

Rebecca Ragsdale

From: Carlos Turcios <carlosturcios287@icloud.com>
Sent: Tuesday, April 19, 2022 4:59 PM
To: Planning Commission
Subject: Letter from Carlos in Southwood.

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Hi, I'm Carlos and I've lived in Southwood for 5 years. I like it here because it is a good place to live, everything is close to me, school, work, and shopping. At first, when I heard about the Habitat for Humanity program, I did not believe that we as immigrants could get a house, at that time I was pessimistic so I started to investigate and I realized how great was the opportunity that God through Habitat gave us. To get our own house was a goal that I saw as unreachable at that time, but now that we are in this project I think it is possible to achieve it, so I ask for your help from the bottom of my heart to approve this great project that benefits the community of Southwood.

We hope you will support us to improve this neighborhood.

Rebecca Ragsdale

From: Albemarle County <albemarleva@enotify.visioninternet.com>
Sent: Wednesday, April 20, 2022 12:30 PM
To: Rebecca Ragsdale
Subject: Email contact from Albemarle County, VA

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Message submitted from the <Albemarle County, VA> website.

Site Visitor Name: Matthew Gillikin
Site Visitor Email: matthew.t.gillikin@gmail.com

Dear Rebecca,

Could you please explain why the county is recommending denial of Southwood Phase 2? Why is Habitat and low income residents being held responsible for the county's delays in infrastructure improvements. It's particularly confusing to me given that improvements to 5th as well expansion of Mountain View are in the pipeline.

Thank you

Matthew

Rebecca Ragsdale

From: Stephen Cornelison <scornelison@me.com>
Sent: Wednesday, April 20, 2022 12:50 PM
To: Planning Commission
Subject: Southwood Phase 2 Re-Zoning

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Hello Planning Commission,

My name is Stephen Cornelison and I work in the School of Engineering at the University of Virginia. My wife and I recently bought a new build in phase 1 of the Southwood re-development. We are very excited for our family to begin this new chapter in Southwood and in Albemarle County. My wife taught at Mountain View Elementary for 5 years and knows this community well.

I wanted to write to voice my support for the re-zoning for Southwood Phase 2. As you are well aware, the Charlottesville/Albemarle region has been in a major housing crisis for some time and this is a huge opportunity for both new housing and new affordable housing. It is the most significant and important housing opportunity in the region. In reading the county staff's write up and recommendation, I want to highlight that many of the unfavorable aspects mentioned of the re-zoning are things the county is responsible for (building schools, roads, etc.) and are also things that have been planned and budgeted for. In the FY23 budget, the County is planning to build a new elementary school for the southern feeder pattern. There are also many VDOT and Smart Scale projects already in motion for 5th St and Old Lynchburg traffic concerns. It is not like these new units will be built next year, so by the time an increase in density occurs the necessary infrastructure will be in place.

I think the question the Planning Commission needs to ask of the County staff is what exactly are you asking Habitat to do in regards to these infrastructure improvements (that the County has already planned for!) in order to be able to recommend this approval?

Thank you,
Stephen

Rebecca Ragsdale

From: Sunshine Mathon <smathon@piedmonthousing.org>
Sent: Thursday, April 21, 2022 8:57 AM
To: Planning Commission; Board of Supervisors members
Subject: Strong Support for Southwood Rezoning

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Good morning, Supervisors and Commissioners.

In the most fervent terms I can muster, I strongly support the Southwood Rezoning, and I genuinely encourage you to listen to the wisdom of the residents and approve the Rezoning.

Here is why.

Being in the middle of a similar multi-year, transformative, resident-led design process at Friendship Court, I can say a few things unequivocally:

The residents of any long-term, low-income community have long been ignored in public processes like zoning and community development. The resulting mistrust runs deep, and it takes years and years of trust building to revitalize hope and bring people to the table to commit the hard work necessary to develop a plan of change that responds to resident concerns and aspirations.

Including voices that have been historically ignored has to be met by officials and decision-makers with grace and reflective trust that the vision that the residents create is precious and rare.

This trust must to involve sometimes giving residents the benefit of the doubt when decisions/ideas are somewhat different than the way things have been done before.

The proposed rezoning largely aligns with the County's Comprehensive Plan and an unprecedented array of County priorities. And, yet, there are some differences compared with standing methods. But as opposed to seeing these differences as roadblocks, the County has the opportunity to learn from the wisdom of the residents and embrace the differences as reflections of historically unheard voices. The County has the extraordinary opportunity to listen in a way few jurisdictions have before – to have decisions crafted, in part, by the residents themselves.

Not approving the rezoning will have destructive impacts on both the financial future of Southwood redevelopment and the morale and trust of residents who have put so much energy, time, and passion into their work.

Please reinforce the amazing progress of the Southwood Redevelopment and set up the next phase for success by approving the Rezoning.

Respectfully,

Sunshine Mathon, G.S.D.
(Pronouns: he/him/his)

Executive Director
Piedmont Housing Alliance

Rebecca Ragsdale

From: Jeannette Alvarado <alvaradofloresj687@gmail.com>
Sent: Thursday, April 21, 2022 2:49 PM
To: Board of Supervisors members; Planning Commission
Subject: Southwood rezoning petition

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To Whom It May Concern:

English:

Hello,

My name is Jeannette Alvarado, I came from El Salvador to Southwood 2 years ago to be reunited with my dad whom I haven't seen for 17 years. I like Southwood because it is quiet, close to the city, there are lots of trees and it reminds me of my country. I applied for the homeownership program with Habitat because it was a good opportunity for me knowing that I wouldn't get a mortgage anywhere else. Today I am supporting the program because housing is very important and necessary for me and all the people around me. It is important for all of us to know that if we do not get this rezoning, many families will be left without the possibility of having a decent home, and although there are renting options, we will never be able to build our own inheritance or patrimony.

One of my dreams is to own my own home, it feels nice to know at my young age that no one is going to take it away from me. My petition to Albemarle County is that they continue to give us the ability to build our dreams close to our families.

Spanish:

Hola,

Me llamo Jeannette Alvarado, llegué de El salvador a Southwood hace 2 años para reencontrarme con mi papá a quien no veía desde hace 17 años. Me gusta Southwood porque es tranquilo, está cerca de la ciudad, hay muchos árboles y me recuerda a mi país. Apliqué al programa de propietarios de vivienda con Habitat por que era una buena oportunidad para mi sabiendo que no me iban a dar un préstamo en otro lugar. Hoy estoy Apoyando el programa porque la vivienda es muy importante y necesaria para mi y todas las personas a mi alrededor. Es importante que todos sepamos que si no llegamos a obtener esta rezonificación, muchas familias quedarán sin la posibilidad de tener un hogar decente y aunque hay opciones de arrendamiento, nunca podremos construir nuestra propia herencia o patrimonio.

Uno de mis sueños es tener mi casa propia, se siente bonito a mi corta edad saber que este logro nadie me lo va a sacar. Mi petición para el Condado de Albemarle es que nos siga regalando la posibilidad de construir nuestros sueños cerca de nuestras familias.

Rebecca Ragsdale

From: Mercedes Gomez Perdomo <mercedesgomezperd@gmail.com>
Sent: Thursday, April 21, 2022 8:06 PM
To: Planning Commission; Board of Supervisors members
Subject: From southwood

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Hello My name is Mercedes Gómez I have lived in Southwood for 14 years and, I am in the process in buying a Home from hábitat my family and are Excited for being able to be part of the fiesta houses constructed. We support this project, thank You for hearing our voices

Rebecca Ragsdale

From: Isabel Guzman Jimenez <iguzmancale@gmail.com>
Sent: Thursday, April 21, 2022 8:13 PM
To: Planning Commission
Cc: Board of Supervisors members
Subject: Support for Southwood Rezoning

Categories: Red Category

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Estimados Supervisores y Comisarios,

Mi nombre es Isabel Guzman y escribo para pedirle a esta comisión que apruebe la rezonificación de Southwood. Yo estoy luchando por el futuro de mi hija de 10 años y esta petición no la hago por mí, sino por ella. Nosotras vivimos en la comunidad de Southwood, sabemos que algunos de los trailers están en muy malas condiciones y creemos que nuestros hijos se merecen un futuro mejor. Habitat for Humanity ha sido la única organización que nos ha apoyado para poder tener una vivienda accesible y si la comisión rechaza la rezonificación nuestros hijos no podrán tener un hogar como siempre han soñado.

Le pedimos respetuosamente a la comisión que tome en cuenta esta petición y que escuchen la voz de la comunidad de Southwood que está reclamando su derecho a tener una vivienda accesible.

Respetuosamente,
Isabel Guzman

Dear Supervisors and Commissioners,

My name is Isabel Guzman and I am writing to ask this commission to approve the rezoning of Southwood. I am fighting for the future of my 10 year old daughter and this petition is not for me, but for her. We live in the Southwood community, we know that some of the trailers are in very poor condition and we believe that our children deserve a better future. Habitat for Humanity has been the only organization that has supported us to be able to have affordable housing, and if the commission rejects the rezoning our children will not be able to have a home as they have always dreamed of.

We respectfully ask the commission to take this petition into consideration and to listen to the voice of the Southwood community who are demanding their right to affordable housing.

Respectfully yours,
Isabel Guzman

Rebecca Ragsdale

From: Karla Reyes <karlareyes1617@icloud.com>
Sent: Thursday, April 21, 2022 11:13 PM
To: Board of Supervisors members; Planning Commission
Subject: Letter from Southwood community member
Attachments: Karla Reyes letter to the county.docx

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Hi,
I have attached a letter for the Albemarle County Planning Commission and Board of Supervisors.
Thank you
Karla Reyes

Karla Reyes

1824 Minor Dr

Charlottesville, VA, 22902

April 21, 2022

Dear Albemarle County Planning Commission and Board of Supervisors,

My name is Karla Reyes, I have lived in Southwood for 10 years. I really like living here because this is home for us. We are more than a community, We are family! We are a community that cares for one another. We are very close to our neighbors and help each other. Our children have grown up together. We are a community that have dreams and picture a better future for our families. The American dream for me is to own a home for my family. Habitat has been a blessing for our community and has giving us hope that our future will be better for us and for our children. We have community meetings where we all share the same dream which is to own a home and also learn so much about what it takes and the whole process of owning a home. We share stories of how it's a struggle to be able to own a home now a days. I'm so happy with the construction that is happening now in Southwood and also makes me happy that families in my community will be able to own their houses based on their incomes. There will be something for everyone based on their income. We need your support to make our dreams a reality. With all respect and with our hand in our hearts we ask you for your support in making Southwood a better place for our families and help me and my family to achieve our American dream.

With much respect
Karla Reyes

Rebecca Ragsdale

From: Sherry Purdy <vasherry@gmail.com>
Sent: Friday, April 22, 2022 10:04 AM
To: Planning Commission; Board of Supervisors members
Subject: Tuesday, April 26

Categories: Red Category

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I am an Albemarle County resident who is consistently impressed with the Habitat organization. I see that the phase II rezoning request will be discussed at the upcoming meeting.

I would like to encourage you all to support this request. The residents of Southwood have worked hard with Habitat to create a workable plan that provides decent, permanent affordable housing. These folks are our residents who work hard for our city and community, and believe in the process.

A delay in rezoning could mean missed opportunities in important funding, generously offered, that come with timelines attached. Please do whatever is in your power to help Habitat move forward at this time.

Thank you for your consideration,
Cheryl Purdy

Rebecca Ragsdale

From: Victor Hernandez <hvzconstruction9482@gmail.com>
Sent: Friday, April 22, 2022 3:07 PM
To: Board of Supervisors members; Planning Commission
Subject: Rezoning approval for Southwood

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Good afternoon,

My name is Victor Hernandez, I am a Southwood resident since 2010. My children were born here, they attend school and the Boys & Girls Club.

We are a happy family that enjoy living among friends.

I wanted to ask you to support this project, you have the power to decide, please think about it, the only thing we are asking for is the opportunity to own a decent house, thank you.

--
Victor Hernandez
Business Owner
HVZ Construction, LLC
hvzconstruction9482@gmail.com
(434) 531-9482

Rebecca Ragsdale

From: Tatty Cerrato <tattyunlited3112@gmail.com>
Sent: Friday, April 22, 2022 4:27 PM
To: Planning Commission; Board of Supervisors members

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Hello, my name is Tatiana Cerrato, I have lived in Southwood for 6 years.

I know you know that Southwood exists because it's on the map, but you don't really know what Southwood is like.

The park looks like a dump and we don't want it to look like that, but we don't have the support to improve the situation.

Habitat is giving us the opportunity to improve our lifestyle, to have a home with heating and air conditioning so that we can raise our children.

In January of this year, we had a heavy snowfall and my babies were 6 months old, Habitat provided us with help with a hotel and they did everything possible to help us, because they know the conditions in which we live; Trees are constantly falling, endangering our lives.

No one puts themselves in our shoes, we need a home. We are not taking anything away from anyone; this country is multicultural and is made up of immigrants.

They must approve this project because those of us who live here are people, not animals. I want to give my children a future and a healthy future, the only flag my children know is that of the United States.

I want the people who come after us to have the opportunity to have decent housing.

There is no logical reason to say no, we have to improve conditions for all Southwood because we are part of the County.

We invite you to visit our community and interview people; that way they will realize the urgent need that the neighborhood of Southwood has, only then they will be able to understand the need of each family and after that, they can make their decision.

Tatiana Cerrato

Rebecca Ragsdale

From: Estela Rosa <estelarosa24@yahoo.com>
Sent: Friday, April 22, 2022 4:48 PM
To: Planning Commission
Subject: Planning Commission

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Estela Castillo
1005 Ross Ct
Charlottesville Va 22902

Dear Albemarle County Planning Commission and Board of Supervisors

My name is Estela and I live in Southwood for more than 19 years. I like this place because we were always looking for a peaceful place for our kids. Above all on the outskirts of the city, and I like that about it. Then I received a notice on my door I invited us to support a much bigger project about how to have a house. I liked it and then started to come to the community meetings and I could see so many people fighting to have a home, a house. What we the community, want so badly. And now that the process is moving along we want to see Southwood become a beautiful place with different homes built based in different incomes so that dream can come true.

This is a dream of the entire Southwood community, but it can't happen without your support. With great respect and from our hearts we want your support because we want this beautiful place to be like we imagine it being. We hope that you will support us in full filings and making our dream a reality to continue being in this community and see a different Southwood

Sincerely
Estela

Enviado desde mi iPhone

Rebecca Ragsdale

From: Ruben Turcios <turciosruben24@gmail.com>
Sent: Friday, April 22, 2022 5:01 PM
To: Planning Commission
Subject: Letter of Ruben from Southwood.

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My name is Ruben, I have lived in Southwood for 19 years. I like living here because this place makes me feel like I am at home because so many Hispanics live here. In the community meetings, they informed us that we could apply for better housing that would take place right here in Southwood, I was interested because I didn't want to leave this place, they also informed us that the affordable housing will be given according to our income. I was impressed by how the people of this program support us to reach that goal, how many people would benefit, and how many people are working hard to get to a better place. I thank God for the great opportunity to be able to get a new house.

We ask for your help to make this housing project a reality. With the respect and love that God puts in me, we want your approval for the construction of this new place in Southwood.

Rebecca Ragsdale

From: Diehl, Fred A (fad) <fad@virginia.edu>
Sent: Friday, April 22, 2022 7:01 PM
To: Planning Commission
Cc: Diehl, Fred A (fad); margyhob@gmail.com
Subject: Support Southwood

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Dear Planning Commission:. We live in Albemarle County and are supportive of proceeding with the next phase in the development of houses in Southwood.

We need more affordable housing in the county and this project is one of the best ways of accomplishing that task. The community is well planned and there are significant funds currently available to help with costs. We contribute regularly to the project with money and time and ask that you support the project by passing rezoning and other permits which will allow federal and other funding requests to be made in a timely and successful manner.

Thank you.

Fred Diehl and Margaret Hobson

104 Key West Drive

Charlottesville, VA

22911

Rebecca Ragsdale

From: matthew gillikin <matthew.t.gillikin@gmail.com>
Sent: Friday, April 22, 2022 7:13 PM
To: Planning Commission
Cc: Board of Supervisors members
Subject: In support of Southwood Rezoning

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Dear Planning Commissioners,

I am writing in support of the Southwood phase 2 rezoning. The opportunity for hundreds of homes for lower income families as well as hundred of other families

Frankly I'm disappointed with staff recommending the rezoning not be approved. What does the county want Habitat to do - provide a bunch of land for a school? Give money for 5th St improvements when there are already plenty of improvements for that stretch on the way? How does the county expect this to be paid for?

I know you cannot answer that question directly because it is illegal for the county to negotiate proffers. The proffer system is bad broadly speaking, but in this particular case it is extremely problematic to use it to delay Habitat's planning for phase 2 due to a desire to extract additional proffers from them. (As an aside, I hope that as the county updates it's Comprehensive Plan, it will update its zoning code to match the Comprehensive Plan.)

We are in a housing crisis. More homes, more affordable homes, and more funding for homes are key ingredients to getting ourselves out of this crisis.

Please move forward with this rezoning with no further delay. Frankly it will not look good for the county to get in the way of this project.

Thank you for your time.

Matthew Gillikin
Charlottesville, VA

Rebecca Ragsdale

From: Augusto Bonilla <cponboni1369@outlook.es>
Sent: Friday, April 22, 2022 9:57 PM
To: Planning Commission
Subject: Southwood

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Hello, my name is Cesar Ponce, have lived in Southwood for 6 years.

I know you know that Southwood exists because it's on the map, but you don't really know what Southwood is like.

The park looks like a dump and we don't want it to look like that, but we don't have the support to improve the situation.

Habitat is giving us the opportunity to improve our lifestyle, to have a home with heating and air conditioning so that we can raise our children.

In January of this year, we had a heavy snowfall and my babies were 6 months old, Habitat provided us with help with a hotel and they did everything possible to help us, because they know the conditions in which we live; Trees are constantly falling, endangering our lives.

No one puts themselves in our shoes, we need a home. We are not taking anything away from anyone; this country is multicultural and is made up of immigrants.

They must approve this project because those of us who live here are people, not animals. I want to give my children a future and a healthy future, the only flag my children know is that of the United States.

I want the people who come after us to have the opportunity to have decent housing.

There is no logical reason to say no, we have to improve conditions for all Southwood because we are part of the County.

We invite you to visit our community and interview people; that way they will realize the urgent need that the neighborhood of Southwood has, only then they will be able to understand the need of each family and after that, they can make their decision

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Rebecca Ragsdale

From: Lurvin Melgar Lopez <lurvinlopez@gmail.com>
Sent: Friday, April 22, 2022 11:33 PM
To: Planning Commission
Subject: Support we project

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Hello my name is Lurvin Melgar, I am a member of the Southwood neighborhood and I do not expect no for an answer for the support we are asking for we are a multicultural community that we do not have a flag to represent us and that many of our children and younger members of The community does not know any other flag than that of the United States because this is their country, their state and their county with which they will hope that they will help them to have a best future and a more decent neighborhood.

Thank you so much!

We count with your support.

Rebecca Ragsdale

From: Lourdes suyapa López <lourdes1975.llp@gmail.com>
Sent: Friday, April 22, 2022 11:46 PM
To: Planning Commission
Subject: Support Southwood

Categories: Red Category

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my name is Lourdes Lopez and I have lived in Southwood for 9 years and I have more than 100 hours as a volunteer for Habitat. I am very grateful because Habitat has given us the opportunity to apply to buy a house, it is a long process in which we have to give a lot of our time, but I know that we all want to be in this community, it is calm and we feel safe.

My children go to the club and learn to live with other children, we have many friends who support us and with whom we live together through thick and thin.

We have lived in this area and if we have stayed here, it is because we do not earn much money to rent or buy elsewhere. Albemarle County is very expensive. The conditions of our trailers are not the best, we are very cold and sometimes the heat is unbearable, but it is our home, the place where our children have grown up.

We have faith that this project will continue, we work hard to see our dream come true and we have the support of the Habitat staff who recognize our qualities and respect us for who we are.

If you do not support this Project, you will affect more than 300 families. We are hard-working and responsible people, we have a different accent and skin color, but in the eyes of God, we are all the same.

Being white gives you privileges, perhaps the color of our skin, our accent or our income will determine if the project is approved or not?

Rebecca Ragsdale

From: Scarleth Melgar <scarlethdariela@gmail.com>
Sent: Friday, April 22, 2022 11:49 PM
To: Planning Commission
Subject: Support southwood project

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Hello! My name is Scarleth Melgar-López I am a member of the Southwood community. We are all counting with your help to continue our project and have a better place to live. Thank you so much!

Rebecca Ragsdale

From: Humberto Melgar <humbertomelgar64@gmail.com>
Sent: Friday, April 22, 2022 11:56 PM
To: Planning Commission
Subject: Southwood support

Categories: Red Category

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Hello, my name is Humberto Melgar. I have been a member of the Southwood community for 15 years when this project was seen as far from being achieved and was seen as nothing more than a dream, but today we are seeing it become a reality and that is why we need your support. to continue with this project and not stay in a dream for much longer.

Rebecca Ragsdale

From: Isabelle Halley des Fontaines <ihalley@gmail.com>
Sent: Saturday, April 23, 2022 1:16 PM
To: Planning Commission; Board of Supervisors members
Subject: Please approve the Phase II rezoning for the Southwood project

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

I am a retiree living in Albemarle and I have volunteered for Habitat for several years, both in their office and on their Southwood project. I have been so impressed by the Habitat's Southwood Trailer park project and their goal not to displace any residents, offering them a partnership in developing the new Southwood. I have met some of the Southwood residents and see their dedication. While manning the reception desk in the Habitat's office, I have had many calls from Habitats in other states, wanting information on the Southwood Trailer park project, how it started, and progressing.

I strongly supported the Phase I rezoning and I believe that the Phase II rezoning must happen now. The Phase II LIHTC application needs to have zoning done this summer. These LIHTC rental units are an essential part of the housing ecosystem at Southwood so we cannot miss this critical application deadline. Millions of dollars of Federal funds are available now for a short time specifically to help improve homes and infrastructure in the communities that were hardest hit by COVID. At its peak, Southwood had a close to 50% positivity rate. I am listing below some of the community benefits of the Southwood project.

It will provide a lot of affordable housing

- A redeveloped Southwood will provide homes for every family in Southwood.
- All types of housing will be available for Southwood residents to purchase—condominiums, townhomes, single-family attached, single-family detached. Rental options at all price points will also be available for residents who do not want to purchase.
- The project will provide hundreds of decent, permanent affordable homes.
- The project will provide more affordable housing than there is now in the Southwood neighborhood. In fact, one could argue that there is no sustainable affordable housing at Southwood even now since the trailers are declining and infrastructure is past its useful life cycle.
- Habitat over-performed on affordable housing in the first phase. We promised about 70 units to the County, and delivered more than 200.

It represents excellence in land use and planning practice

- Phase II rezoning is consistent with the comprehensive plan. The project is well within the density outlined in the comprehensive plan, there is a neighborhood center, and significant affordable housing—all of which are components of the comprehensive plan. The project also creates a public, parallel road network as described in the plan.
- Southwood residents created a smart, form-based code with transects that feather back from the more intense neighborhood center to the least intense and dense at the edges. This form based code is very unique – it allows current and future cohorts of Southwood residents to design their own interlinked site plans for their pocket neighborhoods as the process moves forward and the residents become ready.
- Phase II is walkable, bikeable, and it creates trail connections to Biscuit Run Park. In fact, it creates a "Gateway" to the park from the western neighborhoods – people will be able to get into Biscuit Run Park without having to drive to its main entrance all the way down Route 20 South.

- Proffers include the addition of affordable housing stock, a public parallel road to Old Lynchburg road, a school site if the county wants it, trail connections to biscuit run park and a park and ride for bus service as well as access to biscuit run.

Thank you, regards
Isabelle

*Isabelle Halley des Fontaines
& Steven Goldstein
84 Bishops Ridge dr.
Charlottesville, VA 22911*

Rebecca Ragsdale

From: Humberto Melgar <humbertomelgar64@gmail.com>
Sent: Friday, April 22, 2022 11:56 PM
To: Planning Commission
Subject: Southwood support

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Hello, my name is Humberto Melgar. I have been a member of the Southwood community for 15 years when this project was seen as far from being achieved and was seen as nothing more than a dream, but today we are seeing it become a reality and that is why we need your support. to continue with this project and not stay in a dream for much longer.

Rebecca Ragsdale

From: Deborah Prum <debprum@gmail.com>
Sent: Saturday, April 23, 2022 2:59 PM
To: Board of Supervisors members; Planning Commission
Subject: PLEASE RE-ZONE PHASE II OF THE SOUTHWOOD RE-DEVELOPMENT PROJECT

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TO WHOM IT MAY CONCERN:

I fully support the proposal that Phase II of the Southwood Re-Development Project pass. We need affordable housing in this town.

Please do not block this wonderful community effort to help others!

Debby Prum

Deborah Prum
debprum@comcast.net
debprum@gmail.com
www.deborahprum.com
<http://deborahprum.com/blog/>
[amazon.com/author/deborahprum](https://www.amazon.com/author/deborahprum)
<https://www.stillmountainbookworks.com/deb-prum-paintings.html>

Rebecca Ragsdale

From: Will Keenan <wtkeenan10@gmail.com>
Sent: Saturday, April 23, 2022 3:26 PM
To: Planning Commission
Subject: Support Rezoning for Phase II of the Southwood Redevelopment Project

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To the Albemarle County Planning Commission:

My name is Will Keenan, and I am writing to urge this body to support the rezoning application for Phase II of the Southwood Redevelopment Project. I am currently a resident of the City of Richmond, though I have deep personal ties to Albemarle County and worked with Habitat for Humanity of Greater Charlottesville as a member of the community engagement team in the Southwood neighborhood between 2014 and 2019.

I don't need to tell you what a special place Southwood is. The residents who have been partnering with Habitat for years on this transformational project can speak to the strong community cohesion in Southwood more eloquently than I ever could. In fact, if I know Southwood like I think I do, you'll probably hear from many, many community members directly at this Tuesday's Planning Commission meeting.

But at this moment, Southwood *does* need your support. Approval for Phase II rezoning must happen now. Not only are residents prepared for this project to move forward, but conditions in the neighborhood are not sustainable. This is not unique to Southwood - mobile home communities across the country are facing similar circumstances of outdated, declining infrastructure. Families need to move into new homes as soon as possible.

I understand that the Planning Commission has concerns about the rezoning application. Yet the request is consistent with Albemarle County's Comprehensive Plan. It falls well within the county's permissible density. It creates a neighborhood center, significant affordable housing, and a parallel road network - all as described in the Comprehensive Plan. The request proffers affordable housing (as you'll remember, Habitat delivered more than 200 units of affordable housing in the first phase), a public parallel road to Old Lynchburg Road, trail connections to Biscuit Run Park, a park and ride for bus service, and even a potential school site should the county want it.

Southwood is not the only community of growth in the area. The proposed application cannot and will not solve all of the problems that Albemarle County residents face today. However, when you approve Phase II rezoning for Southwood, you will be allowing hundreds of families to move from substandard housing to new homes of their own - homes that are permanent, sustainable, healthy, and safe. Thank you for your time and consideration.

Sincerely,
Will Keenan

Rebecca Ragsdale

From: CLIFFORD KEENAN <keenanva@aol.com>
Sent: Saturday, April 23, 2022 5:05 PM
To: Planning Commission
Subject: Please support refining for Phase II of the Southwood redevelopment project

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

I have been to Southwood and have met many members of the community. The residents are facing unsustainable living conditions and have worked hard to move into the livable homes in the Phase II project.

This project is well within the density limits and will afford permanent and safe homes for those who have worked so hard to attain this level of health and safety.

As a member of the Albemarle community, I'm begging you to help those who are in desperate need of your support for Phase II of the Southwood redevelopment project.

Sincerely, Sherry Keenan

Albemarle County resident

Sent from Sherry's iPhone

Rebecca Ragsdale

From: Lylu Maldonado <lylumaldonado9@gmail.com>
Sent: Saturday, April 23, 2022 7:38 PM
To: Planning Commission

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Hello, my name is Liduvina Reséndiz and I live in Southwood. I have lived in this neighborhood for 15 years and for me it has been a happiness to come here because I found many kind people and more. What people I found schools near me and stores with easy access by car and without a car because we have a bus that can move us to get where we need to be for our needs. Later I realized that this neighborhood had many opportunities to us migrants and non-migrants. I was in many meetings that were held to make the first phase of the community and I think they are giving us a great opportunity to have a modern and stable home. We were in many meetings so that this first phase was held because now we are already seeing that this dream is coming true for many and I hope that now they will give them the opportunity to continue supporting us so that they can continue with the second phase and the others people can have affordable and modern housing. Thank you all very much for giving us your support. I hope you will support us for the next project so that the rest of us can have a better home and have our children happy near what they have been used to having their schools and friends close by. Thank you very much, I hope your support for the dream of us and our children. Thank you very much and I appreciate your attention at all times.

Rebecca Ragsdale

From: Sam Harris <samcharris77@gmail.com>
Sent: Sunday, April 24, 2022 9:12 AM
To: Planning Commission; Board of Supervisors members
Subject: Southwood Redevelopment Phase II Support!

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Dear Albemarle County Planning Commission and Board of Supervisors,

My name is Sam Harris and I am a resident of Albemarle County. I am writing to express my full support for the Southwood Redevelopment, Phase II, rezoning application.

Southwood is a great community!

- Sam Harris

Rebecca Ragsdale

From: Sarah Harris <sarahkeenan128@hotmail.com>
Sent: Sunday, April 24, 2022 10:03 AM
To: Board of Supervisors members; Planning Commission
Subject: In Support of Rezoning

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Hello, Members of the Board of Supervisors and Planning Commission,

My name is Sarah Harris and I'm a resident of Albemarle County in the White Hall district.

I'm writing today in support of the rezoning application for Phase II of the Southwood Redevelopment Project. Phase II is consistent with the county's comprehensive plan, is what this community *needs*, and is what the residents of Southwood deserve. Right now, the conditions in the neighborhood are not sustainable due to the aging and declining infrastructure that Southwood, like many mobile home communities across the country, are experiencing. Our Southwood neighbors need homes that are permanent, safe, and affordable. Phase II will provide this.

I know that the PC has concerns about this rezoning, but we need to be a People-First community before anything else. We need our children to live in safe, healthy communities so they can enter school ready to learn. We need our grown-ups to have homes *of their own* that they can feel secure in so they can focus on working to support themselves and their families, contributing to the rich tapestry of our diverse community, and enjoying life as members of a thriving and sustainable neighborhood. We need our neighbors in safe and affordable homes before anything else.

Please put the residents of Southwood first and approve the rezoning application for Phase II.

Thank you for your time and consideration.

Sarah

Sarah K Harris
c: 804.814.4752
she/her

Rebecca Ragsdale

From: teresa swift <teresaswift@yahoo.com>
Sent: Sunday, April 24, 2022 3:34 PM
To: Planning Commission
Subject: Rezoning

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Hi my name is teresa swift and I am and the Habitat program pathway and I support this for Southwood phase 2 I am very lucky and happy at the age that I am to have gotten in this program Habitat has really brought me along ways and continue to work with me until I am able to be at home by one day and I do look forward to that so whatever needs to be done for Southwood phase 2 let's do it because you're putting in helping a lot of people with owning their own homes it's a wonderful thing Sent from my iPhone

Rebecca Ragsdale

From: Emily Keenan <emily.keenan7@gmail.com>
Sent: Sunday, April 24, 2022 6:43 PM
To: Planning Commission
Subject: Support Rezoning for Phase II of the Southwood Redevelopment Project

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

To the Albemarle County Planning Commission:

My name is Emily Keenan, and I am writing to urge this body to support the rezoning application for Phase II of the Southwood Redevelopment Project.

Approval for Phase II rezoning must happen now. Not only are residents prepared for this project to move forward, but conditions in the neighborhood are not sustainable. This is not unique to Southwood - mobile home communities across the country are facing similar circumstances of outdated, declining infrastructure. Families need to move into new homes as soon as possible.

I understand that the Planning Commission has concerns about the rezoning application. Yet the request is consistent with Albemarle County's Comprehensive Plan. It falls well within the county's permissible density. It creates a neighborhood center, significant affordable housing, and a parallel road network - all as described in the Comprehensive Plan. The request proffers affordable housing (as you'll remember, Habitat delivered more than 200 units of affordable housing in the first phase), a public parallel road to Old Lynchburg Road, trail connections to Biscuit Run Park, a park and ride for bus service, and even a potential school site should the county want it.

Southwood is not the only community of growth in the area. The proposed application cannot and will not solve all of the problems that Albemarle County residents face today. However, when the Planning Commission approves Phase II rezoning for Southwood, they will be allowing hundreds of families to move from substandard housing to new homes of their own - homes that are permanent, sustainable, healthy, and safe. Thank you for your time and consideration.

Emily Keenan
Charlottesville Resident

Rebecca Ragsdale

From: Crystal Penny <pcrystal526@gmail.com>
Sent: Sunday, April 24, 2022 10:53 PM
To: Planning Commission
Subject: PHASE II REZONING SOUTHWOOD PROJECT

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DEAR PC,

Hello my name is Ms. Crystal Waller-Penny. Please allow me a moment of your time to let the Planning commission know just how iMPORTANT this project is to so MANY FAMiLY'S. As you'll know the SOUTHWOOD COMMUNITy is in desperate need of this UPGRADE, PLEASE HELP WHILE FUNDING is AVAiLABLE. LET'S GET 'ER DONE. As MANY MANY HOMELESS FAMiLY'S could also BENEFiT from this BOOST to OUR COMMUNITy. THiNK of US as YOUR OWN FAMiLY.

THANK YOU iN ADVANCE
CSWP

(540)910-3945

Rebecca Ragsdale

From: KIMBERLY P SKELLY <KPSKELLY@sentara.com>
Sent: Monday, April 25, 2022 9:18 AM
To: Planning Commission
Subject: Affordable Housing Development in Southwood

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Dear Albemarle County Planning Commission,

As a resident of Albemarle County, I am writing to ask for your support of the rezoning of Phase 2 of Southwood. The cost of living in our region continues to pose a challenge to the sustainability of our community, posing financial barriers that keep working families from living in area. Habitat for Humanity of Greater Charlottesville's redevelopment of Southwood presents a unique opportunity for Albemarle County to advance an innovative affordable housing solution that will help the hundreds of families who will live there while also creating a national model for other communities to replicate.

Recognizing the failing infrastructure of the Southwood trailer park and the unsafe, declining conditions of the trailers, the residents of Southwood have rallied to this project. The residents participated in the creation of the design of the new Southwood, and they are ready to move forward. The Planning Commission needs to take action now to rezone the property so that Phase 2 can move forward without further delays, which of course are costly driving up the cost of construction and creating new threats to affordability.

The rezoning of the property is consistent with the county's comprehensive plan. The proposed Southwood plan is well within the density in the plan; creates a neighborhood center as in the plan; creates significant affordable housing in the plan; and creates a public, parallel road network as described in the plan. The plan also creates walkable, bikeable trails connected to Biscuit Run Park, providing a "gateway" to the park from the western neighborhoods and even to a future school site.

I urge you to support the rezoning of Southwood and the development of more affordable housing for our community.

Thank you for your leadership and consideration.

Kimberly P. Skelly
2603 Browns Gap Turnpike
Charlottesville, VA 22901

And

Executive Director
Martha Jefferson Hospital Foundation
500 Martha Jefferson Drive
Charlottesville, VA 22911
kpskelly@sentara.com
434-654-8068 / 434-466-8855
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Rebecca Ragsdale

From: Andy Reitelbach
Sent: Monday, April 25, 2022 9:53 AM
To: Rebecca Ragsdale
Subject: FW: Habitat for Humanity

FYI

-----Original Message-----

From: Dorothy Tompkins <dorothytompkins@mac.com>
Sent: Saturday, April 23, 2022 7:12 AM
To: Andy Reitelbach <mreitelbach@albemarle.org>
Subject: Habitat for Humanity

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Andrew Reitelbach
County Planner

Dear Mr. Reitelbach,

I am writing in support of rezoning of Phase II of the Southwood Habitat for Humanity Project. I have toured the site, and have volunteered at the "old" Southwood in the past. Southwood is a well thought out project and the plan is consistent with the county comprehensive plan. The trails and open spaces as well as the house designs and community roads are functional and attractive.

Our local Habitat not only is a model for the housing it develops but its programs for future and current homeowners is exemplary. Each home buyer completes between 200 and 500 hours of "sweat equity" through work on their home, volunteering, attending education classes, and other activities. All homebuyers receive one-on-one financial coaching and a curriculum that includes topics such as improving credit, debt reduction strategies, understanding mortgages, building assets etc. They also participate in monthly Community Conversations with their Habitat Neighbors.

The Southwood Project will provide a lot of affordable housing and replace the current housing whose infrastructure is declining or failing. The proffers being offered are generous and Habitat should be supported, not asked to do more. Our local Habitat has a record of providing exemplary housing and support of the residents and I am proud to be part of a community that supports them.

Thank you for all you do for Albemarle County,

Dorothy Tompkins, MD
353 Hightop Drive
North Garden, VA 22959

Rebecca Ragsdale

From: Susan Peterson <suetravelrn@yahoo.com>
Sent: Monday, April 25, 2022 10:16 AM
To: Planning Commission
Subject: Southwood Phase 2

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Good morning,

As a tax payer and home owner in the area which would be affected by Phase 2, I am in favor of continuing this development and I'm asking that you vote in favor of continuing the project to give the families of Southwood the homes they have worked and planned for. Please allow Habitat to continue this project as the benefits are important to our community.

Thank you,

Susan Peterson
520 Stagecoach Road
Charlottesville, Va 22902



**FIRST
UNITED METHODIST CHURCH**

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April 24, 2022

Albemarle County Supervisors & Planners,

As you approach your April 25 meeting to consider plans for the redevelopment Southwood, I hope you will look favorably on the current plans presented by Southwood residents and their partners. As a pastor and a resident of Albemarle County, I know firsthand how vital sustainable, affordable residential housing is to the health of our community. The lack of it is one of the primary factors impeding the country's emergence as a livable community.

The Southwood Project has all the elements we should want to see in new projects—community buy-in, visioning by members of the community, replacement of substandard housing, high density, community benefits, and walkability. The availability of funds in this current moment that may not be available later argues for quick movement on this.

Please receive this letter as an urgent appeal to make a real difference by approving this project.

Sincerely,

Alex

Alex Joyner

Pastor, First United Methodist Church

Rebecca Ragsdale

From: Larry McGee <larry1961mcgee@gmail.com>
Sent: Monday, April 25, 2022 10:44 AM
To: Board of Supervisors members; Planning Commission
Subject: Southwood Redevelopment Letter

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Hello, my name is Larry McGee and I live at 929 Fly Court in the Southwood Mobile Home Park. I have lived there for the past 21 years. I live with my friend Penny White. She has lived in Southwood for 23 years.

In the past, I was working an overnight job and I worked as a caretaker of Sandra Thacker for seven years. Then, I took care of Noah Thacker, the former owner of this trailer, for another eight years. He died a few years ago. I took care of both Sandra and Noah until the day they died. We considered each other family.

I myself have several medical issues - severe diabetes and I take insulin. If my sugar gets bad, I have blackout spells. I have had a hip replacement, and need a knee replacement while I also have trouble with arthritis.

Both Penny and I need to be close to UVA in the Southwood neighborhood due to medical appointments. Managing my diabetes is challenging and I have often had to go to the emergency room for care. I have had 27 times in the past 7 years that I have had a close call with death.

Right now in my trailer the heater has gone out since December, and the contractor said it would cost three thousand dollars to fix it. I can't afford it. I have had to go to the hospital twice this winter due to the cold. The cold makes my diabetes worse because when my body temperature goes down, my body starts burning sugar as it tries to stay warm.

I am a hard worker. I have worked for BP gas station on the midnight shift for the past 13 years. I still earn \$11 per hour, which is just minimum wage. I work 40 to 60 hours per week. My job is not easy. I have been held up at gunpoint twice.

I can't afford to live anywhere else in the area. It's far too expensive. My trailer is falling apart and it is affecting Penny and my health. We need a safe place to live that is affordable for people in my situation. And, we need it as soon as possible. Please approve the rezoning application for Southwood. I have nowhere else to go.

-Larry McGee

Rebecca Ragsdale

From: Vivian Groeschel
Sent: Monday, April 25, 2022 11:04 AM
To: Planning Commission
Subject: FW: Southwood Phase 2

Please see below, Thank you

Vivian Groeschel
Community Development Assistant I - Planning
Albemarle County – Community Development
vgroeschel@albemarle.org
434 296 5832 x 3259
401 McIntire Road, Charlottesville, VA 22901

From: Lucy Burnette <lucybrntt@gmail.com>
Sent: Sunday, April 24, 2022 4:58 PM
To: Vivian Groeschel <vgroeschel@albemarle.org>
Subject: Southwood Phase 2

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Dear County Official,

For the past 10 years I have had the privilege of working in various capacities with Habitat for Humanity, including the Southwood Community. I have watched as residents have met, planned, and dreamed of decent, affordable housing in which they could reside. In 2019, I gathered with some of these hopeful residents and cheered in appreciation as the first phase of the development of the Southwood Community was approved, and I have watched during these years as that new area has emerged.

Now we have the opportunity to make a giant step forward in providing decent housing of all types: condos, townhomes, single-family attached, and single family detached— in addition to rentals. We need to approve Phase 2 of this plan so that zoning and building can move forward! We are reaching a crisis point, as the current infrastructure is now unsustainable and the trailers in which the residents reside are declining.

What is needed?

Your approval of the Phase 2 LIHTC application so that zoning can be done this summer.

What will we gain?

- Hundreds of decent, affordable homes.
- A much needed neighborhood center
- Connections to Biscuit Run Park for western neighborhoods
- The possibility of a public parallel road to Old Lynchburg Road, a school site, and a "park and ride" for bus services, should the County desire these things
- Moving quickly will allow access to Federal grants hardest hit by COVID

The time to act is NOW. I implore you to consider this plan and to vote in favor of the Southwood Rezoning application.

Sincerely,
Lucy Burnette
32 Waterwheel Drive
Charlottesville

From: Greg Govan <gggovan@gmail.com>

Sent: Sunday, April 24, 2022 4:52 PM

To: Karen Firehock <kfirehock@albemarle.org>; Corey Clayborne <cclayborne@albemarle.org>; Julian Bivins <jbivins@albemarle.org>; Frederick Missel <fmissel@albemarle.org>; Daniel Bailey <dbailey@albemarle.org>; Luis Carrazana <lac2z@virginia.edu>; Carolyn Shaffer <cshaffer2@albemarle.org>; Candice Perkins <cperkins@albemarle.org>; Vivian Groeschel <vgroeschel@albemarle.org>; Diantha McKeel <dmckeel@albemarle.org>; Ned Gallaway <ngallaway@albemarle.org>; Bea LaPisto-Kirtley <bkirtley@albemarle.org>; Jim Andrews <jandrews2@albemarle.org>; Donna Price <dprice@albemarle.org>; Ann Mallek <amallek@albemarle.org>

Cc: Amy Allamong <aallamong@cvillehabitat.org>

Subject: Rezoning Request for Southwood Phase 2

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To Albemarle County Planning Commissioners and Board Supervisors,

As a resident of Albemarle County and a long-term financial and volunteer supporter of Habitat for Humanity, I urge the timely recommendation and approval of the rezoning request for the second phase of the development of Southwood.

Habitat of Greater Charlottesville has been a national pioneer in converting former trailer parks into safe, decent, and affordable housing without displacing anyone from the former community who wishes to remain in that neighborhood. I witnessed this personally volunteering at the redevelopment of the Sunrise community in the city of Charlottesville. Habitat also includes private developer, market-value homes as an essential part of the new neighborhood, together with homes and apartments Habitat builds, creating a strong and diversified

population. I firmly believe this is key to growing affordable housing in vital and vibrant communities.

I also applaud Habitat's land use plan. This makes future homeowners an integral part of the design process. Beyond Southwood internals, the overall plan makes Southwood an important part of future networks of walking and biking trails that will connect the southern suburbs with Biscuit Run Park.

Time is of the essence in moving forward with this important Habitat-led development. Current trailer residents and future homeowners have put a great deal of effort into finalizing plans and now are in a waiting stage. Meanwhile, the public service infrastructure of the trailer park is no longer sustainable and must be replaced.

The rezoning needs to be done this summer. I urge you the Planning Commission and Board of Supervisors to recommend and approve Phase 2 rezoning without delay.

Respectfully yours,
Greg Govan
4410 Pigeon Top Trail
Crozet, VA

White Hall, Virginia
And this our life exempt from public haunt
Finds tongues in trees, books in the running brooks,
Sermons in stone, and good in everything.
I would not change it.
As You Like It, II.1

Rebecca Ragsdale

From: Richard Randolph <rickrandolph@icloud.com>
Sent: Monday, April 25, 2022 11:11 AM
To: Planning Commission; Board of Supervisors members
Subject: Southwood ZMA

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Good morning, members of the Planning Commission and of the Board of Supervisors,

I am writing you this morning about Southwood Phase II ZMA202100013 because I see a commonality of issues that are shared by both of your bodies. Until your two bodies address those issues, separately or collectively, with an opportunity for the public to weigh in especially on the policy implications, the Southwood ZMA should not move forward.

As laudable as the public-private partnership is that has launched Phase I of Southwood, the reality is that a significant number of the units in Phase I are being constructed by commercial for-profit developers. Normally, the Planning Commission and the Board rightfully expect to see such a new development's impact on school capacity, roads congestion and adjacent public amenities such as parks mitigated through proffers. The staff report rightfully notes these absences in this ZMA and recommends denial for those reasons and more (higher density and lack of a commitment to the construction of a Center). I therefore urge the Planning Commission to vote tomorrow night to vote to deny this ZMA.

Beneath the surface of issues the Planning Commission will tackle Tuesday night are deeper philosophical/policy questions that the BOS needs to wrestle with as soon as possible. The agreement by the BOS when it voted to approve the Performance Agreement with Habitat in 2019 was that before the BOS would consider, yet alone vote on, any future funding for Southwood beyond Phase I, there would be a staff assessment of the performance of taxpayers' dollars invested in Southwood. This assessment would insure that scarce housing funds invested in Southwood were yielding the desired results. To date, such an assessment has not been made or if done, not been made public.

According to staff's slide presentation for the Board's 4/20/22 meeting, Habitat to date has received \$900,000 in direct Albemarle County taxpayer's funds. If Habitat submits build projects and demonstrates additional independent funding, it will be eligible for an additional \$900,000. It also may receive another \$850,000 from the county, primarily through the Housing Fund. This would mean a total Albemarle County budgetary outlay of \$2,650,000 for Habitat. The county has also played the lead role in Habitat receiving an additional \$2,408,524 through state grants and programs. This comes to \$5,058,524 in government-generated funds that have gone and may well go to Habitat.

Staff revealed at the 4/20/22 BOS meeting that it will recommend in the FY2023 budget another tranche of funding for Southwood, to the tune of \$3.3 million. And the president of Habitat announced at that same meeting that Habitat will be asking the county for funding for construction of the sewer system (possibly also public water?) in Southwood, the single highest need in that community since the project was first discussed with the county.

As both County Executive Jeff Richardson and Board Chair Donna Price observed following the 4/20/22 Southwood staff report, the county's desire to support affordable housing cannot exceed the county's budgetary capacity and while affordable housing needs are great, resources are limited. If the ZMA before the Planning Commission is paused tomorrow night, the BOS needs to publicly examine and explore how it wants to fund affordable housing in the county and address these specific questions:

- Should taxpayers' dollars fund projects that, absent proffers addressing any dimension of the impacts, result in increased capital improvement costs and higher taxes or bonding costs for taxpayers?
- Should the county be indirectly subsidizing private developers through taxpayer dollars covering the costs of such infrastructure as sewers, roads and stormwater management and through not collecting proffers for impacts?
- If Southwood has received over \$5 million in county and state funding to-date, as Supervisor Gallaway observed, what other worthy housing projects were not funded and what worthy projects will not be funded if Habitat receives the \$3.3 million next year and an undefined amount of county funds after that?
- What is the cost-benefit analysis of using taxpayers' dollars to rehabilitate existing affordable units in Albemarle versus underwriting new construction?

As Supervisor Andrews noted, Habitat had not included a recent five-figure contribution in its revenue chart. Given the over \$16 million deficit projected for this completed project, how much responsibility lies with the county to provide these funds when the Performance Agreement specified that Habitat must demonstrate successful fundraising independent of Albemarle County government?

Thanks for your consideration of both of these requests for action by your respective bodies.

All the best,

Rick

Rebecca Ragsdale

From: Judy Mills <judithfmills@gmail.com>
Sent: Monday, April 25, 2022 11:24 AM
To: Planning Commission
Subject: Fwd: Habitat for Humanity Southwood Phase 2

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Dear Albemarle County Planning Commission,

Please approve the Phase 2 zoning proposal for Southwood. The Southwood (SW) project provides hundreds of decent, permanent affordable homes of all types for every family in SW. The current trailers and infrastructure in SW is declining, unsustainable and past its useful life cycle. Habitat for Humanity (HFH) over-performed on affordable housing in the first phase after promising 70 units, and delivering more than 200.

Residents in SW have been preparing for a long time and are ready for homes now. Since conditions in the mobile home park are not sustainable, we need to move families into new homes as soon as possible. Phase II LIHTC application needs to have zoning done this summer.

Per the comprehensive plan, the land use in the proposal maintains density well within requirements, and creates a neighborhood center, significant affordable housing, and a public, parallel road network relative to Old Lynchburg road. The residents created a smart, form-based code which transects that feather back from the more intense neighborhood center to the least intense and dense at the edges. This form based code is absolutely unique and allows current and future cohorts of Southwood residents to design their own interlinked site plans for their pocket neighborhoods as the process moves forward and the residents become ready.

The plan also creates trail connections to Biscuit Run Park. In fact, it creates a "Gateway" to the park from the western neighborhoods – people will be able to get into Biscuit Run Park without having to drive to its main entrance all the way down Rte. 20 south.

Thank you for your service and commitment to the residents of Albemarle County and for taking the time to read my email.

Judy Mills

Rebecca Ragsdale

From: Ethan Tate <etate3@gmail.com>
Sent: Monday, April 25, 2022 11:28 AM
To: Board of Supervisors members; Planning Commission
Subject: Please vote in favor of Southwood Phase II Rezoning

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Hello-

I am writing to add my voice to the chorus of people in favor of the ambitious projects in the Southwood neighborhood. This project is in line with the stated mission, vision, and values of the County and i urge you to vote in favor of rezoning so that Habitat can continue the work with these most-marginalized families without delay.

Ethan Tate
Former Habitat AmeriCorps volunteer

Rebecca Ragsdale

From: Dell Erwin <dellerwin@gmail.com>
Sent: Monday, April 25, 2022 1:12 PM
To: Planning Commission
Subject: Phase II Southwood Housing

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I urge you to support this. Good, low-cost housing should be a priority.

Thanks for your service to our community.

Dell Erwin (she)

Dell Erwin

Rebecca Ragsdale

From: Shawn Brydge <sbrydge@gmail.com>
Sent: Monday, April 25, 2022 1:32 PM
To: Planning Commission
Cc: Karen Firehock
Subject: Southwood Phase 2 Comments
Attachments: Southwood.Redvelopment - Resident Feedback - 2022-04-25.pdf

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Please see the attached comments for the Albemarle County Planning Commission's consideration regarding Southwood Phase 2 redevelopment.

Best,
Shawn Brydge
Member, 5th and Avon Advisory Committee

Albemarle County Planning Commission,

As a homeowner in the Southwood adjacent area since 2005, I've seen the south side grow over the years as my daughter has worked her way through Mountainview Elementary, Walton Middle School, and now Monticello High School. The long-standing plans for Habitat for Humanity to redevelopment Southwood without displacement has been something many of us have been excited to see for many years. As the development plan became refined, I've expressed various concerns regarding staging, buffers, and community impact, while continuing to be supportive of a redevelopment that would address these concerns. As someone who runs, bikes, and drives along 5th Street Extended and Old Lynchburg road regularly, I see first-hand the current state of traffic and our roadways and how those conditions have worsened without sufficient improvements being conducted in conjunction with the development of new residences.

Traffic where Sunset Avenue Extended and Old Lynchburg Road meets 5th Street Extended/Old Lynchburg Road already has significant back-ups, which has led to multiple accidents and close-calls I've witnessed at those intersections. VDOT's proposed plans to mitigate with forced right-turn/U-turn lanes and/or a traffic circle should provide improvement, but does not account for new traffic counts, much less the significantly enhanced traffic volume that will be generated by the Phase 1 redevelopment at Southwood and the proposed Phase 2 expansion.

The existing development of Albemarle Business Campus (and related apartments) and Phase 1 redevelopment of Southwood will continue to add pressure to those intersections, and increase the need for enhanced public transportation and better pedi/bike access and protections. Phase 1 redevelopment of Southwood and other projects under development do not provide adequate proffers to address current traffic and pedi/bike activity, to say nothing of the future impact of those developments. This is further concerning when you consider the scale of Southwood's proposed Phase 2 redevelopment.

In addition to the significant impact on the Sunset Avenue Extended and Old Lynchburg Road intersections, the more substantial impact of increased additional car trips to/from Southwood most likely lies to the north where 5th Street Extended intersects with I-64 and 5th Street Station Parkway. The current back-ups that occur at both intersections during daily commutes snarls traffic significantly to both the north and south. As exemplified by the daily debacle that is the traffic around the intersections on the west side of 5th Street Station, it is clear that VDOT's projection models, road guidance, light timing, and overall understanding of driver behavior is severely lacking. This underestimating isn't limited to VDOT, as Albemarle County estimates for impact on schools, sidewalks, and demand for services consistently miss the mark as demonstrated with the Timberland Park Apartments, Oak Hill, Oak Hill Reserve, and Whittington developments. This is not intended to be an indictment of anyone or any system, but at some point we must all look around and realize that the models and forecasts being used don't reflect the real uses and needs on the south side of Albemarle County. It is no longer acceptable to point to a VDOT model or Albemarle County estimates and shrug our shoulders when those projections woefully underperform actual impact. We know the estimates for daily driver trips and school impacts are significantly understated; we have the empirical evidence over the past decade and that knowledge should be utilized for future decisions.

At the November 18, 2021 5th and Avon Advisory Committee meeting, Albemarle County and Habitat for Humanity redevelopment representatives presented to the committee. Based on information provided during that meeting, there were 331 trailers and approximately 1,300 residents in Southwood. Phase 1 of the Southwood redevelopment provides for 335 residences to be constructed (84 Habitat affordable units, 121 PHA affordable units, and 128 market-rate units). Based on those numbers, it appears that 84 to 205 Southwood residences could move from a trailer to affordable housing, thus adding 120 to 251 net new residences in Southwood, which equates to 470 to 983 new residents as part of Phase 1 (using the same current Southwood density per residence). Phase 2 provides for a minimum of 527 units and a maximum of 1,000 units (at least 231 affordable units). Thus providing at least 296 net new residences and as many as 769, which would add up to approximately 3,000 new residents.

At that November meeting, redevelopment representatives were asked about planned traffic mitigation strategies and proffers to improve the safety and efficiency of this vital piece of roadway for drivers, bikers, and pedestrians, given the significant increase in vehicle trips that the approved (Phase 1) and planned (Phase 2) redevelopment of Southwood will have on the northern intersections leading to Charlottesville city limits. The response was that no traffic mitigation plans or material roadway proffers were included in the redevelopment proposal. Phase 1 alone will result in significantly increased traffic count and demand for schools and services. Phase 2 redevelopment would be on a scale as many of Albemarle County's largest developments, and certainly the largest on the south side of town. How is it possible that replacing 1,300 residents in 331 trailers with many as 1,300 residences and 4,000 residents would not come with substantial consideration for the impacts on our community's schools, roads, and environment?

The Southwood redevelopment project has an opportunity to be a nationwide model for responsible ways to partner with a group like Habitat for Humanity and to effectively create a much-improved living situation for our neediest neighbors in a way that benefits our entire community. It is a noble cause and an honorable project. However, that nobility does not outweigh Albemarle County's responsibility to all residents and visitors to provide safe and adequate roadways for its drivers, bikers, and pedestrians. It does not absolve the county from adequately planning for explosive growth in our already-overcrowded schools. The roadways and intersections from Ambrose Commons north to the Charlottesville city limits along Old Lynchburg Road/5th Street Extended are already overwhelmed with traffic volume, causing unsafe conditions for drivers and non-drivers, and significant congestion at the vital intersections with I-64 and 5th Street Parkway. To allow continued redevelopment of Southwood without the developers taking responsibility for the significant and expanding impact to traffic, schools, environment, and county services, and without providing meaningful mitigation plans, would be irresponsible of county representatives and staff.

Sincerely,



Shawn N. Brydge
Member, 5th and Avon Advisory Committee

Rebecca Ragsdale

From: Oulou Agbati <oulouagbatik@yahoo.com>
Sent: Monday, April 25, 2022 2:07 PM
To: Board of Supervisors members; Planning Commission
Subject: Support for Southwood

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Oulou Agbati and Kossiwa Agbotounou
744 B Prospect Avenue
Charlottesville, VA 22902

Dear Albemarle County Planning Commission and Board of Supervisors,

My name is Oulou Agbati, but I prefer to be called Raoul. I currently live on Prospect Avenue with my wife, Kossiwa Agbotounou, my daughter, Emmanuella Agbati, and my mother, Patience Agbati. We have lived in our apartment for 10 years.

I was born and raised in Togo. When war broke out in my country, I moved to Benein (Benin) as a refugee. In 2001, I moved to Charlottesville and have called this area my home since. When I first came to the United States, I lived in a house with my brothers and others in our family. However, after meeting my wife, I wanted a place of my own to raise a family. We ended up renting at Prospect because it was affordable. However, after 10 years of paying rent, we weren't building any profit.

We applied to the Habitat Homebuyer program in 2020 because we wanted to invest in a home that we could own. Throughout my journey, I have enjoyed talking to Habitat staff and other people in the homebuyer program about homeownership. I will be moving into my home in the Sunrise neighborhood later this Spring. My family and I are happy to get a home like others we know in the community. We hope that others in Southwood can also work with Habitat to purchase homes in our community.

Sincerely,

Raoul

Sent from Yahoo Mail on Android

Rebecca Ragsdale

From: David Storm <davidastorm@gmail.com>
Sent: Monday, April 25, 2022 3:37 PM
To: Planning Commission
Cc: Frederick Missel; Karen Firehock
Subject: Southwood Phase 2
Attachments: Southwood Phase 2.pdf

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Dear Members of the Planning Commission:

Please find enclosed my letter regarding the upcoming hearing on Southwood Phase 2 rezoning. Through my work on the 5th & Avon CAC, the school division's Long Range Planning Advisory Committee, the expansion task force at Mountain View Elementary School, and former volunteer work for Habitat of Humanity of Greater Charlottesville both in the field doing construction and serving on its government relations committee, I believe I am uniquely positioned to discuss Southwood.

Thank you for your time and service to our community. I would be happy to discuss my comments in greater detail if you would like.

Sincerely,

David Storm
Scottsville District

Dear Members of the Planning Commission:

My name is David Storm, I am a resident of the Willoughby neighborhood. I have served on the 5th & Avon CAC since 2016, have served on the Long Range Planning Commission (LRPAC) for Albemarle County Public Schools since January 2019, served on the task force convened by the School Division to address overcrowding at Mountain View Elementary School (MVES) during 2021), which recommended that a new school be built within the current MVES boundary as the ultimate response to the ongoing overcrowding situation at the school. MVES is currently the elementary school that serves Southwood. I currently have three children (4th grade, 2nd grade, and kindergarten during the 2021-22 school year at MVES. Since 2020 I have served as the Pack Committee Chair for Cub Scout Pack 77 chartered by the Mountain View PTO; the Pack meets this Tuesday at 6 and my commitment there means I will be unable to attend this month's Planning Commission meeting. Additionally, my wife Audrey served as Habitat for Humanity of Greater Charlottesville's (HFHGC) Director of Construction Services for over 5 years, including during Habitat's transformation of Sunrise Park in the City of Charlottesville and the buildout of its Fifeville neighborhood project. I was privileged to volunteer on both projects. During Audrey's time there, I was appointed by Dan Rosensweig's predecessor to serve on HFHGC's government relations committee and served for over a year. I am providing all this background information to demonstrate that I am uniquely positioned to weigh in on the rezoning request for Southwood Phase 2.

What HFHGC is attempting to do at Southwood is tremendous and has the potential to be a world-leader in transforming substandard affordable housing into a mixed-use, mixed-income community where people live, work, go to school, and play. When HFHGC entered into an agreement to purchase Southwood in 2007, before nearly all the current HFHGC staff were working there, the opportunity seemed incredible. As HFHGC has moved forward with the project, applying lessons learned along the way from Sunrise and other local and national builds, the size and scope of the project has increased substantially. The Phase 2 rezoning would result in the addition of up to one thousand (1,000) new homes, in addition to the 300+ homes in Phase 1, Phase 2 results in a net gain of nearly 1,000 homes in Southwood. However, at HFHGC's community meeting late last fall, the submitted documentation, while thorough in most areas, contained only passing mentions of the impact on schools and on traffic. The reality is, upon completion of Phase 2, Southwood would have a tremendous impact on the schools in the Monticello High School feeder pattern, traffic along Old Lynchburg Road, and on community recreational opportunities.

Schools

Using the school division's methodology, Phase 2 would add nearly 120 students to an elementary school upon completion and over 200 students to the division overall. For elementary schools in the urban area, that's about 20% of an elementary school – most schools are designed for around 600 students. MVES is the second-largest elementary school in the county by population, behind only Brownsville ES, which will lose nearly 200 students in the coming school year as the 300-seat addition comes online at Crozet ES, which will hold around 650 students, leaving Brownsville at around 700 students. While there is a current addition soon to break ground at MVES, requested in the 2019 Capital Improvement Plan by LRPAC, and approved in the 2020 budget, only to be put on hold during the

COVID-19 pandemic, this expansion only addresses the current overcrowding, in a building originally designed for 450 students but holds through multiple expansions close to 750 students pre-pandemic.

I have seen recent comments about the school division preferring 20 acres for an elementary school, and while the division has built primarily what I would call suburban campuses for elementary schools, the reality is within the growth area, 20-acre parcels are going to be both rare and expensive. The nearly six-acre parcel HFHGC is an exciting opportunity for the division to construct its first real urban elementary school, where students from 1300 homes could walk, being nearly one-third the population as Southwood currently provides over 50 students to MVES. I believe the school division would be committed to bringing its Dual Language Instruction (fka "immersion") program to the new school. The DLI program came up during our task force meetings and we proceeded with our recommendation of a new school based on the DLI program starting at a new school in the MVES boundary. Any students moving from MVES would be expecting such a program. A Southwood-sited school would be a mixed-income school as well, with the nearly 1000 market-rate homes providing economic diversity to the school, as would neighboring and nearby communities such as Mosby Mountain, Whittington, Ambrose Crossing, Oak Hill Farm and Oak Hill Reserve, Sunset Overlook, Redfields, Timberland Park Apartments, and Willoughby. Taking nearly 200 elementary school-aged children out of school buses and having them walk neighborhood streets to a neighborhood school, where they could be part of an after-school program where Southwood parents could walk to meetup would be a great way to save transportation costs and traffic for the division and community.

Between an article appearing in the Daily Progress in the last few days and at that late 2021 community meeting, Dan Rosensweig mentioned that the school division didn't want a school at Southwood and that they were told HFHGC would not need to proffer a school site. Having looked at the location and rate of growth over the last decade as part of the MVES overcrowding task force, the circumstances and neighborhoods surrounding Southwood have changed dramatically. Many of the neighborhoods I mentioned in the last paragraph were not built or were smaller. The attractiveness of the division's DLI program, the proximity to I-64 and ease of getting to Charlottesville, the construction of Wegmans and 5th Street Station are all reasons people move to the 5th & Avon area, which is in part why HFHGC has so many willing for-profit partners who are looking to buy parcels in Southwood to construct the nearly one-thousand market rates home they will be making available to help fund the affordable housing commitment HFHGC is making.

According to the Progress article Mr. Rosensweig "is not sure if residents or the county are sold on the idea of a community school in Southwood." I don't know what level of engagement HFHGC or ACPS has made in determining if the community would want a school there. HFHGC took years to engage the existing Southwood community on its plans for construction, but I do not believe they provided that same level of engagement about a school. Without that involved engagement by HFHGC, ACPS, and the County, we have no way of really knowing what community sentiment would be. Additionally, the existing community will only be around 25-30% of the final community, and there's no way to really survey those who will be buying market-rate homes, although I believe they will be buying for the reasons expressed in the preceding paragraph. As for the County, I know those involved in the MVES overcrowding task force are "sold on the idea." Southwood is a very good location for an elementary school in the urban area along 5th Street.

The impacts on the middle school (Walton) and high school (Monticello), are less drastic. Walton has a great deal of capacity available and the current Southwood students attend there, so the DLI program exists in a smaller capacity there, as it does at Burley Middle School, which some former MVES attend. The school division is currently engaged in creating Center II, which is intended to holistically address overcrowding across the high schools in the division without creating the need for a new nine-figure comprehensive high school. This would hopefully address the sixty (60) or so high school students a fully built-out Southwood Phase 2 would be expected to produce.

Lastly, you may recall that when Biscuit Run was a proposed 3,000 home housing development, the developers proffered a school site and a library site. While HFHGC should not be responsible for funding or proffering a new school, HFHGC does need to adequately acknowledge the additional stresses placed by 1,000 new homes. I understand that HFHGC is a non-profit and is attempting something spectacular at Southwood, but HFHGC is also acting as a large-scale developer of a 120-acre property, and that reality needs to be recognized and addressed as well.

Traffic

For traffic, we have seen the addition of new homes down 5th Street Extended/Old Lynchburg Road add to traffic snarls between Hickory Street and Harris Road in the City of Charlottesville. Some of the additional traffic and accidents are also attributable to the construction of 5th Street Station Parkway, connecting 5th Street in the city just north of the city/county line to Avon Street Extended in the county. The Parkway has also obviated the need for the Southern Parkway connection between Avon St. Ext. and Old Lynchburg Road south of Interstate 64.

The addition of 1,000 new homes even when the school is built, will bring additional traffic onto Old Lynchburg and 5th Street Ext. A recent rezoning along the same corridor, bringing around 120 new homes and additional office, retail and self-storage space, Albemarle Business Campus (ABC), proffered right-of-way access for a traffic circle and \$500,000 toward the circle's construction. (NB: I'm using traffic circle casually. It may be a roundabout or have another technical name.) HFHGC has not offered anything close for a project that adds nearly eight times the number of homes that ABC will add to the congested corridor.

As we have seen with the reopening of society as we emerge within the current stages of the COVID-19 pandemic, traffic has increased dramatically. The traffic cycles at 5th Street and I-64 during the rush hours create backups both north and south on 5th Street Extended. Traffic exiting I-64 eastbound frequently backs up all the way down the ramp to I-64. Traffic headed southbound on 5th Street backs up from I-64 down past the city line and to the gas station and restaurant along 5th Street. Traffic turning onto 5th Street Station Parkway from 5th Street during rush hour frequently fills the entirety of the short stretch of the parkway that crosses Moore's Creek, creating near-gridlock conditions at that intersection and at 5th Street and Harris Road. Any addition to traffic heading south from downtown Charlottesville toward Southwood along 5th or eastbound on I-64 from UVA/Fontaine Research Park/the 29/250 bypass will generate even more trips, more congestion, more accidents, and more danger for cyclists and walkers.

While we would not expect HFHGC to address all of these areas, certainly the ones along Old Lynchburg Road in the vicinity of one thousand new homes would need to be addressed: curb and gutter, taper and turn lanes, sidewalks and crosswalks at a minimum; dedicated bus stops and three-season shelters,

areas for ridesharing capabilities near the commercial centers would also be expected in a development of this size, as were provided by ABC as part of its Economic Development Agreement, and by 5th Street Station (bus stops with shelters) during its construction.

Recreation

Lastly, it appears that internal recreation activities are going to be very limited, with small "pocket parks" dominating the proposal. As we know, Five Pillars Park received great acclaim when it was built into Phase I of Southwood as a place for soccer games and play. The reality of Five Pillars Park is that it is about 5,000 square feet. As a comparison, 5000 feet is only 300 square feet bigger than the basketball court Tony Bennett's team plays on inside John Paul Jones Arena, and that is the largest active recreational space within Southwood. Much of the other recreational areas serve as buffers between Southwood and properties to the north and east or are not very suitable for building and will be used for parks and trails connecting to Biscuit Run Park. When we think about a 20'x20' green space, realize that 400 square feet is not conducive to running and active play on a scale for children beyond the age of five or six. Southwood does a fine job of integrating green space, but not active recreation space.

Commissioners, the Southwood project has the opportunity to be special, and the county has already recognized that opportunity with its continued investment in terms of money, staffing, time, and dedication to the project. HFHGC plays an important role in our community as the home purchasing agent of last resort for so many families in poverty. But in the instance of Southwood, HFHGC is also the developer of a 120-acre, 1350-home property with commercial and institutional uses. In that role, HFHGC can be asked to address its impacts on a growing and diverse community while we recognize its value.

I wish I could be there in person Tuesday to address you personally, but my commitment to our Cub Scouts means I will be at our Pack meeting. However, I would love to address any questions my letter may raise or my work on the CAC, LRPAC, the MVES task force regarding schools, traffic and development, or my experiences from nearly 20-years of living in this part of Albemarle County. Please email me at davidastorm@gmail.com and I would be happy to set up a time to talk.

Thank you for your time and consideration. I appreciate all you do for our county and our community.

Sincerely,



David Storm
813 Harris Road
Scottsville District

Rebecca Ragsdale

From: Renner-Thomas, Kellen (kod9dx) <krennerthomas@virginia.edu>
Sent: Monday, April 25, 2022 4:40 PM
To: Board of Supervisors members; Planning Commission
Subject: Support for Southwood Phase II Rezoning

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To all who may read this,

I am writing this letter to send my utmost support of the rezoning of Southwood Phase II.

Habitat's design for Phase II rezoning represents excellence in land use and planning practice that is consistent with the comprehensive plan. The project is well within the density outlined in the plan, there is a neighborhood center, and there is housing for all in the community. The plan is walkable, bikeable, and creates trail connections to Biscuit Run Park. The housing will provide homes for every family in Southwood – homes that are safe and stable environments for families to flourish, unlike the failing infrastructure that is the current mobile home park.

But, the benefits that Habitat will bring to the area, and you must know this, are time sensitive and it is imperative that this moves forward quickly. Southwood residents are ready and have been waiting for their forever homes. The current conditions of the park are not sustainable. The Phase II LIHTC application is dependent on rezoning for this summer. Millions of dollars of federal funding are available now as part of the Covid relief funding.

Habitat, again as you all know, is making no money for bringing the largest affordable housing redevelopment in the County and it would be a shame for all of their work to stall because the County no longer wants to support affordable housing. Now is the chance to show that safe, decent, and affordable housing for everyone in Albemarle County is important to you and that everyone should have a place to live, grow, and flourish.

Please strongly reconsider the opinion that "the unfavorable factors outweigh the favorable factors." Because what is more unfavorable than forcing families to longer live in unsuitable conditions. The families, who already live in Southwood and send their kids to Mountain View, need you all to step up. The community is watching your decision on this.

Kellen

Kellen Renner-Thomas
Historic Preservation Project Coordinator
Capital Construction & Renovations

E krennerthomas@virginia.edu
P 434.243.1249
M 434.400.9511

University of Virginia
Leake Building
1450 Leake Drive
PO BOX 400726
Charlottesville, VA 22904

Rebecca Ragsdale

From: Kristen Lucas <kucas.1104@gmail.com>
Sent: Monday, April 25, 2022 4:48 PM
To: Board of Supervisors members; Planning Commission
Subject: Southwood Phase 2

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To whom it may concern:

My name is Kristen Lucas. I currently live at 999 Kelsey Drive with my wife, and we live in your district. I'm writing to encourage your support of the rezoning application (ZMA202100013) for Southwood Phase 2.

I attended the University of Virginia from 2005 to 2009 and have lived in the Charlottesville/Albemarle area now since 2013. I consider the area my long-term home. I purchased my first house in the City in 2018. My wife and I purchased our first home in Redfields last year. My first real job was at Southwood in 2013. It has been my pleasure and honor to have worked with some of the community members that have been involved since day one in this planning process - well before I start working at Southwood.

Please support the rezoning application because it is consistent with the comprehensive plan. Please support this rezoning application because this redevelopment means affordable housing options for community members at all rungs of the economic ladder - homeownership and rentals. Please support this rezoning application because the funds are available now to make a difference in the lives of not only the families currently living in Southwood but also families throughout the region.

Best,

Kristen Lucas
999 Kelsey Drive
Charlottesville, VA 22902

Rebecca Ragsdale

From: Josselin Rosa-Castillo <jart1@k12albemarle.org>
Sent: Monday, April 25, 2022 4:53 PM
To: Planning Commission; Board of Supervisors members
Subject: The Redevelopment Project

Salvador Rosa
1005 Ross Ct
Charlottesville, VA 22902

My name is Salvador Rosa and I am writing these words to ask for your support in redeveloping Southwood, as we have waited so long for this moment. I have lived in the park for 19 years, here I have seen my children and the children of my neighbors grow up. We hope you make a positive decision and that Southwood is our future with new affordable and safe housing.

Rebecca Ragsdale

From: Ellen Martin <ejmquilts@outlook.com>
Sent: Monday, April 25, 2022 5:14 PM
To: Board of Supervisors members; Planning Commission
Subject: Southwood

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Hello,

I am a donor and volunteer for the Habitat for Humanity of Greater Charlottesville. It is very important to me that my community address the affordable housing needs, and that is why I donate to Habitat.

Please approve the zoning of Phase II in Southwood so that the affordable housing can continue in Southwood. I also volunteer for a diaper ministry and have delivered diapers to the trailer park in Southwood. This area is substandard for living conditions and needs to be improved NOW.

Rezoning and progress will provide a lot of affordable housing

- A redeveloped Southwood will provide homes for every family in Southwood.
- All types of housing will be available for Southwood residents to purchase—condominiums, townhomes, single-family attached, single-family detached. Rental options at all price points will also be available for residents who do not want to purchase.
- The project will provide hundreds of decent, permanent affordable homes.
- The project will provide more affordable housing than there is now in the Southwood neighborhood. In fact, one could argue that there is no sustainable affordable housing at Southwood even now since the trailers are declining and infrastructure is past its useful life cycle.
- Habitat over-performed on affordable housing in the first phase. We promised about 70 units to the County, and delivered more than 200.

It represents excellence in land use and planning practice

- Phase II rezoning is consistent with the comprehensive plan. The project is well within the density outlined in the comprehensive plan, there is a neighborhood center, and significant affordable housing—all of which are components of the comprehensive plan. The project also creates a public, parallel road network as described in the plan.
- Southwood residents created a smart, form-based code with transects that feather back from the more intense neighborhood center to the least intense and dense at the edges. This form based code is very unique – it allows current and future cohorts of Southwood residents to design their own interlinked site plans for their pocket neighborhoods as the process moves forward and the residents become ready.
- Phase II is walkable, bikeable, and it creates trail connections to Biscuit Run Park. In fact, it creates a “Gateway” to the park from the western neighborhoods – people will be able to get into Biscuit Run Park without having to drive to its main entrance all the way down Route 20 South.
- Proffers include the addition of affordable housing stock, a public parallel road to Old Lynchburg road, a school site if the county wants it, trail connections to biscuit run park and a

park and ride for bus service as well as access to biscuit run.

It's important that it moves forward quickly

- Rezoning of Phase II must happen now. Southwood residents are ready and have been waiting a long time. Families are prepared. Above all, conditions in the mobile home park are not sustainable. We need to move families into new homes as soon as possible.
- The Phase II LIHTC application needs to have zoning done this summer. These LIHTC rental units are an essential part of the housing ecosystem at Southwood so we cannot miss this critical application deadline.
- Millions of dollars of Federal funds are available now for a short time specifically to help improve homes and infrastructure in the communities that were hardest hit by COVID. At its peak, Southwood had a close to 50% positivity rate.

Thank you for your attention to this matter.

Ellen Martin

Albemarle Co. resident

Supporter of Habitat for Humanity

Rebecca Ragsdale

From: Kimberly Purdy <purdykimberly@gmail.com>
Sent: Monday, April 25, 2022 5:24 PM
To: Board of Supervisors members; Planning Commission
Subject: Southwood Phase II Rezoning Application

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Dear Supervisors and Commissioners,

I'm writing this email to show my strong support for the rezoning application for Phase 2 of Southwood. Tomorrow I plan to be at the Planning Commission meeting to support the hundreds of residents who live in Southwood and are working towards their dreams of safety and affordability.

I know you must feel the weight of responsibility to protect and preserve the long term goals of this community. I want to thank you for all the ways you continue to show this commitment to the people who call Albemarle County home. Tomorrow you have an opportunity to continue to plan *with* that community. To hear the wisdom and expertise of those who help make this area so special.

Supporting this rezoning application would mean supporting a project that is consistent with the comprehensive plan and provides a sustainable and affordable future for current residents. Please consider the momentum needed to continue this project at the excellence families deserve.

Thank you,

Kim Purdy Schmidt

Rebecca Ragsdale

From: Pam Riley <priley1375@gmail.com>
Sent: Monday, April 25, 2022 10:38 PM
To: Planning Commission
Subject: Hold off on Recommending Approval of SW Phase 2 Rezoning

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Dear Planning Commissioners,

I am writing to you regarding the rezoning of Southwood Phase 2 that is before the Planning Commission on Tuesday, April 26. I urge you to follow the staff recommendation to not approve ZMA 202100013. The staff report lays out a clear and compelling basis for denying the rezoning at this time, and their recommendation should be heeded for the following reasons: 1) The off-site impacts of this rezoning, if not addressed, are potentially disastrous for the southside of the county; and 2) If this application is allowed to proceed, it will provide a very dangerous precedent of allowing developers to sidestep their obligation to assist with the public infrastructure costs of their development in the county.

To be clear, I stand with the residents of Southwood and all the residents and businesses of the southside. As a long-time resident in the Scottsville district, and as a former Planning Commissioner representing the Scottsville district during the rezoning of Phase 1, I have repeatedly advocated for more affordable housing and for the protection of the legacy residents during redevelopment. I have a degree in Community and Regional Planning and most of my working career has been devoted to the creation and preservation of affordable housing.

I can see how this might be a difficult decision for some of you.

Some of you may ask yourselves, what is the harm of a recommendation of approval, if these infrastructure impacts, design, and proffer issues can be resolved before the application goes before the BOS?

The County planning staff does not recommend approval because the number of issues, and the extent and complexity of the issues, are not easily resolved. Also, it is the responsibility of the developer to work with the County staff to address any concerns prior to requesting the rezoning. As in the past rezoning of Phase 1, Habitat has rushed the rezoning process and again has asked for the county to relax or forgo regulations and policy and to ignore obvious and significant impacts such as the school over capacity and traffic problems.

You may also ask yourselves, what is wrong with relaxing and not requiring Habitat and the other developers at Southwood to abide by standard rezoning regulations and impact and proffer policy because they are providing affordable housing?

Please remember that most of the housing in Southwood will be market rate. For example, on page 9 of the staff report, it says if the maximum number of units are built, a minimum of 23% of the units will be affordable. That's another way of saying that Habitat wants to reserve the right to develop 77% of the units at the market rate. Even if Habitat is *not* held responsible for its impacts, why would the market rate developers not be held responsible for the impacts of their development, when potentially ¾ of the housing units will be market rate?

There is simply not enough affordable housing in Phase 2 to warrant ignoring all the school, traffic, and park impacts. For example, legacy resident elementary school age students may still be able to attend Mountain View in the future, but where will all the other elementary students go from the market rate homes and subdivisions that are being built and sold now all along Avon Street Extended and 5th Street? I would encourage all of you to allow the staff to work

with Habitat to address these significant issues. In other words, respect the staff recommendation to deny this request for rezoning.

Thank you for your service to the community and for listening to my comments.

Sincerely,

Pam Riley

Rebecca Ragsdale

From: Robinson, William <RobinsonW@darden.virginia.edu>
Sent: Monday, April 25, 2022 11:24 PM
To: Planning Commission
Subject: Support for Southwood

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Dear Planning Commission,

Thanks for all you do for our community. As a County resident in Old Trail, I'd like to add my voice to the chorus supporting the Southwood Phase 2 development. We need to act now as our citizens need the lift out of substandard housing after the suffering of the pandemic. We need to act now while federal funds are available to be responsive stewards of our tax dollars. We need to act now as for our community to be a sustainable community we need to grow smart (as plan aligned with strategic growth plan) and with the diversity of income and background we need to create vibrancy in the community.

Thanks,
William Robinson

Rebecca Ragsdale

From: kerin <kerinyates@hotmail.com>
Sent: Tuesday, April 26, 2022 6:28 AM
To: Board of Supervisors members; Planning Commission
Subject: In Support of Southwood Phase II Rezoning

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

I consider Habitat for Humanity of Greater Charlottesville to be a highly responsible citizen of Albemarle County and urge members of the Board of Supervisors to support the rezoning application submitted by them.

It will support moving ahead with much needed housing using the best land use and planning practices.

Thank you for your consideration.

Kerin Yates

kerinyates@hotmail.com

4409 Free Union Dr.
Free Union 22940

Rebecca Ragsdale

From: Robert Wood <Robert.Wood@bankwithunited.com>
Sent: Tuesday, April 26, 2022 7:36 AM
To: Board of Supervisors members; Planning Commission
Subject: Southwood Rezoning

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Dear Board of Supervisors and Planning Commission,

I write to you as a County Resident and Habitat Board Member. I want to thank you for your incredible support of this project thus far. We could not be discussing phase 2 without your commitment to the project in the beginning and to-date. The Southwood undertaking without displacement is truly in a scale never done before nationally. These are the types of big thinking, outside the box approach to housing issues that we all crave in this community.

Charlottesville is an incredible place and one that I have had the honor of growing up in. With that said, especially in light of today's housing market, so many of our community are being priced out of home ownership. I have a brother who moved from the City to Fluvanna because of housing prices. I run the market for a local company and most of our staff commutes due to home prices. While that is not all bad, Habitat, with the County's support, committed to non-displacement which is an honorable and costly thing to accomplish.

I leave you with one question, why are we treating Habitat like a for profit developer? Habitat has spent over a decade working with families to retain the sense of community they have built while improving their housing conditions. No other developer would do this. Habitat has raised significant funds to offset the cost of NOT selling all lots to market rate builders. Even with a capital campaign and a generous gift from McKenzie Scott, This project will still require millions to make up the difference in cost created by providing affordable lots.

Highlights of the project;

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- A redeveloped Southwood will provide homes for every family in Southwood.
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- All types of housing will be available for Southwood residents to purchase—condominiums, townhomes, single-family attached, single-family detached. Rental options at all price points will also be available for residents who do not want to purchase.
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- The project will provide hundreds of decent, permanent affordable homes, which provides tax revenue for the County.
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- Habitat over-performed on affordable housing in the first phase. We promised about

- 70 units to the County, and delivered more than 200.

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- **Phase II rezoning is consistent with the comprehensive plan.**

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- project is well within the density outlined in the comprehensive plan, there is a neighborhood center, and significant affordable housing—all of which are components of the comprehensive plan. The project also creates a public, parallel road network as described

- in the plan.

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- Phase II is walkable, bikeable, and it creates trail connections to Biscuit Run Park.

- In fact, it creates a "Gateway" to the park from the western neighborhoods – people will be able to get into Biscuit Run Park without having to drive to its main entrance all the way down Route 20 South.

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Proffers include the addition of affordable housing stock, a public parallel road

to Old Lynchburg road, a school site if the county wants it, trail connections to biscuit run park and a park and ride for bus service as well as access to biscuit run.

I implore you to work with Habitat to get this Rezoning done now. Please do not throw out years of work because the county now insists on a new larger school site. Habitat, and ultimately this community, stands to lose access to federal funds that will help keep this ground breaking project moving forward. I am grateful for the help thus far and urge your support in seeing this incredible project through to its finish!

Respectfully submitted,

Robert Wood

Rio District Resident, Habitat Board Chair

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