



NEWSLETTER

FRIENDSHIP COURT APARTMENTS

JANUARY 2019

A Look Back at 2018 with the Friendship Court Advisory Committee

The Friendship Court redevelopment plan made tremendous progress in 2018. The year was focused on reflection and collaboration with an eye toward the future by working with the resident-led Friendship Court Advisory Committee to further the redevelopment plan and hear from all residents.

Community Engagement

We kicked off 2018 with our Courtyard Conversations series with Friendship Court residents. During these conversations, the Advisory Committee, sought feedback and input from residents on a revised site plan framework so that the architects and engineers could start drawings for Phase 1 of the redevelopment. The series kicked off in mid-February with a community dinner and then five smaller sessions were held for residents to attend in February and March.



Refining the Redevelopment Plan

The commitment to a redevelopment plan with zero displacement of residents continued in 2018 and in early June we finalized the site plan framework that addressed significant community concerns from the 2016 preliminary master plan, including reducing the number of phases, moving the early childhood center to Phase 1, and including townhomes as well as multifamily apartment-style buildings. The revised plan aims to have all Friendship Court families in their new homes within seven years.

In September, we submitted the Phase 1 Site Plan to the City for review and approval in preparation for applying for Low Income Housing Tax Credits in March 2019. The goal is for the site plan to be approved in February.

Other 2018 milestones include:

July: Section 8 renewal approved. In July we received notification that the new 20-year, Section 8 contract for Friendship Court was awarded. The Project-Based Section 8 operating subsidy received from HUD bridges the gap between the operating costs of the property and the available rental income.

August: Advisory Committee selected Harkins Builders as General Contractor. The Advisory Committee chose Harkins Builders as the general contractor for pre-construction services for Phase One of the redevelopment.

October: Plans for maintaining green space during development revealed. The Advisory Committee worked with architects Grimm + Parker and engineer Timmons Group to balance the need for high-quality outdoor spaces with a limited land area.

November: Piedmont Housing recognized with Virginia Housing Award. Recognized for its leadership in resident-led planning and design, Piedmont Housing Alliance was awarded a 2018 Virginia Housing Inclusive Communities Award for its work at Friendship Court at the annual Virginia Governors Housing Conference.

Looking ahead

In 2019, we look forward to finalizing floor plans, finalizing the building exterior architecture, and detailing the final components of Phase 1, including outdoor play and amenity spaces for the community. Further, we will apply for the Low-Income Housing Tax Credit (LIHTC) by the March deadline with the goal of beginning construction in early 2020.

Friendship Court Apartments

418 Garrett Street
Charlottesville, VA 22902

Questions?

Contact Claudette Grant at
cgrant@piedmonthousing.org
434-295-9794

On The Web

www.friendshipcourtapartments.com



Facebook

@FriendshipCourt



www.piedmonthousingalliance.org



CALENDAR

FRIENDSHIP COURT APARTMENTS

JANUARY 2019

Thank You:



**Thank you to ACAC,
Piedmont Housing Alliance
Staff and Board and
Community Members
for making the Holidays
special for the youth of
Friendship Court**



Questions

If you have questions or want more details, please contact
Claudette Grant,
Community Organizer,
by visiting the community center
or at (434) 295-9794 or
cgrant@piedmonthousing.org

Upcoming Friendship Court Events

Unless noted, all programs are held at the Friendship Court Community Center

Tuesday, January 8 (10:00 a.m. – 12:00 p.m.)

Ready Steps Play Group

Tuesday, January 8 (4:00 p.m. – 5:00 p.m.)

Girl's Mentoring Program

Wednesday, January 9, 16, 23, 30 (11:00 a.m. – 12:00 p.m.)

NEW! Yoga with Raji (all levels welcome) (children welcome)

Thursday, January 10 (5:00 p.m. – 6:00 p.m.)

Mr. Macaco Returns for Afro - Brazilian drumming and dancing

Friday, January 11, 18, 25 (10:00 a.m. – 12:00 p.m.)

IRC Community Wellness Workshop

Monday, January 14 (5:30 p.m. – 6:30 p.m.)

Clark School PTO Meeting at Clark School

Wednesday, January 16, 23, and 30 (3:15 p.m. – 4:45 p.m.)

PB&J Fund Classes at PB&J Fund

Thursday, January 17 (3:00 p.m. – 4:00 p.m.)

Coffee Break with Property Manager

Let us know any questions you have about Friendship Court

Monday, January 21

Martin Luther King, Jr. Holiday (No School January 21 and 22)

Monday, January 21 (3:30 p.m. – 5:00 p.m.)

International Neighbors Event

Ongoing Children's Programs

Tuesdays 10:00 a.m. – 12:00 p.m.

Ready Kids Ready Steps program

Mondays, Wednesdays, and Fridays (4:00 p.m. – 8:00 p.m.)

Charlottesville Parks & Rec afterschool enrichment program

Monday – Friday (2:30 p.m. – 4:30 p.m.)

Snacks

Tuesdays and Thursdays (5:00 p.m. – 5:30 p.m.)

Warm meals provided for families