/patios, yards/decks
• Community centers and playgrounds in the middle of sites, visible to all
• Parking that preserves open spaces
• Should be better than they are now when all is said and done!
Hard Truths, Affordability, Density, Mixed-Income and Money

• If we could wave a magic wand we would!
• Money is a key factor in decision making about redevelopment
• HUD will not pay for Redevelopment, no new “Public Housing” can be built
• CRHA barely makes ends meet as is
• Redevelopment will be very expensive
• There are a range of ideas about how to get the kind of money that is necessary
• More money means better redevelopment and a better future
• BUT...could involve some trade offs
Hard Truths

• It is nearly impossible for CRHA to pay for redevelopment on its own.
• CRHA is not allowed to borrow from banks because they have very little “collateral” (the land is protected by HUD)
• Finding other ways to bring in funding is necessary
• CRHA has unused land. Levy Avenue can mostly be used for anything if they want.
• CRHA could let developers or partners use their land in exchange for helping to pay for redevelopment.
• Developers want to make money $$$ they won’t do this just to be nice.
• If developers can charge higher rents they will more interested in partnering with the CRHA
• A working strategy for paying for redevelopment is to build “mixed-income” communities with different levels of incomes living on the same site, higher incomes would help pay for the lower incomes.
• Another strategy is called RAD – which changes Public Housing into Vouchers- this is bad because it would put the CRHA into debt
Mixed-Income and Affordability

• CRHA and City are VERY Interested in building mixed-income
• This means adding housing on sites and unused land
• 376 public housing units will still remain, but CRHA is not allowed to build more “public housing”, though they can build other types of housing.
• Other types could be “affordable” or market rate
• Affordable has not been defined yet in any clear terms
• Higher incomes = higher rents = more attractive to developers and investors
How it Works

• **CRHA says:**
  “hey developer/investor, we’ll let you build on our land and manage your own properties and collect rent *IF* you pay for renovating, tearing down, and re-building our public housing and help relocate our residents”

• **Developer/investor says:**
  “sounds good, I’m going to charge as much money in rent as possible and/or I can get tax-credits for building “affordable” housing and make some money!”
CRHA Land (includes unused land)

CRHA

RENT = $1.2 Million
(Income Based)

376 Homes

CRHA Operating Cost
$2.4 Million → → no “profit” but might have $$$ for additional programs etc.

HUD
$1.2 Million (subsidy)

Developer

Construction Costs
$150 Million

RENT = $2.4 Million
(40% AMI)

250 Homes

Developer Operating Cost
$1.6 Million → → $800,000 Annual PROFIT*

$13.6 Million - Tax Credits
(Government)
9% annual

Annual
$14.4 Million
15 years
$216 Million
10 ½ Years
$150 Million
How it Works

Public Housing (estimated)
• $1.2 M - HUD Subsidy
• $1.2 M - income based rents
  = $2.4 million annual

Mixed Income/Partnership
• $2.4 M CRHA subsidy and Rent
• $2.4 M – 250 40% AMI flat rent
• 9% Tax Credit
  ($90,000 per $1 Million invested)

= $18.4 Million Annual

*CRHA keeps their $2.4 M/year
*Developer gets     $2.4 M/year
  + tax credit          $13.6 M/year
How It Works

• In that scenario- developer/investor covers cost of running new housing plus a profit
• Developer has to decide if that profit is enough to call it a good investment to pony up $150 M for redevelopment
• Developer would make the money back in about 10 ½ years
• More market rate or higher flat rents means more profit
• More units (homes) means more rents collected
• REMEMBER- Developers want as much money as possible!
• Thus- Density becomes an issue
Defining Affordability?

• Defining Affordability and talking about affordability is mainly based on HUD statistics- not just CRHA but for almost all purposes.

• “Affordable” housing cost defined by HUD means that your housing costs (including utilities) do not exceed 30% of your income.

• Many people in Charlottesville pay more than 30% of their income in rent

• Public Housing is “subsidized” and rents are based on income

• Tax Credits are usually either vouchers (income based) or flat rent (based on “Area Median Income”)

WHAT is Area Median Income?

The median of a set of data is the middlemost number in the set. The median is also the number that is halfway into the set. To find the median, the data should first be arranged in order from least to greatest.
## Area Median Income - Family of Four

<table>
<thead>
<tr>
<th>Income and Percentage</th>
<th>“Affordable” Monthly Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>(adjusted)</td>
<td>(30% income)</td>
</tr>
<tr>
<td>$82,600 100%</td>
<td>$2,065 market rate</td>
</tr>
<tr>
<td>$63,900 80%</td>
<td>$1,600 market rate</td>
</tr>
<tr>
<td>$48,780 60%</td>
<td>$1,220 market rate maybe</td>
</tr>
<tr>
<td>$40,650 50% “Very Low Income”</td>
<td>$1,016</td>
</tr>
<tr>
<td>$32,520 40%</td>
<td>$813</td>
</tr>
<tr>
<td>$24,400 30%</td>
<td>$610</td>
</tr>
<tr>
<td>$16,260 20% “Extremely Low”</td>
<td>$406</td>
</tr>
</tbody>
</table>
What Does Affordable Mean To You?
Consider:

• A large majority of CRHA Residents make less than 20% of the AMI
• “Low-Income” is actually not that low
• Higher Income = higher rents = more $$$ for developers/investors
• Public Housing Residents will still pay 30% of their income in rent
• New homes- not public housing- might pay higher rents
• More market rate housing will be attractive to investors
• More homes = more money for developers/investors
• Therefore ⇒ Density becomes an issue
What Is Density?

• In housing, this means how much building space is on a piece of land
• If there is a lot of land, with only a few buildings it is less dense
• If there are a lot of buildings on a piece of land it is more dense
• Density can mean moving vertically or horizontally (up or out)
• High density could mean taller buildings with more units or lower buildings using more land (or both)
Density Examples
What Does the Positive Vision Say about Affordability, Mixed-Income, and Density?

- Public Housing Units to remain income based and permanently affordable (30% of your income)- NO UNITS LOST!
- Current residents will not have to re-qualify or reapply to live in public housing NO RESIDENTS LOST!
- Unused land at Levy Ave and South First Street are the proper places to “experiment” with density and mixed-income
- Additional Housing will help with Relocation
- Additional housing can and should be built but should be “affordable”
- The majority of added housing should be for those who make under 20% AMI (under $407/month family of four)
- Mixed-Income should not go higher than 40% AMI when possible ($817/month family of four flat rent)
Continued...

• Mixed-Income should be truly mixed- there should be no difference between or separation of public housing, 30% AMI and 40% AMI

• Using Mixed Income on some sites can keep other sites from needing to do so, especially those that are already very dense.

• A small increase (20-25% or 1 new unit for every 4-5 existing) in density on some of the sites would be okay if the added homes are “affordable” and that open space (yards, porches etc.) is “maximized”

• Row Houses and Townhomes are preferred.

• Buildings should not rise higher than 3 stories

• “Multi-Family” Apartment buildings should be limited, the proper place for these would be on unused land.
Relocation!

• Renovation or Tearing Down and rebuilding will both require current residents to move somewhere else
• There are many protections for residents!
• Residents need to be clear about their needs during relocation
Relocation Protections

• Resident Bill of Rights for Redevelopment (RBoR)
• Uniform Relocation Act (URA)
• Both are the “bare minimum” for protecting residents, we can and should expect much better than the minimum!
Resident Bill of Rights and Relocation

• Get your copy!
• Are established “principles”- not law- we need to make sure that it is treated like a law!

“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.

Each displaced household will have the right to choose to return to the redeveloped site or to relocate permanently to another replacement unit.”
Uniform Relocation Act

• Relocate to a “comparable” home—size, location, and “similar” price*
• Moving expenses paid
• Help finding a home
• Notice to residents at least 90 days in advance (Positive Vision calls for 1 year notice)
• Right to Return if a temporary relocation
Resident Additions to Relocation Plan

• Unused land at Levy Ave and South First Street can be built on first to provide temporary and/or permanent relocation housing (see Crescent Halls Slide)

• “Leap-frogging” will allow many to stay at their current site during construction. Leap frogging means moving out of one unit to another unit on the same site, once the old unit is complete another family can leapfrog to that unit while the old one is being redeveloped. (see Leapfrog slide)

• Residents mostly prefer to relocate and/or return to their original site

• Children should be allowed to remain in their current school district during relocation

• Individual, one-on-one relocation planning should be used, each family should have their needs understood and met. Relocation is not a one size fits all situation!

• Section 8 vouchers as a relocation tool should be used sparingly

• If vouchers used, residents should have option to make an informed choice about whether or not to keep the voucher (and not being a public housing resident anymore) or returning to public housing.

• If vouchers are used they should be used inside Charlottesville City Limits
Levy Ave.
36-80 homes

Crescent Halls
105 homes

Unused Land
South First St.
40-60+ homes
Leap Frogging with Tom, Dave, Jane, and Jill

- Tom
- Dave
- Newly Built
- Under Construction
- Newly Built
- Under Construction
- Jane
- Jill
- Tom wants to stay
- Dave moves back
- Newly Built
- Newly Built
- Jane moves to New
- Jill moves to Dave’s
- Tom
- Jill
- Jane
- Dave
- Under Construction
- Under Construction
Vouchers?

Pros

• Resident would have choice of keeping voucher or moving back into public housing
• If keep voucher, would have more housing location options
• *Could make relocation planning easier and cheaper for CRHA

Cons

• If you stay with a voucher you will no longer be a public housing resident
• Once a voucher is lost you are on your own
• Sometimes hard to find a landlord
• Some landlords are good, some awful
• Must pay your own utilities
• Does not include same protections as Public Housing Residents
Getting Started on Building Things!
One idea...

• Unused Land First- Levy and South First Street would be for relocation housing and then become mixed-income/partner units in the future
• Crescent Halls residents move to newly built units
• Replace Crescent Halls with 2 lower height buildings (3 stories) for elderly
  or
• Gut Crescent Halls and renovate for mixed-income and/or one bedroom apartments (Charlottesville needs more 1 bedrooms)
• Other Sites to also include 10-20% of units for disabled residents
• Westhaven must be re-built completely
• South First Street renovation/rebuilding after Crescent Halls, possibly during Westhaven
• Smaller Sites
Site Selection for First Construction needs more work and Resident Input!

• Relocation must be ironed out before a clear picture can be seen
• We need your input! Keep helping us to work on the “Positive Vision”
• Funding and the role of Mixed-Income will also play a large part in determining where to start.
• CRHA *may* want to start small
• Westhaven has many challenges
• Crescent Halls is a priority
Next Steps- Process

• Learn more! Stay educated!
• CRHA will have new information and new ideas- residents must be informed and have a way to address any new ideas.
• Some ideas will be bad, some will be good
• New “hard truths and realities” may pop up
• So the “Vision” may have to be changed based on new ideas and new realities
• The “Vision” will be expanded and give more details over the coming year- we need your participation!
Next Steps - Process

• PHAR wants a contract with the City of Charlottesville and CRHA to spell out exactly how residents will have “meaningful” input and a way to make resident participation “enforceable” as according to the RBoR

• The CRHA is forming a “Redevelopment Committee” to learn more and make recommendations for moving forward- this committee needs you!

• The Committee will be assisted by the Alexandria Housing Authority who has a contract with CRHA to investigate possibilities for Redevelopment

• The Committee will need to discuss Relocation, Funding, and Mixed-Income and Density in at the same time because they all fit together.

• Some kind of Public/Private Corporation will be formed to carry out redevelopment. This corporation will need your involvement!
Details and Questions

• New information is always coming in
• Relocation can be hard on your health, especially the elderly. Elderly people should probably only be relocated once
• Parking!
• Mixed-Income may be a difficult detail to iron out- what is acceptable? what is not acceptable?
• How much will it cost? $$$$$ → $150 Million-$200 Million
Resident Participation!

• RBoR states: “meaningful and enforceable”
• Means that you have a right to participate, but you have to show up and speak up!
• PHAR needs residents to always stand up for the RBoR- many in the city will try to wiggle around the RBoR- nothing in the RBoR is negotiable and we need your help to make it enforceable!
• PHAR will be holding many more workshops and talking to residents to iron details for the Positive Vision- we don’t want to guess what it is you want for your future. Get involved with PHAR!
• Redevelopment Committee needs residents on the committee and coming and speaking at meetings- this is your future, and this is where decisions will be made- DETERMINE YOUR OWN FUTURE by showing up and speaking up!
Important Dates

• Every 4\textsuperscript{th} Monday of the Month is CRHA Board of Commissioners meeting- you can speak to the board!

• Every 2\textsuperscript{nd} Thursday is Resident Services Meeting- bring your concerns and get updates on Redevelopment

• Redevelopment Committee will be meeting often- stay tuned for details and show up whether or not you are on the committee!

• PHAR Workshops in the Spring!
Consider...

• We need your support for the Positive Vision! This could mean attending a meeting, signing a petition, or coming to a rally “Resident Directed, Resident Led, Resident Supported!”

• Redevelopment is badly needed “Re develop NOW!”
REHAB
OUR
HOMES