

Application: [Habitat for Humanity of Greater Charlottesville](#) | FY2025

Record Title - Do not delete - labels pulls from Profile form

Habitat for Humanity of Greater Charlottesville

Linked Agency Profile Form - Do not DELETE

Habitat for Humanity of Greater Charlottesville

Pre-Application Questions

Which fiscal year are you applying for? (Currently FY2025)

FY2025

Agreement for Use of County Funds

Please read the

[Agreement](#)

and indicate you have read and understand the conditions for use of County funds.

I have read, and agree to the conditions outlined in the Agreement for the Use of County Funds.

Yes

Is your organization a designated 501(c)(3) or equivalent non-profit?

Yes

Has your organization been in operation for at least two years?

Yes

Has the program for which you are seeking funding been in operation for at least two years?

Yes

Organization Information

Is your organization an entity created by local governments, such as a joint authority or created by regional agreement?

No

Is your organization incorporated as defined by the State Corporation Commission?

Yes

Date of Incorporation

02/25/1991

Is your organization registered with the Virginia Department of Agriculture, Department of Consumer Affairs, Charitable Solicitation Section?

Yes

If your organization's budget is over \$500,000, is an audit completed by an independent certified public accountant each year?

Yes

If your organization's budget is less than \$500,000, does an independent certified public accountant complete an audit of your organization at least every three years?

Not Applicable

Date of last audit

05/12/2023

Has your Board of Directors approved submission of this request?

Yes

Is your Board of Directors paid or volunteer?

Volunteer

Name of Board Chair

Richard Tremblay

Application

Which type of the three Albemarle County agency and cultural funding programs are you applying for?

Capital Improvement Program

Name of the project for which you are requesting funding.

Southwood Phase II Redevelopment: Sewer/Septic Improvement

Amount of funding being requested.

\$1,490,000

Project Site

Where will the project be physically located?

Southwood Mobile Home Park (off of Old Lynchburg Road and along Hickory Street).

Who owns the property on which the project will take place?

Habitat for Humanity of Greater Charlottesville.

Project Description

Describe the project to be funded.

This Sewer/Septic Improvement is an essential component of the Southwood project, a national model for mixed-income, anti-displacement, resident-led community redevelopment. It will support the continued bridging from existing failing park infrastructure into a newly redeveloped and reimagined thriving community, on a foundation of modernized and sustainable amenities and utilities serving the County of Albemarle.

The proposed project would remove and replace the remaining fifty septic systems at Southwood serving 150 families within the existing Mobile Home Park and provide two permanent connections to County sewer that will serve the redeveloped community and surrounding neighborhoods. The major tasks include bringing public sewer to this section of the park in two locations, purchasing and installing fifty E-One Grinder Pumps and a force main system to the new onsite sewer locations, and removal of the existing septic tanks and drainfields. This strategy, which could be implemented in approximately 18 months from start to finish, including approvals and acquisitions of easements, involves constructing two permanent sewer connections tying in to the public line in Biscuit Run Park then using grinder pumps to route waste from the trailers via temporary and removable pipes into the public sewer collector. As our current construction schedule anticipates residents living within this area through 2033, this hybrid of temporary and permanent connections and pipes is essential to bridging the gap between Southwood's current, failing infrastructure and the fully modernized wastewater systems of the final redeveloped community. The temporary components of these systems have a life expectancy of 10-15 years and would be replaced during redevelopment, scheduled to be complete in these sections of Southwood by 2035, once residents have been relocated to their permanent homes throughout the redeveloped neighborhood. The permanent components will last multiple decades.

Discuss the community need this project addresses. How does this project meet this need?

Southwood has been plagued by failing septic systems since well before Habitat purchased the mobile home park to save residents from imminent displacement. As we've worked side by side with community members to plan the redevelopment, we've also prioritized short-term deferred maintenance to sustain a reasonable quality of life in the park. Since 2007, Habitat and our partners have invested more than \$30M in operations and maintenance, including monthly pump and haul operations, tree maintenance, weatherization, electrical upgrades, etc. Nonetheless, because it was built poorly in the 1940s and never properly maintained by previous owners, the infrastructure at Southwood (wastewater, in particular) continues to fail.

The primary septic-related health hazards in Southwood are gasses in homes and contact with untreated waste products due to systems that have either backed up inside families' trailers or in the adjacent yard. We continue to respond with temporary fixes for residents requesting assistance with these issues as part of ongoing management of the park. While more frequent in the fall and winter months, calls occur throughout the year, with the majority of residents reporting visible back-ups and leaks.

Habitat remains committed to ensuring safe, sustainable affordable housing for all Southwood families without displacement. This long-term pledge has required an aggressive strategy of intermediary fixes, bridging infrastructure, and developing new and modernized amenities and utilities for the community. While we have been able to stabilize many shortcomings of the failing infrastructure, 150 of our community members remain at significant health and safety risk as long as they are dependent on the existing septic system. This project would preserve our commitment to prevent displacement of Southwood families, improve the conditions for future land development, serve as a critical infrastructure component for this area of the county and protect the watershed.

Is the project for which you are requesting funding a facility or physical item?

Yes

What is the projected expenditure for the program?

More than \$20,000

What is the projected useful lifespan for the project?

More than 20 years

Which of the following capital project eligibility requirements does your project meet? (Select all that apply)

Involves modifications to facilities, including additions to existing facilities

Albemarle County Strategic Plan

Which of Albemarle County's Strategic Plan objectives does this program align with? (Select all that apply)

Implement stream health initiatives, Ensure that long range water and wastewater plans are in alignment with our development goals, Implement Housing Albemarle

Describe how the project meets the Strategic Plan objectives you selected.

We are grateful for the County's longtime partnership and deep commitment to working with us to dramatically improve the lives of 1,300 of the area's most vulnerable residents in Southwood. Southwood has been identified by the County, TJPDC, and DHCD as an area of significant promise for delivering necessary affordable housing opportunities to a region where these opportunities are few and far between. This project is critical to our ability to successfully redevelop without displacement, through improving the health and safety of the community and addressing threats to the Chesapeake Bay Watershed. As we enter Phase II of redevelopment, connecting the remaining mobile homes to sewer will do more than save residents, Habitat, and the County millions of dollars in excess utility costs, pump and haul and remediation expenses. It will preserve a community, improve water quality and eliminate the human (and actual) costs associated with rehousing a vulnerable population.

The project will allow the families who currently rely on septic systems to stay on site safely by connecting them to permanent sewer infrastructure until the neighborhood is fully redeveloped and they can move into new homes. In turn, it will further promote continuity of a neighborhood comprising residents who, in many cases, have called Southwood home for more than 40+ years. It will also provide a vital piece of the Albemarle Southern neighborhoods infrastructure and ensure best practices in wastewater management, replacing drain fields adjacent to Biscuit Run Creek with modern sewer lines. Thus, this specific component of the Southwood redevelopment (the Sewer/Septic Improvement) serves to ensure that long range water and wastewater plans align with the County's development goals, that a key stream is healthy and that the County is able to deliver much needed affordable housing.

Diversity, Equity and Inclusion

How does your program contribute to diversity, equity, and inclusiveness in Albemarle County?

Southwood is a national model for redeveloping “with” rather than “for” low-income communities of color. Diversity, equity, and inclusion are core principles in our resident-led design model. Habitat has spent years working with over 200 Southwood families, educating them in architecture, engineering, finance and entitlement, enabling them to lead the design and governance of the new community. To ensure that this resident-led design process continues long-term, Habitat included a legal requirement in its development code that current residents of the park will comprise at least 51% of the internal Architectural Review Committee.

Access to safe, affordable and permanent housing in the County is increasingly out of reach for low-income individuals, particularly people of color. This project, led by its residents, is rebuilding Southwood as an inclusive, vibrant, and uniquely diverse community. This will deconcentrate poverty, create housing affordability where none previously existed, and provide homeownership opportunities for families who would otherwise be displaced.

Additionally, there is increasing recognition of the intersection of environmental injustice, environmental racism, and housing insecurity. The Environmental Protection Agency's (EPA) Environmental Justice Index scores Southwood above 70% for risk factors in 10 of 12 variables measured, including above 90% for air toxic risks and failing underground tanks when compared to all other tracts statewide (EPA, n.d.). If infrastructure continues to fail in the legacy Southwood trailer park during redevelopment, maintaining our aggressive construction timeline, designed to safely and successfully rehouse a vulnerable population, will be significantly challenged. Addressing these environmental hazards is essential to rectifying decades of environmental racism and injustice, and creating equitable standards of living conditions for marginalized members of Albemarle County.

Describe the specific needs that the program addresses, using accurate local data.

Funding Request & Leveraging

Download a copy of this

[table](#)

and use it to describe your project costs, Albemarle County funding request, and project revenues. Upload the completed table below in either .xlsx or .pdf formats.

CIP Project Request Form FY25-29

CIP Project Request Form FY25-29 - Septic - FINAL.xlsx

Does this program leverage funding from sources other than Albemarle County?

No

Service Area & Capacity

Does the program serve another locality or localities other than Albemarle County?

No

Does your organization have the capacity to administer the project, both during construction and after completion?

Yes

If your organization does not receive funding from Albemarle County, what will you do to ensure the project is funded? (Be as specific as possible)

In 2022, AC and Habitat partnered on an application seeking \$12M through the DEQ's Sewer Collection System program. That project sought to replace all remaining septic infrastructure in the park with permanent sewer lines. While Southwood was added to the contingent projects list, funding did not become available leaving the entire project unfunded.

This new approach seeks to move all remaining families off of aging septic systems, and create sewer connections bridging the gap until redevelopment is complete. If funding is not received via the CIP, Habitat will need to delay septic removal until funds can be accessed. We will continue to pursue an aggressive funding strategy, as we have for all components of the \$500M redevelopment project. Infrastructure funding is a challenge in the private funding realm, so ultimately, finding funds for this critical hybrid temporary/permanent project likely will require the County's partnership - whether through CIP, joint grant seeking, etc.

Program Budget

Using this

[table](#)

describe the revenues and expenses for this program only. Do not discuss your organizational budget here UNLESS your organization and program are essentially the same.

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Additional Required Documents

If your Organization has multiple program applications for this cycle - the below uploads are required in the initial application only.

501(c)(3) or equivalent IRS Designation Letter

- 1. HFHGC - 501c3 Designation Letter.pdf

IRS Form 990

- 2. Form 990 - FY2022.pdf

Using this

[table](#)

describe the revenues and expenses for your organization.

Organization Budget

- 3. CIP FY25 Org Budget - Septic.pdf

Annual Report

- 4. Habitat Annual Report.pdf

Most Recent Audit

- 5. HFHGC - FY22 Audited Financial Statement.pdf

Clarification Request Comments - Admin Only View

Heading

Application: File Attachments

CIP Project Request Form FY25-29

CIP Project Request Form FY25-29 - Septic - FINAL.xlsx

Form CIP25-29

Project Name & Organization:	Southwood Phase II Redevelopment: Sewer/Septic Improvement, Habitat for Humanity of Greater Charlottesville						
Form CIP 25-29							
		<i>Year 1</i>	<i>Year 2</i>	<i>Year 3</i>	<i>Year 4</i>	<i>Year 5</i>	Total
COMPLETE SECTIONS 1-3	DESCRIPTION/DETAILS	FY 25	FY 26	FY 27	FY 28	FY 29	FY 25-29
SECTION 1 PROJECT COSTS:	DESCRIPTION/DETAILS						
Construction/Site Preparation/Utilities Cost	Septic tank and drainfield removal	\$240,000.00					\$240,000
Construction/Site Preparation/Utilities Cost	Grinder pump purchase and installation	\$350,000.00					\$350,000
Construction/Site Preparation/Utilities Cost	Pressure main: HDPE and install	\$690,000.00					\$690,000
Construction/Site Preparation/Utilities Cost	Sanitary sewer extention: HDPE connections and install	\$110,000.00					\$110,000
Architectual/Design/Engineering Costs	Sanitary sewer extention: engineering and platting	\$35,000.00					\$35,000
Architectual/Design/Engineering Costs	Sanitary sewer extention: easement and legal	\$25,000.00					\$25,000
Project Management Fee	Sanitary sewer extention: bidding and construction managem	\$40,000.00					\$40,000
Land Acquisition Costs	Acquisition						
Other Initial Capital Expense Costs	Financing Costs						
Maintenance/Repair Program	Reserves and Escrows						\$0
Project Management Fee	Developer's Fee						\$0
TOTAL PROJECT COST		\$1,490,000	\$0	\$0	\$0	\$0	\$1,490,000
SECTION 2 COUNTY CONTRIBUTION REQUEST	DESCRIPTION/DETAILS						
Construction/Site Preparation/Utilities Cost	Septic tank and drainfield removal	\$240,000.00					\$240,000
Construction/Site Preparation/Utilities Cost	Grinder pump purchase and installation	\$350,000.00					\$350,000
Construction/Site Preparation/Utilities Cost	Pressure main: HDPE and install	\$690,000.00					\$690,000
Construction/Site Preparation/Utilities Cost	Sanitary sewer extention: HDPE connections and install	\$110,000.00					\$110,000
Architectual/Design/Engineering Costs	Sanitary sewer extention: engineering and platting	\$35,000.00					\$35,000
Project Management Fee	Sanitary sewer extention: easement and legal	\$25,000.00					\$25,000
Project Management Fee	Sanitary sewer extention: bidding and construction managem	\$40,000.00					\$40,000
TOTAL PROJECT COST		\$1,490,000	\$0	\$0	\$0	\$0	\$1,490,000
SECTION 3 PROJECT REVENUES							
Federal	Tax Credit Equity						\$0
None	First Mortgage						\$0
Local (Agency Funding)	County CIP Funds	\$1,490,000.00					\$1,490,000
None	Other Subordinate Loans						\$0
Grant	Other Grants						\$0
None	Deferred Developer Fee						\$0
Choose Offsets to Project Costs							\$0
Choose Offsets to Project Costs							\$0
Choose Offsets to Project Costs							\$0
Choose Offsets to Project Costs							\$0

TOTAL PROJECT REVENUES		\$1,490,000	\$0	\$0	\$0	\$0	\$1,490,000
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Example Form

[illegible]

Example Form

Choose Offsets to Project Costs		\$0	\$0				\$0
TOTAL PROJECT REVENUES		\$2,250,000	\$0	\$0	\$0	\$0	\$2,250,000

Agency Profile: Habitat for Humanity of Greater Charlottesville

Linked Applicant Login Form

mrowland@cvillehabitat.org

Organization Information

Organization Name

Habitat for Humanity of Greater Charlottesville

Briefly describe your organization.

Habitat for Humanity of Greater Charlottesville is a non profit 501 (c) 3 whose mission is to provide safe, decent and affordable shelter for low income families in the Greater Charlottesville area that includes the City of Charlottesville, Albemarle County, Louisa County, and Greene County.

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541574925

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