

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE CHARLOTTESVILLE COMMUNITY DEVELOPMENT CORPORATION

September 23, 2019

The Board of Directors of the Charlottesville Community Development Corporation, (hereinafter “CCDC” or the “the Board”) held the Regular Meeting at 6:00 p.m. on September 23, 2019, in City Council Chambers at City Hall.

I. CALL TO ORDER

Chair Roettger called the meeting of the Charlottesville Community Development Corporation to order at approximately 6:00 p.m. on September 23, 2019.

ROLL CALL OF DIRECTORS

Present:

Ms. Betsy Roettger, Chair
Ms. Audrey Oliver, Vice Chair
Mr. Wes Bellamy, Director
Ms. Laura Goldblatt, Director
Mr. Michael Osteen, Director

Absent:

Ms. Carolyn Slaughter, Director
Ms. LaTita Talbert, Director

Staff Present:

Mr. Grant Duffield, Executive Director

MOMENT OF SILENCE

Chair Roettger called for a moment of silence.

II. PRESENTATION OF SOUTH FIRST STREET PLANNING

Mr. Duffield reported that the Charlottesville Redevelopment & Housing Authority (CRHA) is currently undergoing redevelopment activities through its instrumentality – the CCDC. CRHA is currently pursuing redevelopment activities at Crescent Halls and Phase I of South First Street (SFS). The latter is vacant property. The CCDC and its partner, the Affordable Housing Group, have contracted Bruce Wardell of BRW Architects to guide the organization through the planning process involving multiple residents from the South First Street neighborhood. The SFS planning process includes meetings every Sunday from 3 pm-5 pm in which Mr. Wardell facilitates discussions about what the future SFS Phase II could/should look like in the future. The meetings have been well attended and resident input has been translated into concept plans for the site.

Mr. Wardell provided an update on the Master Planning process for Phase II of South First Street. He explained that in March and April 2019, the redevelopment partners began discussing how to implement a resident-led redevelopment process. Initial efforts to recruit residents were centered on a discussion about moving the SFS basketball court. Those meetings were not well attended. However, Ms. Oliver’s involvement in the process was the turning point that attracted 10-11 residents to participate. The first five workshops were an introduction to redevelopment and neighborhood planning, i.e.,

housing topologies, open space, cars, safety and phasing. Photographs and plans of the neighborhood were used to introduce how to read drawings. The group created a schedule of meetings which included sharing a meal and learning a topic of the week.

At the end of the five initial sessions, the resident planners had developed seven guiding principles and ten neighborhood characteristics. Although the residents were divided into smaller groups working independently, still they developed a consensus of where elements should be placed in the neighborhood. There were a number of issues that arose repeatedly. Some of them involved redevelopment such as the sequencing of the 1-, 2- and 3-bedrooms of Phase I and the 4- and 5-bedrooms of Phase II. Maintenance was also an issue that was discussed.

Kurt, a BRW staff person, created a card game that was very useful in eliciting resident feedback. Two weeks ago, each of the three groups built a model of their results from diagrams which were created based on the patterns and the processes and layouts. On Tuesday, September 24th, the first of three meetings will be held for the planners to present their work to the neighborhood and invite others to join in the process. The meetings will be held from 6:00 pm-7:30 pm. The presentation will be the same each night. Food will be provided, and the meetings are open to all residents and stakeholders.

Mr. Wardell added that the Redevelopment team had a pre-application meeting with the staff at Neighborhood Development Services. Members of the Planning Commission, City Council and the City Manager's office have been invited to attend the next Sunday meeting. The group may take a week break, if the resident planners approve, and then resume to begin planning unit design.

Mr. Bellamy noted that there was lack of men participating in the process and asked how to engage different people in the neighborhood. No answer was readily available. Ms. Oliver explained that many residents are still in a state of disbelief and likely will not become involved until they see construction equipment in motion.

Chair Roettger asked Mr. Norris to bring Section 3 Program materials to the meetings so that they might have some residents become involved in the program. Ms. Goldblatt expressed concerns about how to keep the residents motivated if progress does not go as planned and establishing a legal mechanism to ensure the process remains resident-led. Mr. Wardell explained that one strategy is to bring together all the people who provide resistance and show them the process. Mr. Duffield stated that the Board could set forth parameters by motion or resolution to support plans that are appropriate, meet code and are financially sustainable. Mr. Wardell said he is in favor of anything that supports the residents' trust.

Mr. Osteen asked how many units were currently at SFS and how many could be available without a special use permit. Mr. Wardell answered that there are 58 units and could have a total of 160. Mr. Osteen referred to the Board as "stewards of the whole portfolio" and felt that there were still unrepresented constituents that should be heard. Mr. Wardell added that Redevelopment will shift the CRHA office and maintenance. He

added that there could be a flex of 12-15 units that could be built along Elliott as well as the potential to have income-generating space.

Mr. Osteen asked how many 4- and 5-bedrooms are currently at SFS. Mr. Wardell answered that the existing need is 19 units based on waiting lists, but there has been a discussion about additional units. To score high on the tax credit application, the mix of units must ensure that 1-bedrooms units remain less than 20% of total units.

Ms. Oliver recommended that based on all the information that Jeff shared at the last Sunday meeting that the Board should also meet with him to learn about resident feedback, that staff meet with him to provide input regarding office space, and there be a discussion explaining how LIHTC would work at Crescent Halls. Both Chair Roettger and Mr. Duffield agreed.

Mr. Wardell stated that CRHA will be asking for a special use permit. Mr. Osteen asked if the maintenance office would relocate. Mr. Wardell confirmed that it would. Ms. Oliver suggested that Levy would be a suitable relocation site since it already had a garage.

III. REDEVELOPMENT REPORT

Mr. Norris provided a brief overview of the three resolutions set before the Board. He explained that changed in the Memorandum of Understanding (MOU) are mainly technical in nature and will require separate approval by both the CCDC and their CRHA Boards. Also, the MOU was reviewed by PHAR's attorney and their feedback incorporated into the MOU.

Questions and Concerns

- A major focus of Crescent Halls' redevelopment is the relocation plan. He reported that Kathleen Glenn-Matthews is making good progress figuring out all the strategic details.
- The next phase in CRHA's redevelopment work is the potential for Levy Avenue (Phase 2.5 of the development strategy). There is an interest in exploring a supportive housing project like The Crossings. The Redevelopment Committee toured The Crossings and participated in a discussion about permanent supportive housing. The topics discussed included how it operates, how it is financed, how it benefits the chronically homeless and low-income residents and what the needs are for additional permanent supportive housing in Charlottesville.
- Mr. Norris stated that the Thomas Jefferson Area Coalition for the Homeless (TJACH) met with the asset managers to determine overlap of the Crossings and Public Housing applicants. A meeting will be scheduled with Ms. Greene and Ms. Mason to discuss who might fit, in house supports to keep residents stable.
- Ms. Oliver remarked that all public housing residents should first be in new housing before anyone else is served. Mr. Bellamy stated that some of the issues and concerns regarding supportive housing are both complicated and compounded but redevelopment and supportive housing can be addressed simultaneously. He

added that supportive housing benefits residents in public housing and on the wait lists who might require additional support services.

- Ms. Oliver expressed interest in learning more about the operations of permanent supportive housing and would like to see what other places are doing.
- Mr. Norris stated that the Housing Authority will be taking a group of residents and other stakeholders on a trip to Richmond and Hopewell on a tour on October 8th.

IV. CCDC RESOLUTION 1: A Resolution Adopting a Revised Memorandum of Understanding Concerning Phase I Redevelopment Efforts

Mr. Bellamy motioned to approve the CCDC Resolution No. 1 – A Resolution Adopting a Revised Memorandum of Understanding between CRHA, Riverbend Development (RBD), Virginia Community Development Corporation (VCDC), the Charlottesville Community Development Corporation, and the Public Housing Association of Residents (PHAR) concerning CRHA’s Phase 1 Redevelopment efforts. Ms. Oliver seconded. The motion passed unanimously.

CCDC RESOLUTION 2: A Resolution Approving the Sub-Development Agreement for Crescent Halls Redevelopment

Ms. Goldblatt motioned to approve the CCDC Resolution No. 2 – A Sub-Development Agreement between Charlottesville Community Development Corporation and Affordable Housing Group, LLC concerning the redevelopment and renovation of CRHA’s Crescent Halls facility and property. Mr. Bellamy seconded. The motion passed unanimously.

V. CCDC RESOLUTION 3: A Resolution Approving the Sub-Development Agreement for South First Street (Phase I) Redevelopment

Mr. Osteen motioned to approve the CCDC Resolution No. 3 – A Resolution Adopting a Sub-Development Agreement between the Charlottesville Community Development Corporation and Affordable Housing Group, LLC concerning the Development / Redevelopment of CRHA’s South First Street Community. Ms. Oliver and Mr. Bellamy seconded. The motion passed unanimously.

PUBLIC COMMENT

Brandon Collins, PHAR, 1000 Preston Avenue Suite C, (434) 984-3255, www.pharville.org. Mr. Collins stated that the questions about Levy left out a key component. He asked if CRHA was going to turn over site control and recommended that site use and voucher availability be addressed in the Annual Plan. Also, he added that PHAR and Legal Aid should be included in conversations about site use and distribution of vouchers.

Annette Wilcox, 1400 Monticello Road, Monticello Vista Apartments. Mr. Wilcox stated that if she wanted to know the number of public housing or Section 8 units on Levy, she will contact Brian Haluska.

VI.

ADJOURNMENT

Chair Roettger motioned to adjourn. Ms. Slaughter seconded. The meeting was adjourned at approximately 7:39 p.m. (CRHA Board of Commissioners Regular Meeting to follow.)