



Kindlewood



Redevelopment Guide

KINDLEWOOD PHASE 2

Dear Kindlewood Residents,

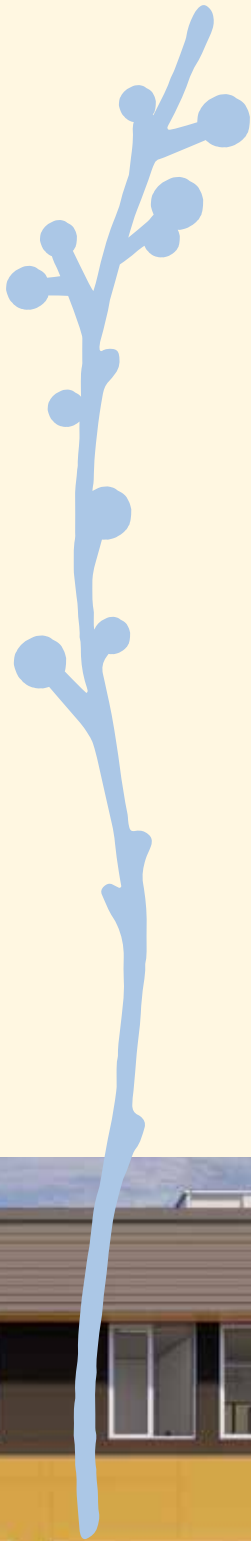
We, the members of the Kindlewood Advisory Committee, are writing to you with great excitement about this moment for our community: the beginning of Phase 2 development. The process of getting here hasn't been easy. We have put in years of hard work serving on the advisory committee, listening to our neighbors' thoughts and concerns, visiting and learning from other communities, and meeting with architects and engineers to envision a stronger and better future for our community that is also connected to the place that we have come from. This is a plan that we all helped to create, and we are proud of the work that we have done. We want to particularly thank the members of the Rebranding Committee, who led the process of renaming the Friendship Court community "Kindlewood."

We're looking forward to several things that will come with Phase 2 development, including a new Early Learning Center and playground. These resources will provide healthy spaces for our children to grow and flourish while providing much needed support for working parents. We are also excited about the variety of types of good quality housing. They will not only offer us new homes, but also opportunities for homeownership and community wealth building. Finally, we hope that one positive outcome of redevelopment will be a neighborhood where people from different backgrounds and circumstances will come together to learn from and respect one another.

While we know that change can be difficult, we think that the changes that are in store are going to benefit all residents, from our youngest to our oldest. We have come a long way in this process, and we still have a way to go. We hope you share in our excitement about this next phase.

The Kindlewood Advisory Committee





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OVERALL REDEVELOPMENT



WHY

The need to redevelop Kindlewood 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 45-year-old buildings at Kindlewood 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 Kindlewood, 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 Kindlewood to the surrounding area, improving access to employment and wealth-building opportunities to enable families to grow and prosper.

Redevelopment Summary

With a commitment to zero displacement of residents, the redevelopment of Kindlewood 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 second phase of construction beginning in late 2024. **All existing residents will be rehoused by the end of Phase 3.**



Redevelopment Highlights

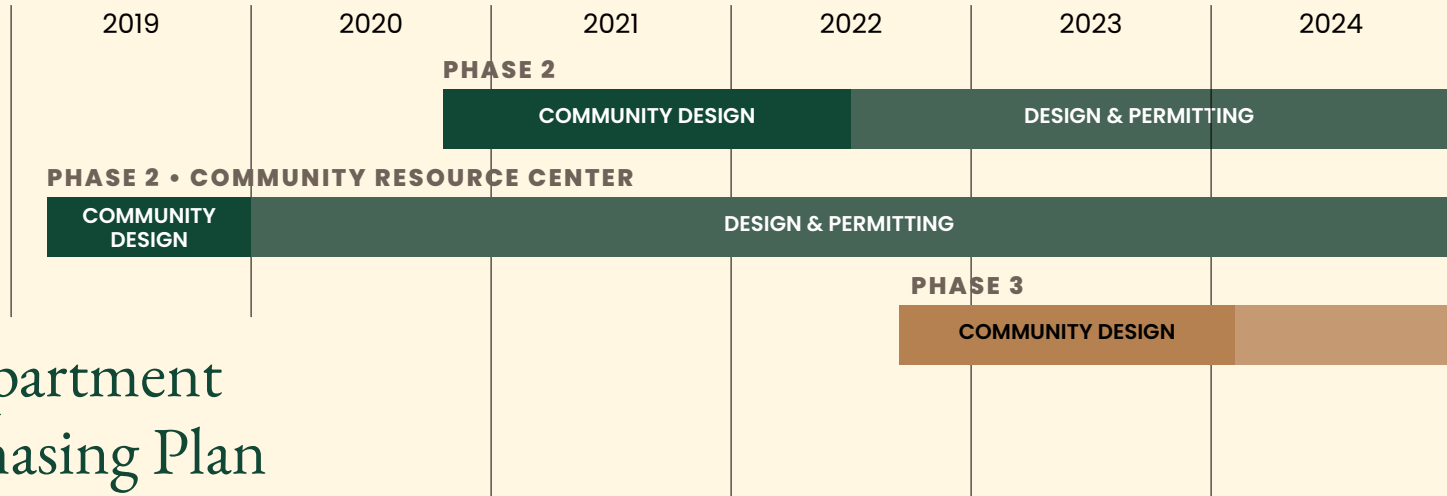
- > 450 units in new apartment buildings (**3, 4, and 12**) and townhomes (**1, 2, 5, 6, 7, 8, 9A, 9B, 10, and 11**)
- > Units at different tiers of affordability
- > Eliminates the isolation of Kindlewood and its residents
- > A new Community Resource Center (**CRC**)
- > A new Early Learning Center (**ELC**)
- > A central park



A CENTRAL PARK: During Phase 2, the first half of a new public park will be built, with the second half to be completed at the end of Phase 3.

OVERALL REDEVELOPMENT

Redevelopment Schedule



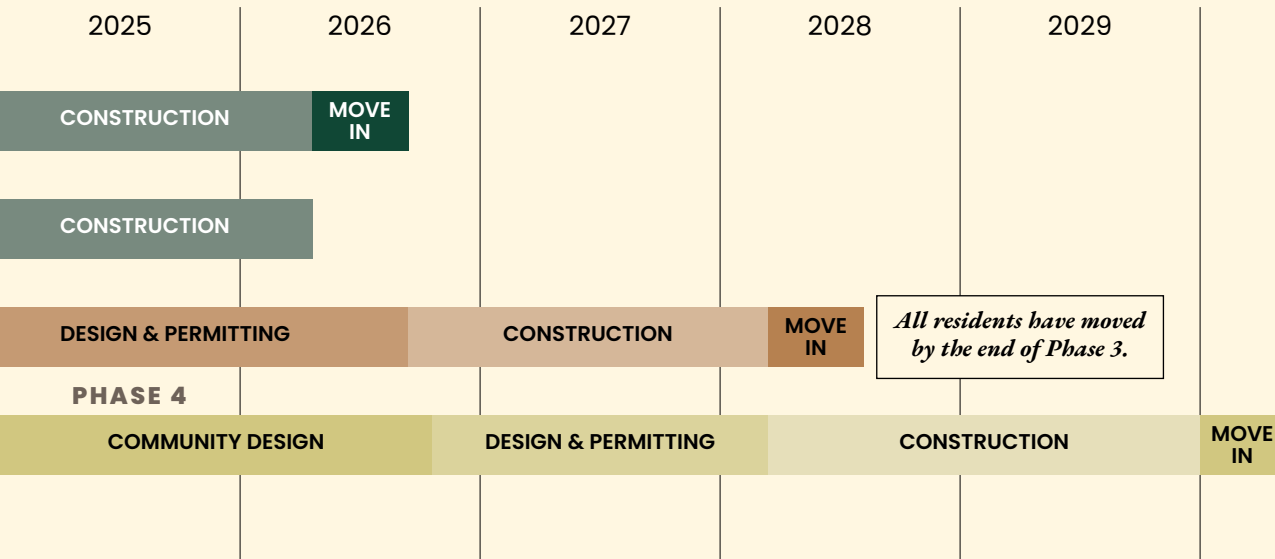
Apartment Phasing Plan

From the beginning of this process, Piedmont Housing Alliance committed to zero displacement of Kindewood families. In order to accomplish this, redevelopment will be broken up into four phases. The first phase occurred 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. All current residents will have moved into new homes by the completion of Phase 3. 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 – 9 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.

Original Kindewood Plan



Who is moving?	Where to?	When?
411, 415, 420, 422, 424, 426	PHASE 1	2023 – 2024
401, 403, 405, 407, 409, 413, 414	PHASE 2	SUMMER – FALL 2026
400, 402, 404, 406, 408, 410, 412	PHASE 3	SPRING – SUMMER 2028



New Kindewood Plan



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 Kindlewood residents and members from the Charlottesville community. Since then, the resident-led Advisory Committee has worked in partnership with the design team and Piedmont Housing Alliance 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 Kindlewood families through a phased redevelopment process. The first phase was constructed on the existing open space at the eastern edge of the site. Once construction was completed, the first group of families moved 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, Kindlewood 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 Kindlewood 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, nurturing worker-owned cooperatives, and exploring onsite homeownership opportunities.

* Current membership of the Advisory Committee includes Maryam Bayan (Resident), Angela Brooks (Resident), Jasmika Hajric (Resident), Sheri Hopper (Resident), Myrtle Houchens (Former Resident), Crystal Johnson (Resident), Betty Lowry (Resident), Tyquan Mayo (Resident), Michael Payne (City Representative), Yolonda Ross (Former Resident), Glenna Stinnie (Resident), Ezhar Zahid (Resident).

Former Advisory Committee members include Bill Edgerton (Community Member), Kathy Galvin (Community Member), Zafar Khan (Community Member, Former Resident), Sarah McLean (Community Member), Mike Murphy (City Representative), Quanelius Tinsley (Community Member), Tamara Wright (Resident).

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 Kindlewood. Prior to the completion of Phase 1, homes in Kindlewood served 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.

	Qualified Area Median Income (AMI)	Income Ranges	Monthly Rent Ranges	Notes
		<i>Income and rent ranges vary based on family size and unit size.</i>		
Tier 1	To 30% AMI	Up to \$42,480	\$0 – \$1,062	Increase or decrease with income changes.
Tier 2	30% – 60% AMI	\$25,260 – \$84,960	\$640 – \$2,124	Pre-determined rent rates. Annual recertifications.
Tier 3	60% – 80% AMI	\$51,240 – \$113,280	\$1,281 – \$2,832	Pre-determined rent rates. Annual recertifications.

Diversity of unit types

The original Friendship Court contained a mix of two, three and four bedroom units, arranged as a garden-style apartment complex. The redevelopment will offer a wider range of unit types to include townhomes (similar to the type of homes in the original site) as well as accessible apartments, or flats, in a multifamily building. By including a wider range of unit types, Kindlewood 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 increased comfort and lower monthly utility bills.

Phase 2 Townhomes + Apartment Building

OVERVIEW

5 RESIDENTIAL BUILDINGS

Buildings **5, 7, and 8**

Townhomes
46 rental units

Building **4**

Multifamily apartment
building
54 rental units

Building **6**

Townhomes
4 homeownership units

104 TOTAL UNITS

100 rental + 4
homeownership

54 for existing Section 8
residents of Friendship
Court



TIMELINE

20 MONTHS

Breaking Ground - December 2024

Estimated Completion - September 2026

FINANCIAL OPPORTUNITY CENTER + HOUSING HUB

The ground floor of the apartment building will include a new home for the Financial Opportunity Center + Housing Hub.

The Financial Opportunity Center (FOC) + Housing Hub is a welcoming, friendly place where lower-income Charlottesville residents can come get hands-on assistance in:

- Climbing the financial ladder
- Improving your housing situation
- Building a brighter future for you and your family!

Core services available at the FOC include Employment Assistance, One-on-One Financial Coaching, Income Supports, Housing Navigation, and Eviction Prevention assistance.



WHAT

PROJECT VIEW: MULTIFAMILY APARTMENT BUILDING



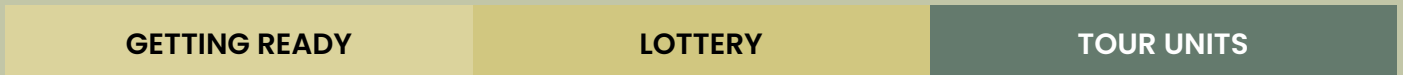
PROJECT VIEW: TOWNHOMES



Phase 2 Buildings

WHEN TO MOVE DECISION TREE BUILDINGS 401, 403, 405, 407, 409, 413, 414

Residents in the buildings indicated should use the chart below for guidance to when they will move.



JANUARY 2026

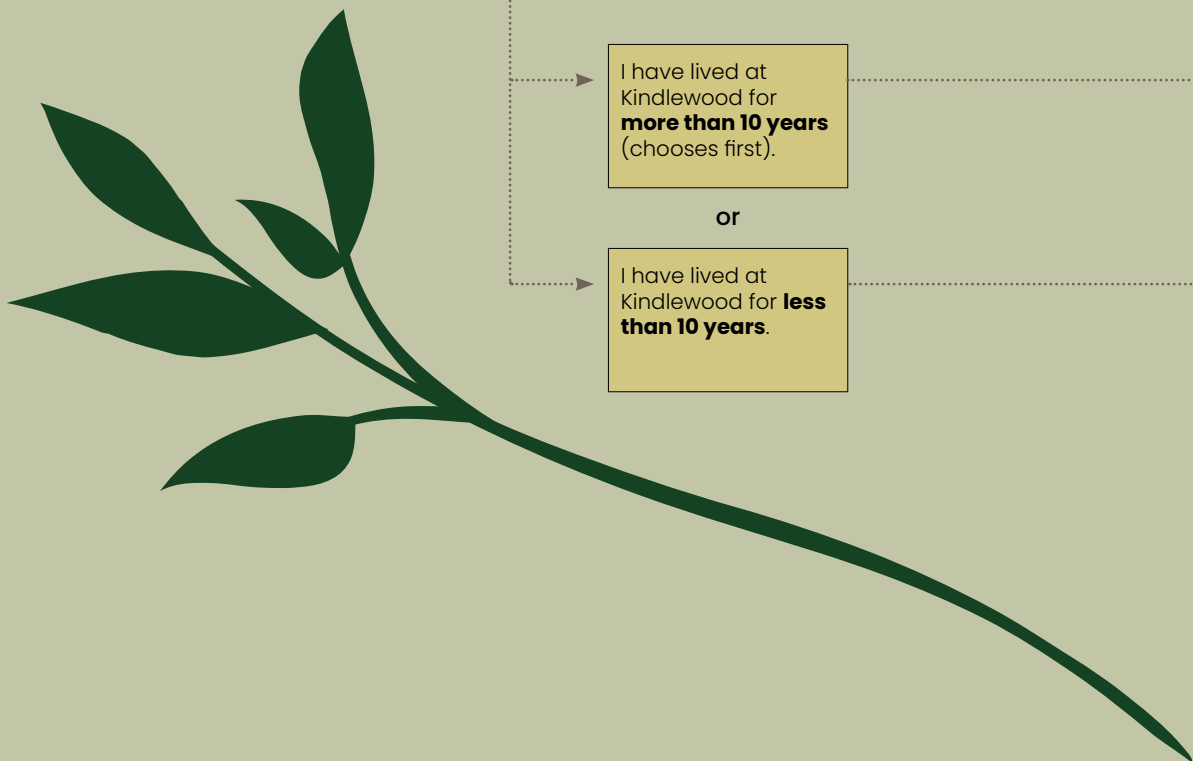
Planning Begins
I will be contacted by staff for a 1-on-1 conversation to prepare for moving to my new apartment in Phase 2.

FEBRUARY 2026

Lottery
I will participate in a lottery along with other Phase 1 residents to determine the order of when I get to choose my new apartment.

APRIL + JUNE 2026

Tour Apartments
I will tour the new apartments in both Townhomes (April) + Apartment Building (June) to experience the unit layouts.





MOVING IN: TOWNHOMES



JUNE – AUGUST 2026

If I choose a **Townhome** apartment, I move in!

MOVING IN: APARTMENT BUILDING



AUGUST – SEPTEMBER 2026

If I choose an **Apartment Building** apartment, I move in!

If I choose a **Townhome** apartment, I move in!

If I choose an **Apartment Building** apartment, I move in!

Homeownership

In partnership with the Piedmont Community Land Trust (PCLT), Phase 2 of the Kindlewood redevelopment will include 4 townhome units for homeownership. Once completed, they will be the first owner-occupied households within the neighborhood since the Garrett Square/Friendship Court apartments were originally built in 1978. The partnership with PCLT will add an important layer of preservation on the home's affordability. The shared ownership approach used by community land trusts across the world will ensure that, as the townhomes resell over the years, the price of the home will remain affordable and will be sold only to other low-income households.



Building 6 will include 4 townhome units for homeownership.

As of September 2024, the PCLT is still searching for development partners to create a design and build the townhomes in parallel to the construction of the Phase 2 rental homes. Once a partnership is solidified, the PCLT will consult with the Advisory Committee to ensure the townhome designs align with the goals of the redevelopment. At the same time, Luis Oyola, director of the PCLT, is conducting monthly orientations in the Kindlewood community meeting room every 3rd Saturday of the month. All Kindlewood and low-income residents of Charlottesville are invited to attend and learn more about the PCLT and how to prepare for purchasing a home!

For any questions, please contact Luis Oyola at 434-422-5492 or loyola@piedmonthousing.org.



WHAT

Park

During Phase 2, the first half of a new, approximately one-acre public park will be built with the second half to be completed at the end of Phase 3 (2028). The park will be located at the heart of Kindewood and will be used by both Kindewood residents and the greater Charlottesville community. Park amenities in Phase 2 include an open grass area with amphitheater-style seating, community gardens, adult swings, and a pavilion. Phase 3 amenities will include a playground, additional community gardens and a multisport court. A resident-led naming process for the park will begin in 2025. The park will also include artwork and interpretive elements that speak to the neighborhood's history.



Community Resource Center

The Community Resource Center (CRC) is in Phase 2, and will open in Summer 2026. The building will include the Early Learning Center (ELC), the new Community Center (CC), a basketball court, and the new headquarters for Piedmont Housing Alliance.

The ELC at Kindewood 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 previous community space, thereby supporting robust, multi-aged programming for school-aged children and adults.



WHAT



Construction Contacts

HOW TO COMMUNICATE/GET SUPPORT AROUND CONSTRUCTION ISSUES

We want to make it easy for residents to give feedback and receive information during construction. Refer to the information below for project contacts or come to the monthly resident construction meeting to hear updates, ask questions, or provide feedback.

URGENT ISSUES

I have a problem or question about construction. Who do I contact?

LIFE SAFETY ISSUES CALL 911



PIEDMONT HOUSING REPRESENTATIVE

Mandy Burbage
Senior Real Estate Development Manager
mburbage@piedmonthousing.org
434-422-4837 x824



KBS REPRESENTATIVE

Jeff Marshall
Project Superintendent
jmarshall@kbsgc.com
(540)672-8744

GENERAL OVERSIGHT

Who is monitoring the project on behalf of residents?



COMMUNITY REPRESENTATIVE

Myrtle Houchens
Community Liaison
myrtlebhouchens@gmail.com
434-326-7520



For more information, please visit piedmonthousingalliance.org/kindlewood

Kindlewood is a development of Piedmont Housing Alliance (PHA) and NHT (National Housing Trust). PHA is a regional nonprofit with a mission to create affordable housing opportunities and foster community through education, lending, and equitable development. NHT 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.

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