South First Street Redevelopment Update
February 2021

Public Housing Association of Residents (PHAR)
1000 Preston Avenue, Suite B, Charlottesville, VA 22903
phone 434-984-3255
www.pharcville.org
Dear Residents of South First Street,
It has been a very long time in the works but the construction of new homes in the field is about to begin! The funding, approvals and contracts are all set. I am also very proud of the hard work put in by the women who have worked every week to design the second phase for South First Street, they have shown the world that residents can and should have the chance to design their own communities. Their work is about to re-start too! We hope this update covers a lot of what you might already know, and what to expect in the coming months.

Joy Johnson, Chair of PHAR Board of Directors

Moving Forward and Breaking Ground!

The Timeline and “PHASES” THIS MAY CHANGE!!!!

- **As we have learned**, the exact timing shown here may change depending on a variety of things.

- **The Total Redevelopment** of CRHA property at South First Street will be completed in “Phases”

- **PHASE 1** is the land in the “ballfield”. Construction of 3 buildings each 3 stories high housing 62 homes and a Community Center. These homes will include 1, 2, and 3 bedroom apartments

  **Construction is scheduled to begin** FEBRUARY 8, 2021.

  Construction will be mostly complete in late June 2022. The total cost of PHASE 1 is about $13 Million.

- **Residents from South First Street** can choose to move to the new apartments once complete if they require a 1, 2, or 3 bedroom home.

- **PHASE 2A and 2B** is the land where 58 homes currently are. This work will happen in two sections, with the portion closer to where the community center is now being torn down and rebuilt first. That is called **PHASE 2A** and much of that phase will include 4 and 5 bedroom homes. The rest of the site will then be demolished and rebuilt for **PHASE 2B**.

- Both **PHASE 2A and 2B** will be funded with “Low Income Housing Tax Credits” (LIHTC), by donors and the City of Charlottesville.

- **PHASE 2A and 2B** will eventually have 113 homes that include 1, 2, 3, 4, and 5 bedroom homes. 58 homes will be in townhome style, and 56 homes will be in small apartment buildings. A Community Center, a Basketball Court, and play areas and other open spaces will be on the site. There is some space on the Elliot Ave. side that may house CRHA offices.

- **PHASE 3** planning has yet to begin. This phase will involve the land across the street from where homes currently exist.
FEBRUARY 2021 – MOBILIZATION
What to Expect – The Adventure Begins!

- BEGINNING ON FEBRUARY 8TH WITH “GROUNDBREAKING” -YOU WILL BEGIN TO SEE TRUCKS AND EQUIPMENT COMING IN, FENCING CONSTRUCTED, AND LOTS OF DIGGING
- IT WILL BE NOISY, BUT DON’T WORRY THERE ARE SET START AND STOP TIMES FOR CONSTRUCTION
- LOTS OF MEETINGS AND WAYS TO LEARN MORE, BE HEARD, AND SHARE YOUR VISION

CALENDAR OF EVENTS

January 31st at 3 p.m.
COMMUNITY MEETING with BREEDEN CONSTRUCTION
https://zoom.us/j/91023328485
Dial-IN: 13017158592
Passcode: 91023328485#

Residents meet with the Builder to learn and ask questions about the construction process, everything you need to know like start and stop times, transportation, key construction staff, and the building process in general.

Members of Ridge Street Neighborhood Association and Mt. Zion Church will also be there to learn about the process.

START DATE
FEBRUARY 8th in the Ball Field!
VIRTUAL GROUNDBREAKING CEREMONY (time TBA) and CONSTRUCTION MOBILIZATION

And... at 6 pm... PHAR BOARD of DIRECTORS MEETING
https://us02web.zoom.us/j/959035015?pwd=MTd6aFhQWEpM
Dial-In: +19292056099,,959035015#,,,,,,0#,,789#

The BIG DAY! We’re finally here! All done in June 2022
Equipment comes in and the fence goes up and...

GROUND BREAKING CEREMONY! Call Brandon at (434) 249-3312 to be a part of the historic virtual ceremony!!!

Date and Time ...to be announced
RESIDENT PLANNERS GROUP STARTS BACK UP!!!

February 4th at 2:30 p.m.
CRHA REDEVELOPMENT COMMITTEE MEETING
https://zoom.us/j/94663021086?pwd=ZEhHZ3U0VGNXdnczZFIE
Dial In: 13017158592,,94663021086# US

GET INVOLVED!!! Join CRHA, PHAR, and Partners to discuss progress, plan for the future, problem solve, and make sure residents are part of the decision making!

Please call Brandon at PHAR (434) 249-3312 if you need help with Zoom or anything else!
PHASE 1 - “the Ballfield”

- 3 buildings, 3 stories each with a 4th floor below on the building near the back.
- Community center in the building on left
- 1, 2, and 3 bedroom apartments.
- Ground level apartments are handicap accessible, all apartments have “universal accessibility”
- Open spaces shown in green includes picnic area, play areas etc.
- Maintenance Shed will be torn down
- Current Community Center will remain during construction

Artist view of apartment building *colors will be different based on resident input
PHASE 1 “the Ballfield” Great Features & Amenities that you asked for!

- Controllable Thermostat/Central Air
- Modern appliances: Refrigerator, Stove/Oven, Dishwasher, Washer/Dryer
- High-Speed Internet
- Overhead Lighting
- Lots of Counter Space
- “Luxury Tile Plank” floors
- Spacious bedrooms
- 2 bathrooms in 2 and 3 bedroom apartments
PHASE 2

- Resident Led Process with the “South First Street Planners”
- 113 homes where 58 currently sit
- 1, 2, 3, 4, and 5 bedroom homes
- 58 Townhomes (shown in light orange) and
  6 small apartment buildings (shown in yellow) containing xxx apartments each
- Community Center (shown in purple)
- Basketball Court (shown in teal)
- Office and/or additional community space near Elliott Ave
- Open spaces and play areas (light green)
- Funding Approved- Low Income Housing Tax Credits, City $, State $, and Donors
- Construction in 2 phases: PHASE 2A and PHASE 2B for relocation on site
- Potential Construction Start for PHASE 2A in Late Summer 2022
PHASES & Relocation
Construction will happen in 3 steps:

PHASE 1
“Ballfield”
New construction of 62 apartments

PHASE 2
2A and 2B
Tear down 58 homes
Build 113 homes

PHASE 3
Land across the street
no decisions yet

Residents from PHASE 2A who live in 2 and 3 bedroom apartments can relocate to PHASE 1
Enough 4 & 5 bedroom homes will be built in PHASE 2A along with other bedroom sizes for
Residents from PHASE 2B (including the 4 and 5 bedrooms) to relocate to the new homes in 2A while construction is completed on PHASE 2B
All Residents have the Right to Return! Please see the Residents Bill of Rights attached
SECTION 3
JOBS, JOBS, JOBS

Millions of Dollars will be Spent on Redevelopment.
Federal Law says Residents should get some of that money!

South First Street Residents are first in line for jobs created!

All kinds of jobs need to be filled!

Other “low-income” people also have access to these jobs!

CRHA & City will hold trainings & the Builders will be hiring!

Call CRHA (434) 326-4672 and ask for the Section 3 Program Hotline.
Leave Your Name and Number

“I can design it then you can also build it”
Joy Johnson

WHO’s WHO?

CRHA/CCDC: Housing Authority & its “mirror” company
John Sales- Executive Director
(434) 227- 1169
Kathleen Glenn-Matthews- Redevelopment Coordinator
(434) 987-9639
Iyana Pointer- Relocation Coordinator
(434) 422-7033

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

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

Breeden Construction: PHASE 1 General Contractor/BUILDER
Suzzie Dodson- Project Leader
suzzied@breedenconstruction.com

Arnold Design Studio: Colin Arnold- PHASE 1 architect

BRW Architects & Resident Planners: PHASE 2 Architects
Karim Habbab- Project Manager
(434) 971-7160 ext. 207

THERE IS STILL PLENTY TO DO and LOTS of RESIDENT INPUT NEEDED!

- Construction and Logistics Plan meeting with Breeden Construction—how life will proceed during construction including start/stop times, entrances, parking, emergency and safety, and all of the details of life in a construction zone.
- Relocation Planning!!!
- Phase 2 – Inside and Outside of apartments, “Finishes” (colors, cabinet materials, floors etc.), Amenities (appliances etc.), Landscaping, Lighting and much more! The Resident Planners group will be working on these weekly- join us! – contact Karim at (434) 971-7160 ext207
- Programs and uses of the common spaces!!!
- Policy Changes that make a Better CRHA- PHAR will be working with Residents to make sure we have improved policies to go along with improved apartments!
Residents’ Bill of Rights for Redevelopment
(as approved unanimously by the CRHA Board of Commissioners, 11/24/08 and Charlottesville City Council, 12/15/08)

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

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

What to Expect

Redevelopment Timeline

Highlighting what to expect as Phase 1 of redevelopment and construction begins. I.e.: safety & security, hours of construction, traffic impact & more.

Section 3 Jobs

South First Street residents are priority for job created during the redevelopment process. Training available.

Q & A Opportunity

1. Construction and logistic planning
2. Relocation Planning
3. Apartment finishes
4. Programming
5. Policy Changes

Join us
January 31, 2021 at 3:00PM

Via Zoom:
https://zoom.us/j/91023328485
Dial-in: 13017158592
Passcode: 91023328485#

To learn more about the redevelopment, visit:
http://www.cvillerha.com/redevelopment-overview/

Charlottesville Redevelopment & Housing Authority
Kathleen Glenn-Matthews
434-987-9639