

**CRHA Redevelopment Committee Meeting Minutes**  
**August 11, 2010**  
**South First St. Community Center**

Present: Jason Halbert, Randy Bickers, Hosea Mitchell, Peter Loach, Paul Vaughan, Holly Hatcher, Edith Good, Justin Walton, Dave Norris, Karen Shepard, Holly Edwards, Alex Gulotta, Joy Johnson, Paul Beyer, Melissa Thackston, Amy Kilroy

**Summary of topics/action items discussed:**

1. Update on current projects –
  - Subcommittee sign-up sheet
  - Review of meeting with the Belmont Neighborhood Association (August 9<sup>th</sup>)
  - Discussion about results from the trip to Greenville, SC (August 9<sup>th</sup> and 10<sup>th</sup>)
  - Next steps for the CRHA Board & Master Plan
2. Discussion about Community & Resident Services – (2 remaining questions from June mtg)
3. Future Agenda Items –

**Minutes:**

- Meeting began with an approval of the Minutes from the July 14<sup>th</sup> meeting. Send comments to Amy if you have any.

**1. Update on Current Projects –**

- Subcommittee sign-up sheet – Hosea passed out copies of the most recent sign-up sheet for the three subcommittees. There is still time to join a subcommittee if you want to.
- Belmont Neighborhood Association Meeting – Jason, Holly H. and Amy offered feedback from the meeting they attended on August 9<sup>th</sup>.
  - Neighborhood is in the process of reorganizing its leadership
  - Several communication gaps were identified and corrective measures have been taken to address them. Need to be as proactive as possible in getting word out.
  - Efforts were made to answer questions and address the misinformation that is out in the community
  - Neighborhood concerns were similar to what was mentioned during the July Board meeting.
  - CRHA needs to update the Levy section of the Master Plan and WRT could have rolled out their final presentation differently with the “proposed timeline”.
  - Need to get the City and NDS more involved in helping with communications.
  - A lot of positive people showed up at the meeting and are eager to learn more about what our process involves. Happy to be at the table and participating.

**Comments and questions from the committee included:**

- We need to get the property owners at IX and residents of Friendship Court more involved in the process.
- The City has submitted a grant application to receive funds for studying the Avon Street and Monticello Avenue corridors – how to tie this in with the idea of the “Small Area Study” that has been kicked around for Levy/6<sup>th</sup> Street/Friendship Court sites?
- Also want to make sure that the Torti Gallas study is included – need to build on what has been completed before the WRT work.

- Bottom line is that Belmont is just one of the many neighborhoods that will be affected by redevelopment – need to make sure everyone is aware of what is going on, educated about the project, and updated regularly on how to stay involved.
- CRHA trip to Greenville, SC – Folks that participated in the August 9<sup>th</sup> & 10<sup>th</sup> trip to Greenville offered reflections on the trip and what they took away from the meetings:
  - Paul B. – Astute people working on housing issues in Greenville but an apples to oranges comparison to Charlottesville; more federal funding available; neighborhoods are more suburban and isolated; not pedestrian oriented other than downtown corridor; challenges faced in Charlottesville are different; impressed with the Sterling Hospital’s role and hiring of Maxim to do neighborhood involvement.
  - Paul V. – agrees with the apples to oranges comparison, but also thinks that a Greenville peg is not going to fit in a Charlottesville hole; there are creative and holistic lessons in their “city-wide” approach that we can apply to Charlottesville; a bunch of different leaders got together and were creatively thinking outside the box; community much more involved in choosing the direction of revitalization
  - Joy – does not want to see the same sort of neighborhood isolation happen in Charlottesville; not connected enough – too far for people to have to travel; continuity in leadership carrying out the same vision, not recreating the vision each time a new mayor is elected – we need similar continuity; we need to identify who are our negotiators and deal-makers in the community; residents hold seats of authority in Greenville, not just “power people” in those positions; CDBG funds are used differently in Greenville – City tells community what funds will be used for and asks who wants to help with projects.
  - Holly E. – how do we separate out redevelopment from the Housing Authority to frame it in a larger context? We need to establish a comprehensive redevelopment umbrella so that it is not all sitting on the Housing Authority’s shoulders; can beef up trust and relationships in order to make a seamless transition between city and housing authority involvement; can we make the resolution language stronger to hold partners more accountable?; can we create an MOU between the city and housing authority to develop some infrastructure for the process?; can we direct city CDBG & HOME funds towards the Housing Authority to help with redevelopment?
  - Dave – greatest takeaway was that City leadership now “gets it” and has a greater understanding about much they need to be fully involved in this process; for-profit developers were also an invaluable component to the success of their efforts; has tried to steer CDBG & HOME funds towards Housing Authority and it did not have enough support at the time.
  - Randy – City Manager’s office wants to do a debrief about the trip and see what our next steps are; agrees with much of what was already said about isolation and lack of connectivity; liked the mix of building types and incomes; CRHA should not be the developer during implementation – have heard this message before; wants to promote developer creativity; need a project that the community can get behind; Greenville started their revitalization efforts from a very different place; wanted to see a more positive environment at the one-stop center.

Comments from the committee included:

- There is some excitement about the housing authority being “freed from the shackles of its redevelopment history” With City support as a sponsor, we have a chance to do something much greater and more positive this time around
  - Greenville has a long-term vision in place – getting partners involved much earlier on the projects
  - May be an apples to oranges comparison, but still the holistic approach they used is one of our greatest takeaways that was learned.
- Next steps for CRHA & the Master Plan – Hosea led the committee through a brief discussion about what the next steps are in the process:
    - City involvement – Need to have the debrief meeting with Maurice and work to find ways for the City to be more involved. Want to make sure the Master Plan gets woven into the City’s Comprehensive and Consolidated Plans – involves more than just Neighborhood Development Services. CRHA will set up this meeting.
    - Continue to learn from others who have done this before – Greenville gave us several contacts to follow up with about implementation and specific next steps. CRHA will set up these meetings.
    - Move past the Master Plan – deepen the conversations we have been having, get folks more integrally involved (residents, city staff, community stakeholders, neighbors)
    - Research into separating Redevelopment from Housing Authority – what would the contents of the MOU say? Which parties would be involved in signing the MOU? How do we legally separate out those responsibilities so the Housing Authority can unbottleneck itself and get back to day-to-day responsibilities? How does the new Redevelopment entity work – board, staff, etc.?
    - Two changes were suggested and made to the Master Planning resolution – the words “Options 5 and 6” were removed from the 2<sup>nd</sup> to last paragraph because the language was confusing to those who were less familiar with the project and didn’t know what options 5 and 6 represented. Language was also added to the final paragraph specifying several city departments for inclusion and accountability. No objections were voiced to either of these changes.

**2. Discussion about Community & Resident Services –**

This item will be carried over to the August meeting agenda.

**3. Future Agenda Items –**

- Continuation of conversation for Community & Resident Services – two questions:
  1. What does Community Support for resident services look like? Who involved?
  2. What does Political Support for resident services look like? Who involved?

There being no other business, the meeting was adjourned. Next meeting is **Wednesday, September 8<sup>th</sup>** at 10:00 am in the South First St. Community Center.