

**CITY OF CHARLOTTESVILLE, VIRGINIA
CITY COUNCIL AGENDA**



Agenda Date:	July 17, 2023
Action Required:	Approve Resolution
Presenter:	Brenda Kelley, Redevelopment Manager
Staff Contacts:	Brenda Kelley, Redevelopment Manager Alexander Ikefuna, Director of Community Solutions
Title:	Expressing Support for Friendship Court Redevelopment - Phase 2 (1 reading)

Background

In February 2021, City Council approved a Resolution (#R-21-018 attached) titled "Financial Resolution Supporting Friendship Court Phase 2". This Resolution documented the financial support approved by City Council for the Friendship Court Phase 2 project. At the time of approval, City Council had approved a total of \$3,250,000 in funding for infrastructure and affordable housing development. Since that approval, City Council has approved an additional \$2,500,000 in funding support for Phase 2 (FY23 funding). Approval of this Resolution will document the additional \$2,500,000 in funding support. This updated Resolution will be used by Piedmont Housing Alliance to provide documentation of the city funding commitment for their lenders, Low Income Housing Tax Credits applications and other needed supports.

Friendship Court is a mixed-use, mixed-income, phased redevelopment comprised of four phases, all of which will take place on the existing site. Each phase is an independent phase. A fundamental goal of the redevelopment is no displacement of current residents, hence the need for a phased development. The total duration of all phases is not expected to exceed ten years. This redevelopment approach is the direct result of the current Friendship Courts residents' vision for the redeveloped Friendship Court and its future. The completed redevelopment will result in 425-475 residential units and a variety of commercial, educational, and retail space, as well as a proposed park. The redevelopment is intended to further incorporate Friendship Court and its residents into the fabric of the City of Charlottesville.

Discussion

Piedmont Housing Alliance has requested an updated Resolution of funding support for Phase 2 of Friendship Court. This Resolution will help with the competitiveness of their late July application for state housing tax credits, as well as other needed support documentation.

Alignment with City Council's Vision and Strategic Plan

The overall redevelopment of Friendship Court supports City Council's visions of Quality Housing Opportunities for All; A Green City; Community of Mutual Respect; and Smart, Citizen-Focused

Government.

Strategic Plan Goals:

- Goal 1.3: Increase affordable housing options
- Goal 2.3: Improve community health and safety outcomes by connecting residents with effective resources (aligning health care with provision of housing for the elderly and disabled)

Comprehensive Plan Goals:

- Goal 3: Grow the City's housing stock for residents of all income levels
- Goal 3.1: Continue to work toward the City's goal of 15% supported affordable housing by 2025.
- Goal 3.6: Promote housing options to accommodate both renters and owners at all price points, including workforce housing.
- Goal 4.1: Continue to support the use of appropriate tax credit proposals submitted by private and non-profit developers within the locality to create affordable rental units, as consistent with Housing Advisory Committee policy.
- Goal 5: Support projects and public/private partnerships (i.e., private, non-profits, private developers and governmental agencies) for affordable housing, including workforce housing and mixed-use, and mixed-income developments.
- Goal 5.7: Support housing programs at the local and regional level that encourage mixed-income neighborhoods and discourage the isolation of very low and low income households.
- Goal 7: Offer a range of housing options to meet the needs of Charlottesville's residents, including those presently underserved, in order to create vibrant residential areas or reinvigorate existing ones.
- Goal 7.1: To the greatest extent feasible ensure affordable housing is aesthetically similar to market rate.
- Goal 8.1: Encourage mixed-use and mixed-income housing developments.
- Goal 8.3: Encourage housing development where increased density is desirable and strive to coordinate those areas with stronger access to employment opportunities, transit routes and commercial services.
- Goal 8.7: Encourage the incorporation of green sustainable principles (e.g. LEED, EarthCraft Virginia, Energy Star, etc.) in all housing development to the maximum extent feasible both as a way to be more sustainable and to lower housing costs.

Community Engagement

In February 2016, at the outset of considering [redevelopment](#), a critical choice was made to establish a formal [Advisory Committee](#), a cohort of nine Friendship Court residents elected by their neighbors to represent them through the process, plus six members from the at-large Charlottesville community. Led by the resident members, they have become genuine partners in planning their community's future, co-designing every aspect of the site, with all major decisions passing through their hands. The resident members, like any other consultants, are paid for their time and expertise.

In addition to the resident-led redevelopment, there have been door to door efforts to garner

feedback and a number of Community events have been held intended to educate all Friendship Court residents on the redevelopment efforts. There is also an on-site Community Organizer, who works daily to keep residents informed about the redevelopment plans. All of these efforts are ongoing.

Budgetary Impact

This request does not encumber any additional funding from the City budget. It provides acknowledgement that up to \$5,250,000 in already approved funding may be provided.

Recommendation

Staff recommends City Council approve the attached updated Resolution supporting redevelopment of Friendship Court Phase 2.

Alternatives

City Council could choose to not approve the supporting Resolution for Friendship Court Phase 2, which could have a negative impact on their application for state housing tax credits.

Attachments

1. certified Resolution funding support Phase 2 020121
2. Resolution Friendship Ct Phase 2 funding support 071723 (2)