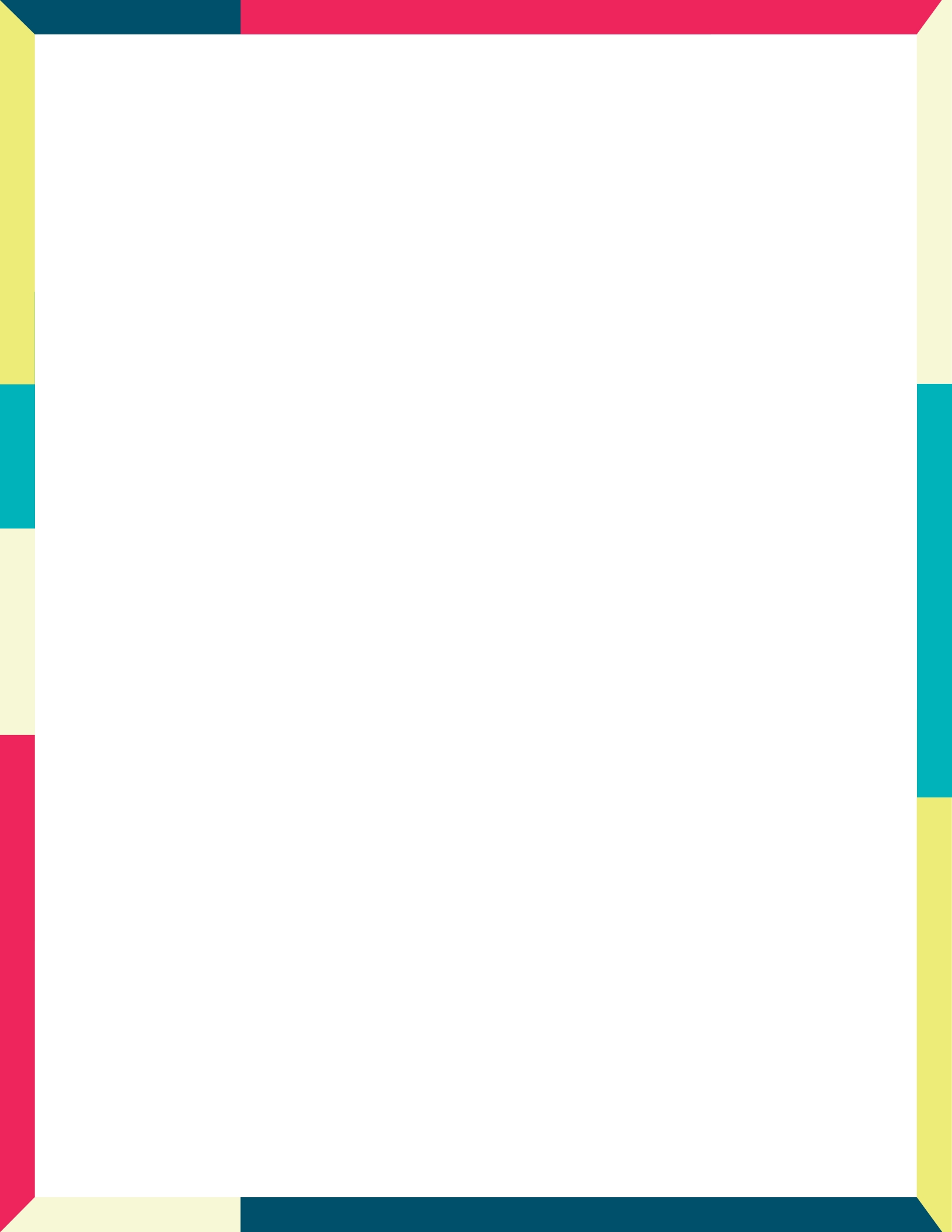


# Friendship Court Redevelopment Guide: Overview of Redevelopment + Phase 1



October 2021





Thank you to all of the residents who have helped shape the development of this plan, including the members of the Friendship Court Advisory Committee who have dedicated countless hours over the past 5 years to help make this a reality.

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## FRIENDSHIP COURT REDEVELOPMENT OVERVIEW

### WHY

The need to redevelop Friendship Court grew out of several factors: a severe shortage of affordable housing in the Charlottesville region; a crucial need to overcome the historic economic, social and educational barriers faced by families of color in the community; and more specifically, the imperative to unlock better housing and better opportunities for the 150 families living in the community. The 43-year old buildings at Friendship Court have fallen into disrepair and are approaching the end of their useful life. Maintenance alone cannot keep buildings and shared spaces at the high quality the community deserves. Seeking to overcome the economic and social isolation reinforced by the original design of Friendship Court, residents came together and advocated for community transformation. Since 2017, a resident-led committee has worked to re-envision the community while adhering to several Core Principles. The goal of redevelopment is not only to provide current residents with beautiful, well-constructed new homes, but also to better connect Friendship Court to the surrounding area, improving access to employment and wealth building opportunities to enable families to grow and prosper.

#### Redevelopment Summary

**With a commitment of zero displacement of residents,** the redevelopment of Friendship Court will transform the current 150 townhouse apartments into a 450 unit income-tiered community, replacing all existing units and introducing new townhouse and multifamily units at different tiers of affordability including one-for-one replacement of current Section 8 apartments (Tier 1). Redevelopment will take place in four, two-year phases, with the first phase of construction beginning in fall of 2021.

#### Redevelopment Core Principles

- **Robust, Authentic Resident Engagement and Shared Power**
- **Zero Displacement through Phased Redevelopment**
- **Tiers of Affordability**
- **More Than Housing**

### WHAT



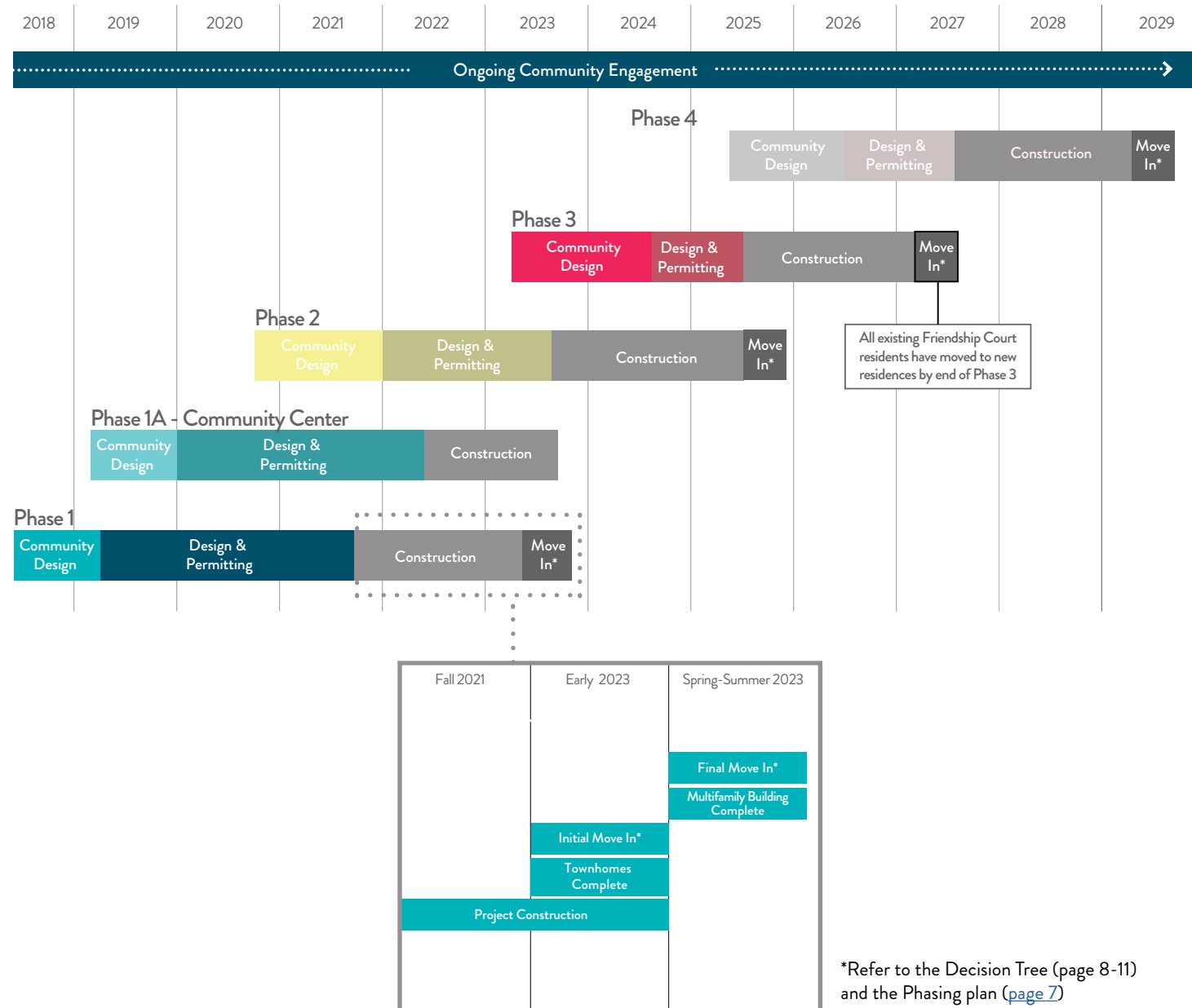
#### Redevelopment Project Highlights

- 450 units in new apartment building and townhomes
- There will be units at different tiers of affordability
- Eliminates the isolation of Friendship Court and its residents
- A new Community Resource Center
- A new Early Learning Center
- A central park
- A new Community Garden



# WHEN

## Friendship Court - Redevelopment Schedule



APARTMENT PHASING PLAN

WHEN + WHERE

From the beginning of this process, Piedmont Housing Alliance committed to zero displacement of Friendship Court families. In order to accomplish this, redevelopment will be broken up into four phases. The first phase will occur on open land allowing new homes to be created for the first group of residents to move into. With each successive phase, new homes will be created to accommodate the next group of residents, freeing up space for the next development phase. The color-coded schedule below shows an estimated timeline for when residents may expect to move into their new homes and where those homes will be located. Refer to pages 8-11 to see how the unit selection and moving process will work for your building. All moves into the new units will be paid for by Piedmont Housing Alliance.

NEW FRIENDSHIP COURT PLAN

WHO IS MOVING?	WHERE TO?	WHEN?
Community Center	Community Center	SUMMER 2023
411, 415, 416, 420, 422, 424, 426	PHASE 1	SPRING-SUMMER 2023
401, 403, 405, 407, 409, 413, 414	PHASE 2	SPRING-SUMMER 2025
400, 402, 404, 406, 408, 410, 412	PHASE 3	SPRING -SUMMER 2027



EXISTING FRIENDSHIP COURT PLAN

WHO IS MOVING?	WHERE TO?	WHEN?
Community Center	Community Center	SUMMER 2023
411, 415, 416, 420, 422, 424, 426	PHASE 1	SPRING-SUMMER 2023
401, 403, 405, 407, 409, 413, 414	PHASE 2	SPRING-SUMMER 2025
400, 402, 404, 406, 408, 410, 412	PHASE 3	SPRING -SUMMER 2027



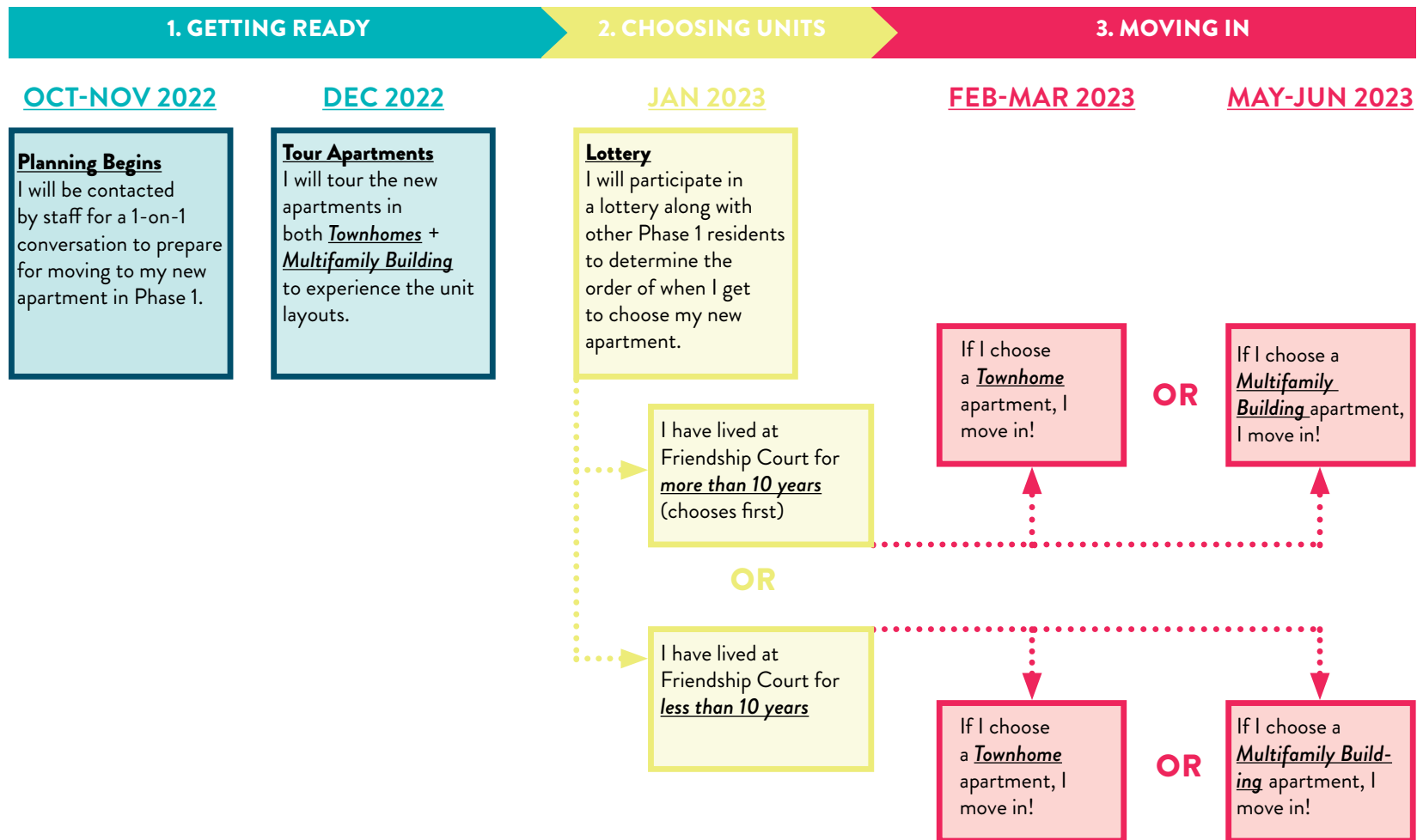
## HOW + WHEN

### PHASE 1 BUILDINGS WHEN TO MOVE DECISION TREE

(Buildings 411, 415, 420, 422, 424, and 426)

Residents in the buildings indicated should use the chart on this page for guidance as to when they will move. If you live in Building 416, please refer to Page 9 for information about your moving process.

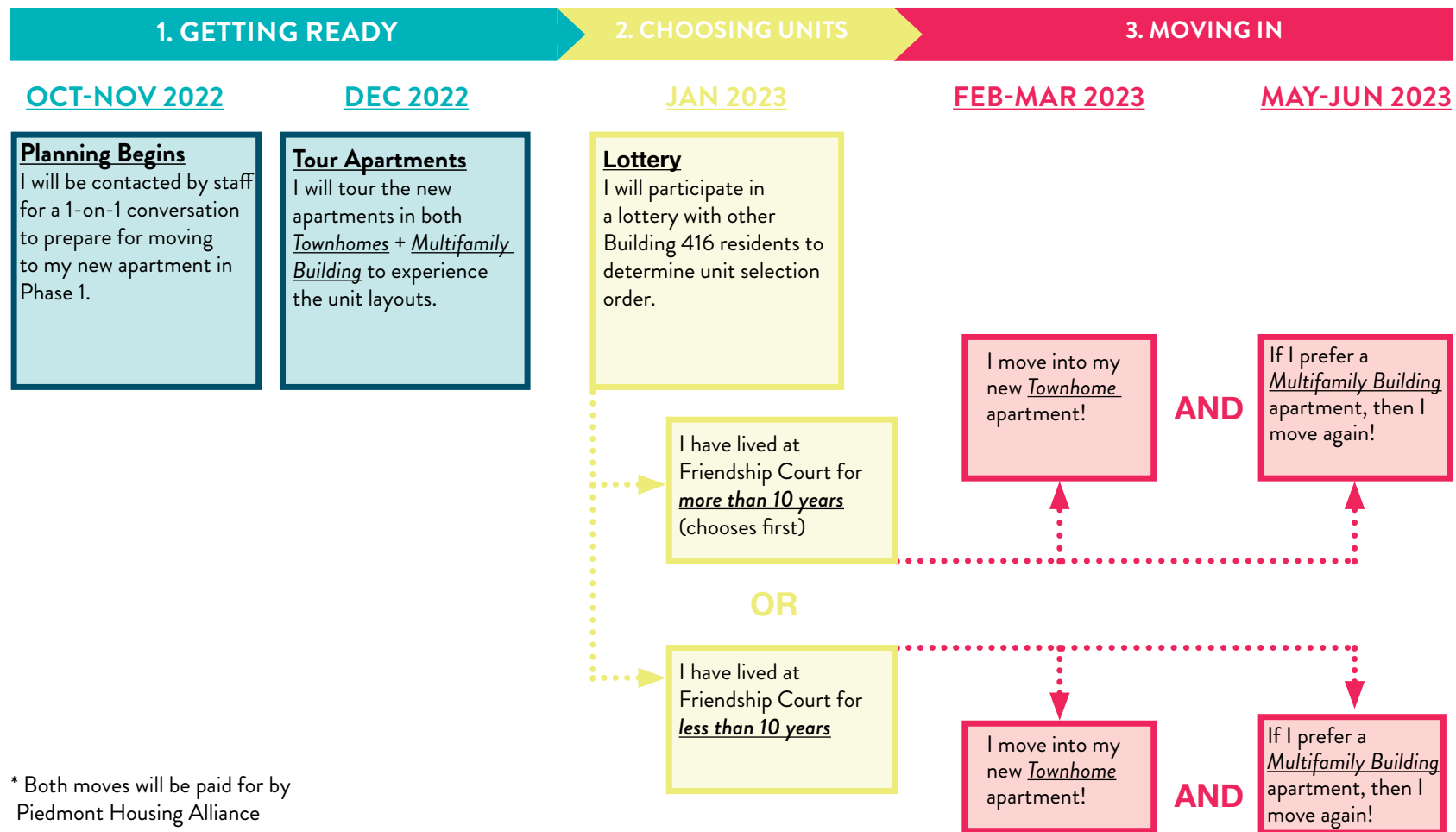
For all other buildings, please refer to Pages 10-11 for information about how the process will work for you.



# WHEN

## PHASE 1 BUILDINGS WHEN TO MOVE DECISION TREE (Building 416)

This chart applies only to residents in Building 416. Due to its location, residents of this building will all need to move into Townhomes in February-March 2023. If you ultimately want to move into the multifamily apartment building, you will have to move twice\*, first in February-March 2023 and then again in May-June 2023.

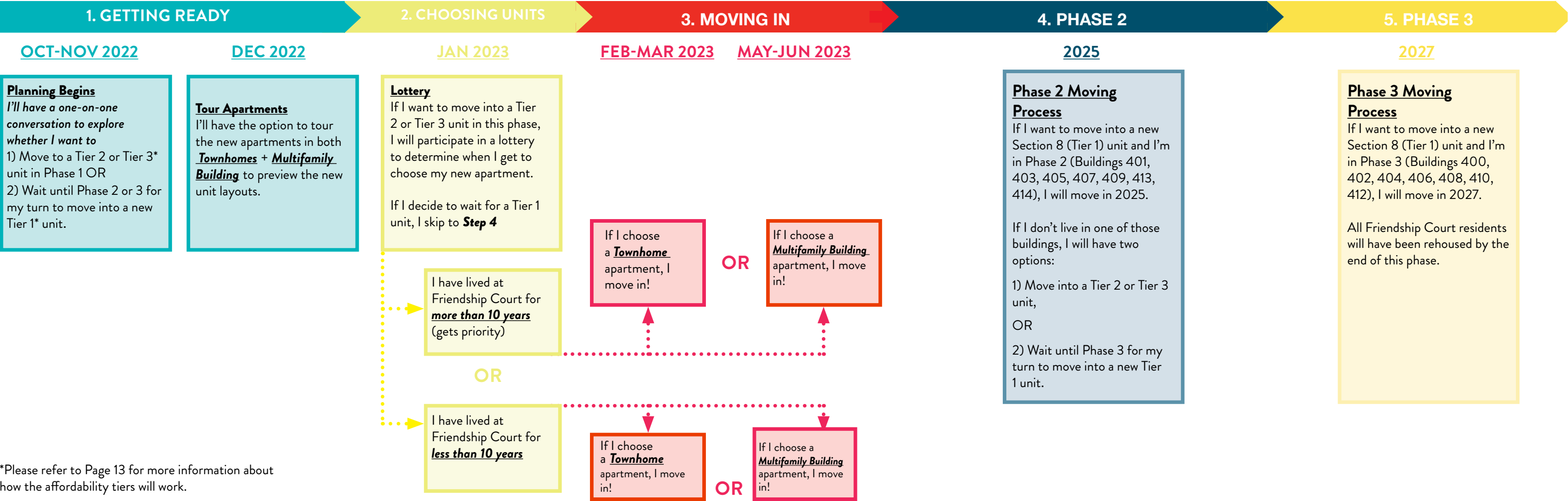




# ALL OTHER BUILDINGS WHEN TO MOVE DECISION TREE

(Phase 2: 401, 403, 405, 407, 409, 413, 414 Phase 3: 400, 402, 404, 406, 408, 410, 412)

If you're a resident of one of the buildings indicated above, your turn to move into a new Section 8 (Tier 1)\* unit will not happen until Phase 2 or Phase 3.  
But if you want into a Tier 2 or Tier 3 unit\*, you can move in Phase 1. This chart explains how the process will work for you. **The choice is yours to make.**



\*Please refer to Page 13 for more information about how the affordability tiers will work.



# Core Principles



## Robust, Authentic Resident Engagement and Shared Power

Historically, housing redevelopment across the nation has been pursued without residents in decision-making positions. At the outset of redevelopment planning, Piedmont Housing Alliance established a formal Advisory Committee\*, made up of nine Friendship Court residents and three to six members from the Charlottesville community. Since then, the resident-led Advisory Committee has worked in partnership with the design team and PHA staff to guide the process, design the project, and share information with fellow residents. The resulting input has provided crucial guidance vital to the success of redevelopment, keeping the aspirations and needs of the residents as its core focus.



## Zero Displacement through Phased Redevelopment

From the outset, Piedmont Housing Alliance has committed to zero displacement of Friendship Court families through a phased redevelopment process. The first phase will be constructed on the existing open space at the eastern edge of the site. Once construction is complete, the first group of families will move into their new homes, vacating their apartments so that the next phase of construction can begin. This sequence of building first and moving in will continue until everyone is re-housed (all residents will be rehoused by the end of Phase 3), thereby maintaining zero displacement through the entire process.



## Tiers of Affordability

When a family earns enough to no longer need the Section 8 subsidy, there are essentially no options in the Charlottesville region they can afford. In addition to replacing the 150 existing Section 8 (Tier 1) apartments, the Advisory Committee prioritized a plan that grows affordable options in the region by adding new apartments with specific tiers of affordability. This plan enables families to move up into housing they can afford while staying in their community, freeing up deeply subsidized Section 8 homes for families that critically need them. By the end of redevelopment, Friendship Court will grow from 150 homes to 450 homes, serving Tier 1 families from below 30% AMI all the way Tier 2 and Tier 3 families earning 30-80% AMI.



## More Than Housing

While rebuilding is critical to the necessary long-term change for the community, improved housing alone will not solve the historically structural economic, social and educational barriers that Friendship Court families face in forging a path out of poverty. Piedmont Housing Alliance is leveraging its financial and housing counseling services to establish a place-based Wealth Building Initiative to catalyze long-term, sustainable economic resilience for families in the community. These opportunities include partnering with existing job training organizations, establishing a Family Self Sufficiency program, nurturing worker-owned cooperatives, and exploring onsite home ownership opportunities.

\*Current membership of the Advisory Committee includes: Kathy Galvin (Community Member), Sheri Hopper (Resident), Myrtle Houchens (Community Member, Former Resident), Crystal Johnson (Resident), Zafar Khan (Community Member, Former Resident), Betty Lowry (Resident), Tyquan Mayo (Resident), Sarah McLean (Community Member), Michael Payne (City Representative), Yolonda Ross (Community Member, Former Resident), Tamara Wright (Resident). Former Advisory Committee members include Bill Edgerton (Community Member), Mike Murphy (City Representative), Quanelius Tinsley (Community Member).



## Redevelopment - Income Tiering

One of the Core Principles of this redevelopment – and a priority of the Advisory Committee – is to increase the type of affordable housing options available at Friendship Court. Homes in Friendship Court currently serve only Section 8 residents, or “Tier 1.” With redevelopment, there will be new homes at two additional tiers of affordability, providing more options for current and future residents. The chart below illustrates the different tiers and the affordability levels of each\*.

(Income + rent ranges vary based on family size and unit size)

	Qualified Average Median Income (AMI)	Income Ranges	Monthly Rent Ranges	Notes
<i>Tier 1</i>	0% - 30% AMI	Up to \$35,000	\$0 - \$800	Increase or decrease with income changes
<i>Tier 2</i>	30% - 60% AMI	\$22,000 - \$65,000	\$575 - \$1,200	Pre-determined rent rates. Annual recertifications.
<i>Tier 3</i>	60% - 80% AMI	\$50,000 - \$85,000	\$1,200 - \$1,700	Pre-determined rent rates. Annual recertifications.

## Diversity of Unit Types

Friendship Court currently contains a mix of two, three and four bedroom units, arranged as a garden-style apartment complex. Beginning with the first phase, redevelopment will offer a wider range of unit types to include townhomes (similar to the type of homes currently onsite) as well as accessible apartments, or flats, in a multifamily building. By including a wider range of unit types, Friendship Court residents will have a wider range of housing options to allow households to grow or downsize and to age in place. All redeveloped units will be designed to be energy efficient and the buildings are being designed with solar panels on the roofs, providing for increased comfort and lower monthly utility bills.

**\*For more information about how income tiering will work, please refer to Section B of the FAQs.**



# **Phase 1: Townhomes + Apartment Building**

## **Overview**

- **3 Buildings**

(2 Townhouse buildings and 1 multifamily apartment building)

- **106 Total Units**

(46 for existing Section 8 residents of Friendship Court)

- **Timeline: 18-20 months**

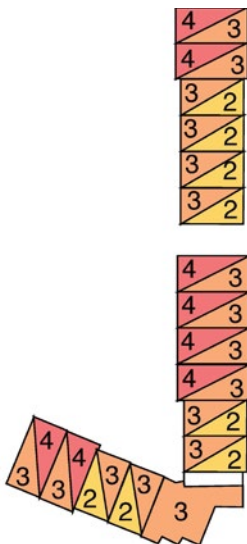
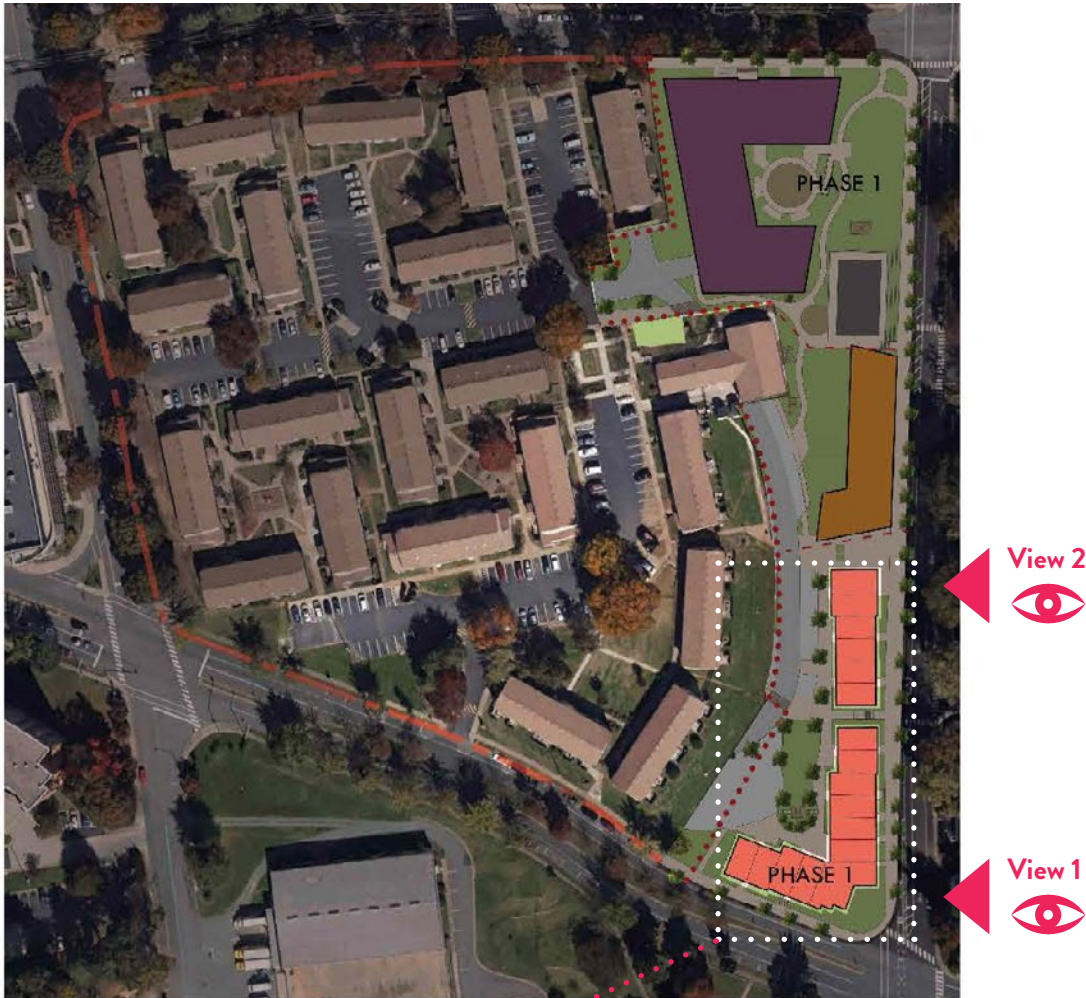
Breaking Ground - Fall 2021

Estimated Completion - Spring-Summer 2023



Phase 1

BUILDINGS 1 & 2 - STACKED TOWNHOMES



BUILDINGS 1 & 2 -  
TYPICAL FLOOR

BEDROOMS	# OF UNITS	PERCENT
1	0	0%
2	8	23%
3	19	54%
4	8	23%
TOTAL	35	100%



## WHAT

### Project Views : Townhomes



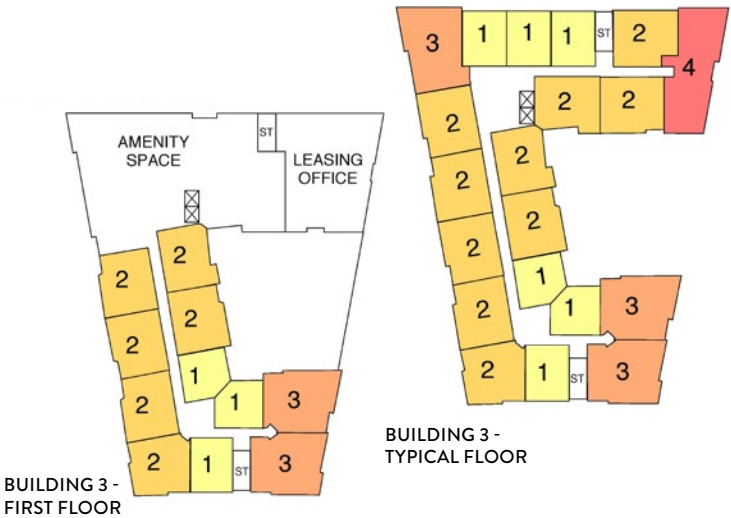
**View 1:** View of townhomes from Monticello Ave. & 6th St.



**View 2:** View of townhomes from 6th St.



BUILDING 3 - APARTMENTS/FLATS



BEDROOMS	# OF UNITS	PERCENT
1	21	30%
2	36	51%
3	11	15%
4	3	4%
TOTAL	71	100%



## WHAT

### Project Views : Apartment Building



**View 1:** View of apartment building from Garrett St.



**View 2:** View of apartment building from 6th St.



# **Phase 1A: Community Resource Building**

## **Overview**

- **1 Building**
- **Timeline: 12-15 months**  
Breaking Ground - Spring 2022  
Estimated Completion - Summer 2023

## Phase 1A



- The Community Resource Center (CRC) is in Phase 1A, and will open in Summer 2023. The building will include the Early Learning Center (ELC) and the new Community Center (CC).
- The ELC at Friendship Court will be a state-of-the-art childcare facility designed to address a pressing need for high-quality early childhood education. Using a child-centered approach, the ELC is poised to offer hands-on learning, social-emotional development, and innovative learning strategies that prepare children for success in kindergarten and beyond.
- The ELC will include a dedicated outdoor play area.
- The new Community Center will replace, modernize, and grow the existing community space, thereby supporting robust, multi-aged programming for school-aged children and adults.



## Phase 1A



**View 1:** View of Community Resource Center from basketball court.



**View 2:** View of Community Resource Center from existing Friendship Court.

*For more information, please visit <https://piedmonthousingalliance.org/friendship-court/>*

Friendship Court is a development of Piedmont Housing Alliance (PHA) and NHT Communities. PHA is a regional nonprofit with a mission is to create affordable housing opportunities and foster community through education, lending, and equitable development. NHT Communities is a national nonprofit with a mission to build and preserve resilient communities and create long-lasting affordable homes through sustainable practices and collaborations with residents and partners.