

Engage, Collaborate, Innovate: A Resident-Led Approach for Low-Income Housing

Charlottesville Redevelopment and Housing Authority (CRHA)

Virginia Governor's Housing Conference, November 21, 2019



CRHA Redevelopment Overview



PUBLIC HOUSING REDEVELOPMENT IN A NUTSHELL

- CRHA owns & manages 376 public housing units on 41 acres across 7 communities
- Our public housing stock was all constructed in the 1960s-80s. As it has gotten older and more expensive to operate and maintain, we have received less funding from the federal government to operate and maintain it → downward spiral
- Redevelopment gives us a chance to improve not only the physical condition of our public housing neighborhoods, but to build a more hopeful future for--and with--our residents.

RESIDENTS FIRST!



WHEN CRHA IS IN THE HEADLINES, IT HASN'T ALWAYS BEEN GOOD NEWS

Crescent Halls' woes continue

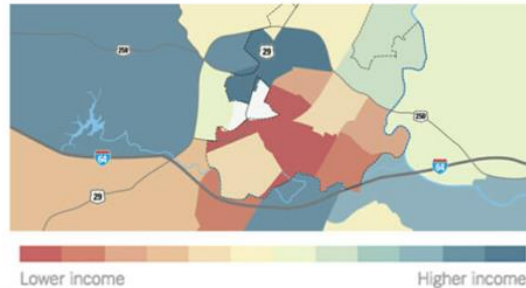
BY CHRIS SUAREZ Jan 12, 2018 2 min to read



Anger over Crescent Halls heat boils over at City Council meeting

BY CHRIS SUAREZ Aug 16, 2016 3 min to read

Opportunity gap: How your city neighborhood defines your life



New data concludes that children growing up in Westhaven have the least chance of escaping poverty when they become adults, while equally poor children who grow up in northern communities such as Locust Grove, Wildwood, Willow Heights, and Village Square have the most. Courtesy the New York Times

cville

Bugs, leaks, condoms: The list goes on at Crescent Halls



Crescent Halls residents held a protest in front of their Monticello Avenue apartment complex, saying conditions in the buildings are unfit for living. Photo: Eze Amos

Report: Housing costs burdening many Charlottesville residents

BY CHRIS SUAREZ Jun 17, 2018 4 min to read

WE NOW HAVE AN EXCITING NEW STORY TO TELL ABOUT PUBLIC HOUSING REDEVELOPMENT IN CHARLOTTESVILLE!

- Single most promising opportunity to change the dynamics of poverty in our community
- Unprecedented impact on both the quality and quantity of affordable housing in our city



CHANGING THE DYNAMICS OF POVERTY

- Resident-led redevelopment process: low-income people are in the driver's seat in a way that's never occurred before in Charlottesville
- Resident economic opportunity: an investment not just in physical capital, but in human capital

RESIDENT-LED REDEVELOPMENT PROCESS

- Residents' Bill of Rights for Redevelopment: Guaranteed meaningful resident involvement in all aspects of redevelopment
- PHAR (Public Housing Association of Residents) Positive Vision for Redevelopment: Set forth holistic vision for how redevelopment could benefit residents, if done the right way
- Active & ongoing resident leadership in redevelopment process:
 - * Selection of development partners
 - * Phasing of development
 - * Neighborhood and building design decisions
 - * Relocation principles
 - * Section 3 program development
 - * etc.



RESIDENT ECONOMIC OPPORTUNITY

Redeveloping our neighborhoods will be accompanied by a comprehensive new approach to financial stability and wealth-building for all of our residents:

- Universal access to financial stability supports (financial literacy, savings, credit repair, employment assistance, etc.) – modeled after successful initiatives such as LISC Financial Opportunity Center and Self-Help
- Section 3 – support for job training, employment opportunities and development of resident-owned businesses
- Resident homeownership
- Enhanced resident services (health clinics, youth programs, services for seniors, etc.)



AN UNPRECEDENTED INVESTMENT IN AFFORDABLE HOUSING

- Renovate or rebuild 376 units of public housing – a significant improvement in the quality of housing for some of our most disadvantaged neighbors (primarily 0-30% AMI)
- Build hundreds of units of additional affordable housing for low- and moderate-income residents (0-60% AMI) – our total by-right capacity is 700+ homes
- Help dozens of low-income renters move up the ladder to homeownership

HOW ARE WE GOING TO MAKE THIS ALL HAPPEN?



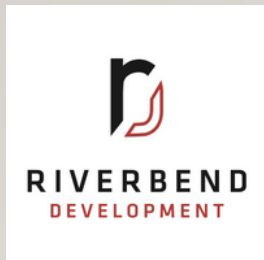
- Our Team
- The Road Map
- Resident-Led Design & Development Process
- Financing

OUR REDEVELOPMENT TEAM

Lead Partners



Development Services Team



CRHA REDEVELOPMENT ROAD MAP

Phase 1: Renovation of Crescent Halls,
New Construction on South 1st St. Vacant Lot

Phase 2: Redevelopment of South 1st St.;
New Construction on Levy Ave.

Phase 3: Redevelopment of Westhaven,
6th St.; Modernization of Madison Ave.,
Michie Dr. and Riverside Ave.

TBD: Sale of single family
homes for resident
homeownership?



Parallel Track (ongoing): critical rehab & maintenance upgrades to Westhaven and other sites
to keep units in decent living condition pending redevelopment/modernization

RESIDENT-LED DESIGN & DEVELOPMENT PROCESS

Priority #1: Crescent Halls

CRHA, in collaboration with PHAR and the Crescent Halls Tenant Association, has made Crescent Halls our first priority for redevelopment.

- Crescent Halls houses some of our most vulnerable residents (seniors and individuals with disabilities) and the building is in serious need of an upgrade
- Crescent Halls is inordinately expensive to maintain, due to its antiquated systems.
- Crescent Halls residents desire a facility better designed for their unique needs.



Crescent Halls Renovation Project

1. Comprehensively modernized apartment units (new unit layouts, appliances, windows, floors, doors, bathrooms, etc.)
2. Complete replacement of all water, sewer, electric and other utility infrastructure within building
3. Replacement of roof
4. Full upgrade of heating and cooling systems
5. Updated security systems
6. New exterior lighting and other site improvements
7. Updated CRHA offices
8. Enhanced exterior facades



RESIDENT ENGAGEMENT IS KEY TO THE SUCCESS OF THE PROJECT



Dozens of resident listening sessions, design charrettes, tenant association meetings, etc., with assistance from PHAR, Arnold Design Studio, GMAC and others, have resulted in the renovation plan that we will begin implementing in 1st Quarter of 2020.

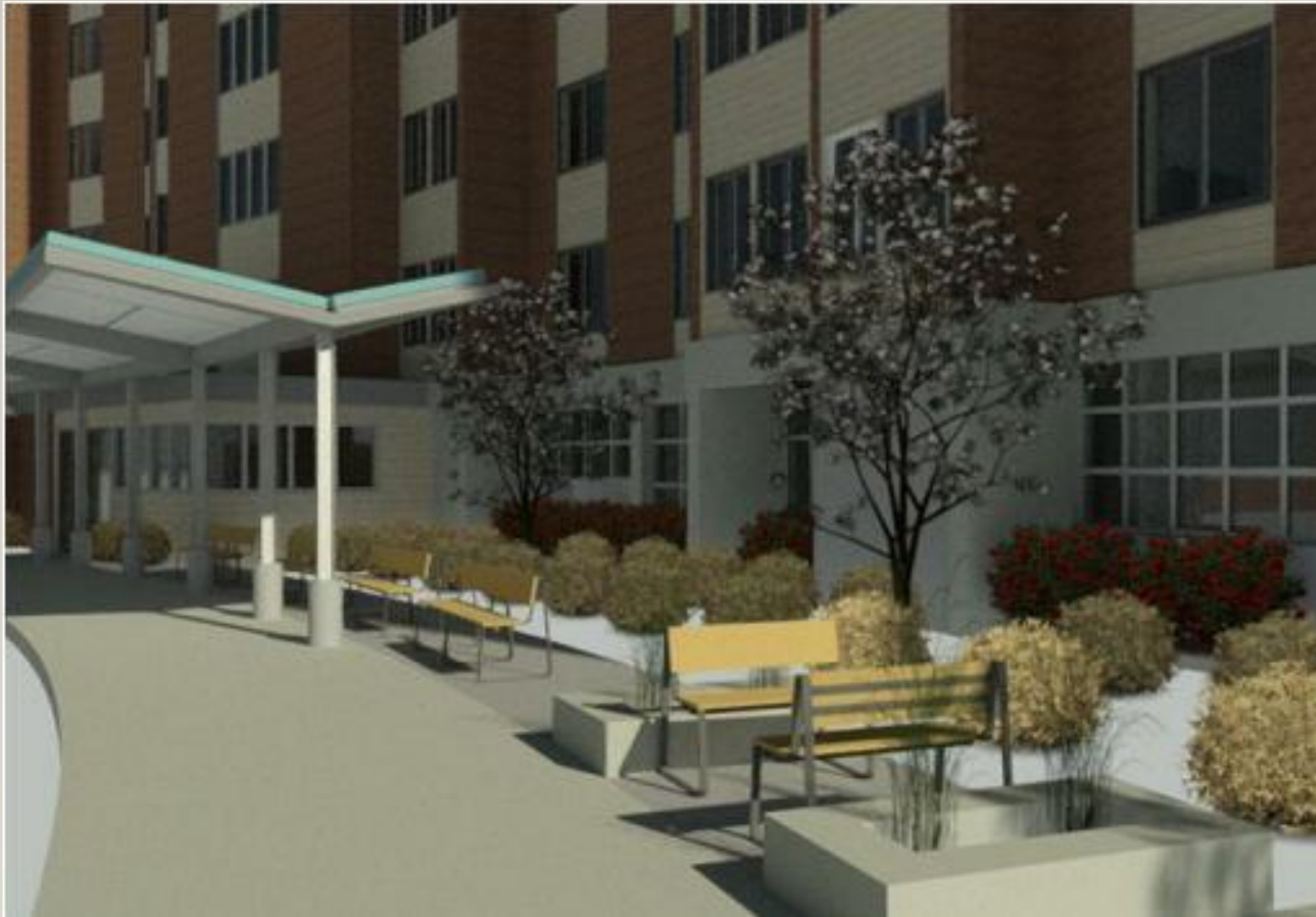


FIRST FLOOR PLAN

CRESCENT HALLS

CHARLOTTESVILLE, VIRGINIA
AUGUST 8TH, 2019

Credit: Arnold Design Studio



Credit: Arnold Design Studio



RESIDENT-LED DESIGN & DEVELOPMENT PROCESS

Priority #2: South First Street

Our development team is now working with residents of our South First St. neighborhood to plan and implement a comprehensive redevelopment of their community, currently consisting of 58 units

- Phase 1: New construction on vacant parcel (62 new units) – breaking ground 1st Quarter of 2020
- Phase 2: Redevelopment of existing site (113 new units) – currently in Special Use Permit review process; LIHTC submission in March 2020







SFS Phase I:
62 new apartments
on vacant lot

Credit: Arnold Design Studio

SFS Phase 2, redevelopment of the existing site, has involved extensive engagement with a very dedicated group of 12-15 South First Street residents who have met for 2-3 hours almost every Sunday since June.



credit: BRW Architects



Facilitated by a team from BRW Architects, these master planning sessions have covered all aspects of neighborhood and building design.

credit: BRW Architects

Residents play an active role in presenting and discussing various components of the master plan they have worked together to create.



credit: BRW Architects



credit: BRW Architects



credit: BRW Architects

South First Street residents were afforded the opportunity to envision the kind of neighborhood they wanted for themselves and their children, and then equipped with the skills and the tools to bring that vision to reality. It has made for a longer and more complex master planning process, but the sense of pride and ownership the residents now feel made it absolutely worthwhile.



credit: BRW Architects

FINANCING

CRHA is using a mixed-finance approach to redevelopment, with funding from a variety of sources -- including:

- Low Income Housing Tax Credits (\$16.25 million in credits secured for Phase I – THANK YOU, VHDA and VCDC!)
- Local government support (\$15 million commitment over 5 years – THANK YOU, City of Charlottesville!)
- State grants and support (Va. Housing Trust Fund, etc. – THANK YOU, DHCD!)
- Philanthropic contributions (\$15 million pledged over 5 years – THANK YOU, Red Light Management!)

As widely-beloved as
VHDA and DHCD are,
neither is quite our
best-known benefactor...



INT'L SPACE STATION
NASA



BUILDING A BRIGHTER FUTURE FOR OUR RESIDENTS, FOR CRHA, AND FOR OUR CITY

Redevelopment of public housing is an unprecedented investment in our future.

- For our residents – better housing, improved quality of life, expanded economic opportunity, enhanced resident services, a chance to shape their own destiny
- For CRHA – new and improved housing stock, new funding streams to help agency meet its obligations
- For City of Charlottesville – major addition to our community's affordable housing inventory, safer and healthier neighborhoods, substantial effort to reduce poverty

We are excited about what the future holds in store, with residents leading the way!

