



**CITY OF CHARLOTTESVILLE**  
**Department of Neighborhood Development Services**

**SIA IMPLEMENTATION UPDATE**

**RSNA - APRIL 11, 2016**

# PURPOSE OF SIA PLAN

- ▶ “To initiate a transformational process to engage stakeholders, city staff, and members of the greater community in the future of the Strategic Investment Area.”

# WHAT SIA PLAN IS DESIGNED TO DO

- ▶ **To provide guidance for future redevelopment and investment in the area**
- ▶ Improvements to affordable housing, including existing public and assisted housing
- ▶ Improved connections throughout the area
- ▶ Recommend strategies for expanding employment opportunities

# WHAT SIA PLAN IS NOT DESIGNED TO DO:

- ▶ Displace or relocate people
- ▶ Deny residents the opportunity to participate in the planning process
- ▶ Encourage incompatible development/redevelopment
- ▶ Demolish Public Housing Units and not replace them in **FULL**
- ▶ Encourage a system of economic injustice

# SOME DEMOGRAPHIC SIA FACTS

- ▶ Population increased from 2,607 in 2000 to 2,968 in 2012, up 13.8%, while Citywide population went down by 2%.
- ▶ During the same period, white population rose from 45.2% to 54.2%, up by 429 people, and African-American population declined from 51.1% to 38.8%, down by 180 persons. Although the number was insignificant, the number of Asian population increased from .05% to 1.7%, up by 39 persons, and Hispanic population rose from 2.7% to 5.3%, up by 85 persons.
- ▶ The average household size declined from 2.32 in 2000 to 2.13 in 2012, down 8.2%
- ▶ **The average household Income rose from \$30,893 in 2000 to \$40,165 in 2012, up 30%; compared to 25.3% for the City of Charlottesville.**
- ▶ Owner-occupied homes declined from 37% in 2000 to 35.3% in 2012. The Citywide owner-occupied homes also declined from 40.8% to 38.3%.
- ▶ Majority of the houses in both the SIA and City are renter-occupied

# RENEWED INTERESTS & PUBLIC POLICIES

- ▶ City Council adopted SIA Plan on February 3, 2014
- ▶ City Provided \$350,000 to PHA for Friendship Court Pre-development study
- ▶ City leveraging its resources to support housing development and preservation, and homeownership (Proffers, Burnett 3 Project, etc.)
- ▶ Belmont Bridge Replacement
- ▶ Lexington/East High Streetscape Improvement (Requested \$5.6 Million in State HB2 Funds)
- ▶ IX Park Redevelopment Community Asset/Completion of the Treehouse
- ▶ Residents Awareness of the Planning Process
- ▶ Partnership Development and Collaboration

# SELECTED PAST ACCOMPLISHMENTS

- ▶ **Pollocks Branch Walkable Watershed:** Watershed protection, bicycle and pedestrian access, clean stormwater runoff, educational program and partnership between the City, James River Association, Skeo Solutions, the Center for Watershed Protection and the Bridge PAI, Inc.
- ▶ **Burnet Commons Phase 3:** Successful Adaptive re-use of abandoned landfill site (3.5 acres); mixed-income housing featuring 46 homes; 20 affordable units and 26 market rate units. Total collective property values estimated at more than \$5 million at built out; good example of excellent leveraging.
- ▶ **Residential Stabilization/Preservation:** City investment of \$162,530 to rehabilitate 19 residential units.
- ▶ **Historic Preservation:** Historic marker installed at Oakwood Cemetery on November 22, 2015. Historic marker will be installed at Daughters of the Zion Cemetery on Memorial Day in May of 2016. North Belmont Historic Survey is underway and will cover 295 properties.
- ▶ **Public Safety:** Part 1 crime incidents declined from 104 in 2013 to 80 in 2015, down 23%.
- ▶ **Community Engagement:** Supported UACC's Kresge Foundation Urban Agriculture Grant; a partnership initiative (City, NHT/Enterprise Preservation Corporation, PHA, UACC, PHA Residents, Bridge Inc., UVA). This is also a capacity building initiative.

# SELECTED NEAR TERM/SCHEDULED IMPLEMENTATION ACTIVITIES

- ▶ Belmont Bridge Replacement (Negotiation Phase with Design Firm)
- ▶ Street That Work Project
- ▶ Friendship Court Planning and Redevelopment
- ▶ Charlottesville Redevelopment & Housing Authority Strengthening
- ▶ Garrett Street Stair Improvement
- ▶ East High/Lexington Streetscape Improvement
- ▶ Code changes
- ▶ Workforce development and economic opportunities
- ▶ Affordable/Workforce Housing
- ▶ Daughters of Zion Cemetery Improvement



# CITIZEN ENGAGEMENT/PARTNERSHIPS

## ▶ WHO:

- ▶ Ridge Street Neighborhood Association
- ▶ Belmont-Carlton Neighborhood Association
- ▶ Martha Jefferson Neighborhood Association
- ▶ North Downtown Neighborhood Association
- ▶ PHA and Its Residents Association
- ▶ CRHA and its Residents Association (PHAR)
- ▶ Major Property Owners
- ▶ Private Sector and Nonprofit Organizations
- ▶ Fifeville Neighborhood Association

# CITIZEN ENGAGEMENT CONTD

## HOW will the citizens be engaged?

- ▶ **Inform:** We will keep you in the loop periodically.
- ▶ **Consultation:** Opportunity for participation in the planning process; solicit input and concerns and relay consideration of inputs in the decision making process.
- ▶ **Involvement:** Opportunity to involve in developing redevelopment policies, alternatives and strategies.
- ▶ **Partnership:** We will look up to Neighborhood and Residents' Associations to serve as **ACTIVE** Partners in the development and redevelopment initiatives, as well as turning talks into actions.

# NEXT STEPS

- ▶ Follow Up on City Council Adopted Action Plan Implementation Framework
- ▶ Reconvene Quarterly Meetings of the SIA Implementation Team
- ▶ Work with the CRHA on redevelopment activities
- ▶ Work with the City Council on hiring a Redevelopment Staff
- ▶ Work with Piedmont Housing Alliance on the redevelopment of Friendship Court
- ▶ Support affordable/workforce housing development
- ▶ Continue partnerships with the private sector/nonprofit organizations

# WHAT AT THE END OF THE DAY?

- **A SAFE, LIVABLE, ECONOMICALLY VIABLE and EQUITABLE COMMUNITY**
  - Increased Public/Private Investments
  - Improved Quality of Life

# Q & A

- QUESTIONS & ANSWERS