

Application to DHCD Submitted through CAMS

County of Albemarle

Village 2 - Southwood Redevelopment Project

Application ID: 92002042022141554
Application Status: Incomplete
Program Name: Competitive - 2022
Organization Name: County of Albemarle
Organization Address: 401 McIntire Road, Room 149
Charlottesville, VA 22902-4579
Profile Manager Name: David Baseme
Profile Manager Phone: (434) 296-5855
Profile Manager Email: dbaseme@albemarle.org

Project Name: Village 2 - Southwood Redevelopment Project
Project Contact Name: Stacy Pethia
Project Contact Phone: (434) 296-5832
Project Contact Email: spethia@albemarle.org
Project Location: 387 Hickory St
Charlottesville, VA 22902-6634

Project Service Area: Albemarle County

Total Requested Amount: \$1,300,000.00
Required Annual Audit Status: Under Review

Application to DHCD Submitted through CAMS

County of Albemarle

Village 2 - Southwood Redevelopment Project

Budget Information:

Cost/Activity Category	DHCD Request	Other Funding	Total
Administration	\$75,000.00	\$0.00	\$75,000.00
Achievement of Benefits	\$20,000.00	\$0.00	\$20,000.00
Administration	\$15,000.00	\$0.00	\$15,000.00
Administrative Project Closeout	\$17,000.00	\$0.00	\$17,000.00
Construction Completion	\$18,000.00	\$0.00	\$18,000.00
Execution of DHCD Contract	\$5,000.00	\$0.00	\$5,000.00
Interim Assistance	\$0.00	\$0.00	\$0.00
Permanent Relocation	\$0.00	\$0.00	\$0.00
Acquisition	\$0.00	\$0.00	\$0.00
Clearance and Demolition	\$0.00	\$0.00	\$0.00
Owner Occupied Housing Rehabilitation	\$0.00	\$0.00	\$0.00
Investor-Owned Housing Rehabilitation	\$0.00	\$0.00	\$0.00
Owner Occupied Substantial Reconstruction	\$0.00	\$0.00	\$0.00
Homeownership Creation	\$0.00	\$0.00	\$0.00
Sewer Improvements	\$0.00	\$0.00	\$0.00
Water Improvements	\$0.00	\$0.00	\$0.00
Storm Sewer Improvements	\$0.00	\$0.00	\$0.00
Street Improvements	\$255,100.00	\$0.00	\$255,100.00
Other: 1860 LF of concrete sidewalks	\$139,500.00	\$0.00	\$139,500.00
Other: 1360 LF of asphalt walkway	\$115,600.00	\$0.00	\$115,600.00
Flood Drainage Facilities	\$0.00	\$0.00	\$0.00
Microenterprise Assistance	\$0.00	\$0.00	\$0.00
Business District Revitalization	\$0.00	\$0.00	\$0.00
Telecommunications	\$0.00	\$0.00	\$0.00
Other	\$969,900.00	\$4,730,100.00	\$5,700,000.00
Other: 25 concrete foundations	\$93,500.00	\$456,500.00	\$550,000.00
Other: 25 exterior shells and porches	\$408,900.00	\$1,991,100.00	\$2,400,000.00
Other: 25 roof systems	\$42,500.00	\$207,500.00	\$250,000.00
Other: 25 mechanical electrical plumb	\$170,000.00	\$830,000.00	\$1,000,000.00
Other: 25 interior finishes	\$255,000.00	\$1,245,000.00	\$1,500,000.00
Total:	\$1,300,000.00	\$4,730,100.00	\$6,030,100.00

Budget Narrative:

Albemarle County is requesting \$1.25 million in CDBG funding for Southwood Village 2. \$255,100 of grant funding will cover the costs associated with the installation of 1,860 LF of 5' concrete sidewalks (@ \$75/LF), and the installation of 1,360 LF of 8' asphalt walkway (at \$85/LF). \$969,900 of grant funding will support the construction of 25 affordable housing units (single-family attached and detached, duplexes, and condominium units). Construction activities to be supported include the pouring of 25 foundations (\$93,500), construction of 25 weather tight exterior shells and porches (\$408,900), 25 roof systems (\$42,500), installation of mechanical/electrical/plumbing system for 25 housing units (\$170,000), and interior finishes for 25 homes (\$255,000). Albemarle County also requests \$75,000 in administrative fees for a total CDBG grant request of \$1.3 million.

Application to DHCD Submitted through CAMS

County of Albemarle

Village 2 - Southwood Redevelopment Project

Questions and Responses:

1. **The information below only refers to the narrative and budget requirements for a proposal. Please refer to the CDBG Program Design for further information on Virginia's overall program objectives policies and priorities, overarching requirements, program specific requirements, and CDBG National objectives and requirements. Contact DHCD with any questions.**

Save your information before moving to each question and be sure to save often.

NATIONAL OBJECTIVE

What is the total LMI benefit (number of LMI persons served in the project area)? What is the total number of persons in the project area?

Answer:

85 LMI persons will be served in the project area. The total number of persons in the project area is approximately 157 persons.

2. Choose one (or more) of the following state objectives and describe how your project addresses this objective:

Assist local governments in improving neighborhoods and other areas through comprehensive community development programs.

Assist local governments in increasing business and employment opportunities through economic development programs.

Assist local governments in conserving and improving housing conditions.

Assist local governments in improving the availability and adequacy of public infrastructure.

Assist local governments in improving the availability and adequacy of community service facilities.

Answer:

The project will address three state objectives:

Assist local governments in improving neighborhoods and other areas through comprehensive community development programs

Assist local governments in conserving and improving housing conditions.

Assist local governments in improving the availability and adequacy of public infrastructure.

It will provide funding to build 25 affordable homes for 85 LMI homebuyers in a mixed income neighborhood of 49 homes. The 25 LMI homebuyers will move from their existing aged and substandard trailers into safe, decent and energy efficient homes. Infrastructure improvements in the form of concrete sidewalks along the streets and asphalt walkways will provide connectivity within the neighborhood and ultimately to adjoining neighborhoods, shopping centers and Biscuit Run Park. This project is part of a larger community development project to replace 320 substandard mobile homes and failing infrastructure with affordable homeownership opportunities for LMI residents, and increase the county's affordable housing stock.

Application to DHCD Submitted through CAMS

County of Albemarle

Village 2 - Southwood Redevelopment Project

3. Provide a summary of the methodology used to determine the LMI benefit. Were census/HUD data used or were community surveys conducted? Please provide the completed Census Information and Compliance Chart as Attachment 14.

Answer:

The Southwood mobile home park is located in Census Tract 113.02, which is one of two Qualified Census Tracts in Albemarle County. This 1.1 square mile census tract has a population of approximately 4,900. This census tract has a median household income of approximately \$61,000, which is 26% lower than the median household income for the state of Virginia (\$81,974) and 23% lower than the median household income for Albemarle County (\$79,708). The percentage of households below the poverty line in this area is 29%, which is 19% higher than the rate for the state of Virginia (9.9%) and almost 23% higher than the rate for Albemarle County (6.3%).

In 2013, Habitat conducted an extensive survey of all Southwood households living in the park. The survey process involved an in-person interview with Southwood residents about their income and assets, as well as their intentions/interest in staying in redeveloped Southwood. It was completed through intensive door-knocking and 1:1 interviews conducted bi-lingually as Spanish is the primary language for over 90% of the residents. As many families were overcrowded into trailers, respondents were asked to self-identify into desired households regardless of their current living situations. This process resulted in 401 self-identified, ideal future households that were living in 341 trailers. Of those 401 unique households, 377 provided complete and detailed income information.

The survey clearly demonstrated that the majority of Southwood residents are low and very low income households. Approximately 90% of households were between 0-60% of AMI, with only 10% between 60-80% AMI. No households reported monthly incomes in excess of 80% AMI.

4.

PROJECT AREA DESCRIPTION

Provide specific boundaries of the project area e.g.; street names, local and regional boundaries, etc. Discuss why and how the boundaries were chosen. Attach a copy of your Map(s), as Attachment 2.

Answer:

The project site is located along Old Lynchburg Road (State Route 631) off of Hickory Street, just south of the City of Charlottesville. It is bordered by Old Lynchburg Road to the west, Biscuit Run State Park to the south and east, and the existing Southwood Mobile Home Village to the north. The 25 project homes are identified as Habitat homes (gold) on the maps, and are located on Horizon Road and Paradise Park Lane. The infrastructure improvements are shown as the Sidewalks (tan) and Trail (green).

5. **Community Development Needs and Priorities**

How were the community development needs and opportunities identified? Include a description of the data collection process employed to identify needs and opportunities. How will any identified unmet needs be addressed? Attach a copy of your Neighborhood Needs Assessment results as Attachment 13.

Explain how this project aligns with the locality's current overall identified community development needs.

Answer:

Since purchasing the mobile home park in 2007, Habitat has worked extensively in partnership with

Application to DHCD Submitted through CAMS

County of Albemarle

Village 2 - Southwood Redevelopment Project

Southwood residents not only to identify the most critical community development needs and opportunities but to put residents in the driver's seat in designing a future neighborhood that fulfills those needs. Southwood is a national model for redeveloping "with" rather than "for" low income communities of color. It was chosen as the first pilot neighborhood revitalization initiative by Habitat for Humanity International based on the elevation of Southwood residents to the roles of redevelopment leaders.

In partnership with a team of professional architects, planners and engineers, Southwood residents designed the Master Plan for their neighborhood as well as a Code of Development. They developed the specific guidelines for other market-rate developers that will be building in their neighborhood, ensuring that they integrate and respect the values, culture and vision of long-time Southwood residents. Everything being built at Southwood – all the roads, trails, homes, parks, businesses, community facilities, etc. – is a product of the work of the residents themselves. And, to ensure that this resident-led design process continues long-term, Habitat included in its code of development a legal requirement that current residents of the park will comprise at least 51% of the internal Architectural Review Committee.

The design and site plan for Village 2, for which this application seeks funding, involved participation by a total of 76 Southwood residents. Through a series of extensive community charettes, residents provided input regarding current physical conditions of the neighborhood and their desires for improvements – in housing conditions and public amenities such as sidewalks, better streets, trails and parks. Poor housing conditions in their trailers and the deteriorating physical condition of the park were most commonly cited as areas in need of improvement. Most important, however, was the availability of enough affordable homes of all types to ensure that everyone who wanted to stay could continue living in Southwood. Between January and April of 2020, a group of 16 core resident planners met on a weekly basis with the design team to plan the neighborhood by determining the density, road design, green space programming and housing types. Aspirations of future residents manifested in a site plan inclusive of two parks, a network of sidewalks and off-street bike/ped infrastructure, and a robust menu of affordable housing choices from rentals to homeownership opportunities and from condominiums to single-family detached homes integrated seamlessly with market-rate homes.

In addition to the resident-led planning process, Habitat has worked in partnership over the past several years with expert consultants to conduct in-depth neighborhood needs assessments with the entire population of Southwood residents. The first comprehensive needs assessment was conducted in 2009 in partnership with Communitas Consulting, shortly after Habitat purchased the mobile home park. The goal of the survey was to hear directly from residents about the resources they bring to the community, the needs they have and their vision for their future. A total of 112 households responded to that survey. These results were used to inform initial investments that Habitat made to improve park conditions and form partnerships with local agencies to provide needed services.

In 2015, Habitat partnered with an expert consultant of Appreciative Inquiry - Angela Blanchard - to conduct, transcribe, code and analyze over 255 one-on-one interviews with Southwood residents to lay the foundation for a resident-centered vision for redevelopment. The goal of these interviews was to deepen residents' understanding and interest in redevelopment and to identify the community's greatest strengths and assets, what they cherished most about their community and what change they wanted to see. The learnings from these conversations were used to establish a holistic, resident-centered vision for redeveloped Southwood and set a strong foundation for resident leadership in the process.

In 2019, Habitat, in partnership with HFHI neighborhood revitalization consultants, conducted 195 one-on-one interviews with Southwood residents to track residents' perceived progress on the resident-led redevelopment planning process. Residents were asked to comment on their sense of community and resident empowerment as well as neighborhood conditions including infrastructure (roads, water/sewer, street lighting, walkability, etc.), economic and educational opportunities, community amenities, housing, and

Application to DHCD Submitted through CAMS

County of Albemarle

Village 2 - Southwood Redevelopment Project

sense of safety. A presentation on the results from this survey are included as Attachment 13.

This project, and Southwood redevelopment more broadly, addresses one of Albemarle County's biggest community needs and priorities - affordable housing. Local studies estimate the County's population will grow by 24.7% from 111,039 to 138,485 persons by the year 2040. With this growth comes increased demand for housing of various types and sizes that meet the diverse needs of both renters and homeowners, as well as those of individuals and families of all sizes, ages, and abilities. To accommodate this growth, the County will need to add approximately 11,750 new units to our housing stock over the next 20 years. Southwood, with a projected total of 1,000+ homes (51% affordable) is a core part of the County's affordable housing strategy.

Application to DHCD Submitted through CAMS

County of Albemarle

Village 2 - Southwood Redevelopment Project

6. Discuss how this project relates, supports or aligns with your comprehensive plan, strategic development plan, economic development strategy/plan, comprehensive needs assessment, community revitalization plan and/or feasibility study. Attach a copy of the chapter/section of the plan(s) or study(ies) referenced above as Attachment 6.

Answer:

In November 2018, the Albemarle County Board of Supervisors adopted a strategic plan to guide policy development and financial decision-making activities through Fiscal Years 2020 - 2023. The FY20-23 Strategic Plan sets the revitalization of aging urban neighborhoods as a strategic priority, and specifically identifies Phase 1 of the Southwood Redevelopment Project as a priority activity. The proposed project also aligns with objectives outlined in the County's Comprehensive Plan and housing policy as follows:

Comprehensive Plan

Development Areas Objective 2 – Create a physical environment that supports healthy lifestyles through application of the Neighborhood Model Principles.

Adopted in 2001 by the Albemarle County Board of Supervisors, the Neighborhood Model provides a set of recommendations, including 11 development principles, for creating livable urban neighborhoods. Southwood Village 2 supports seven of these development principles including a pedestrian orientation, a mixture of uses within the neighborhood, parks and recreational amenities, and buildings of human scale. The proposed project directly supports the neighborhood model principle of providing a mixture of housing types and affordability.

Housing Albemarle

On July 7, 2021 the Albemarle County Board of Supervisors adopted *Housing Albemarle*, a new housing policy, which replaced Chapter 9: Housing of the 2015 Comprehensive Plan. The policy identifies 12 policy objectives, and 39 corresponding strategies and action steps to guide affordable housing activities through a 20-year period. The proposed project meets two of the housing policy objectives, and directly aligns with two of the policy strategies:

Objective 1 – Increase the supply of housing to meet the diverse housing needs of current and future Albemarle County residents.

Objective 12 – Promote healthy, sustainable communities and housing.

Strategy 12a – Promote mixed-income development throughout the County's Development Areas.

Strategy 12d – Partner with nonprofit housing and/or public health organizations to address unhealthy housing issues, particularly in rural and historically underinvested areas.

Copies of the County's FY20-23 Strategic Priorities, and the summaries for the 2015 Comprehensive Plan Chapter 8: Development Areas and Chapter 9: Housing are included as Attachment 6 for reference.

Application to DHCD Submitted through CAMS

County of Albemarle

Village 2 - Southwood Redevelopment Project

7. Describe the project's relationship to other local, regional or statewide efforts. If this project is a regional effort, list partnering localities and organizations.

Answer:

While the proposed project is located within Albemarle County, and directly benefits the residents of the Southwood community, the project supports efforts to meet the affordable housing needs of our region. Both Albemarle County and project partners are members of the Central Virginia Regional Housing Partnership (RHP). The Regional Housing Partnership (RHP) serves as an official advisory board, created by the Thomas Jefferson Planning District Commission (TJPDC), in partnership with the public, private, nonprofit, and citizen stakeholders. Composed of an overarching consortium of housing interests, the Partnership enhances regional coordination and effectiveness to address the housing needs of the Thomas Jefferson Planning District's region, with a focus on housing production, diversity, accessibility, cost, location, design, and increasing stability for the region's residents.

In August 2021, the TJPDC adopted a regional housing plan, *Planning for Affordability - A Regional Approach*. This plan identifies a regional goal of,

100% alignment of supply and demand of housing opportunities throughout the region so that every resident can find access to safe, decent, and affordable housing in the community of their choice'.

The activities outlined in this proposal fall firmly within this regional goal. The redevelopment of the Southwood community, not only provides safe, decent affordable housing and an improved living environment and quality of life for current Southwood residents, but expands the number of affordable housing opportunities for the broader Albemarle community and the Charlottesville region.

8. PROJECT ACTIVITIES

List in precise terms the actions or activities of the proposed project.

For example, a project activity could be the installation of 1,000 linear feet of 2" water or sewer line.

Answer:

Project activities will consist of installation of concrete sidewalks, asphalt walkways and 25 affordable homeownership units for sale to LMI families. Specifically,

1. Installation of 1,860 linear feet of 5' concrete sidewalks
2. Installation of 1,360 linear feet of 8' asphalt walkways
3. Installation of 25 concrete foundations
4. Installation of 25 weathertight exterior shells
5. Installation of 25 roof systems
6. Installation of 25 mechanical, electrical and plumbing systems
7. Installation of 25 interior finishes

The home types will be: 8 Townhomes (1,200 sq. ft. w/ 3-4 bedrooms & 2 baths); 4 Duplexes (1,200 sq. ft. w/ 3-4 bedrooms & 2 baths); 9 Single Family Detached (1,200 sq. ft. w/3-4 bedrooms & 2 baths); 4 Condos (795 sq. ft. w/ 2 bedrooms & 1 bath).

Application to DHCD Submitted through CAMS

County of Albemarle

Village 2 - Southwood Redevelopment Project

9. PROJECT OUTCOMES

Describe the long-term benefits, or outcomes, of this project to the community. What will be the measured results from the project activities? What qualitative community improvements will occur following implementation of the project?

Answer:

Through shelter, individuals and families gain opportunities for an improved quality of life for themselves and future generations. As families thrive, so do communities. The Southwood Redevelopment project is an innovative, transformative initiative that has a national platform. At present, Southwood neighbors live in 320 mobile homes scattered among wooded lots just south of the City of Charlottesville. Many of these homes are significantly deteriorated with most built prior to the development of building and safety code requirements for mobile homes in 1976. The value of each trailer is less than the cost to move or demolish it, making it a negative asset. Almost 100% of the trailers are too old or too deteriorated/modified to move. While half of Southwood's trailers are connected to county sewer lines, half are not. Like the trailers, the underground sewer lines and oil tanks are deteriorating, resulting in oil and sewage leaking into the surrounding soil. Village 2 of the Southwood Redevelopment project will result in sustainable housing options for 25 families from the deteriorating trailer park. LMI beneficiaries will comprise at least 51% of the residents of the subject area.

The 25 families will purchase affordable, safe and energy efficient homes and collectively, will earn an estimated \$7.5M in home equity. Concentrated poverty will be replaced by a mixed income neighborhood; deteriorating trailers and failing infrastructure will be decommissioned. Safe sidewalks and asphalt pathways provide connectivity to adjoining neighborhoods in Southwood, Biscuit Run Park and nearby shopping centers, and the existing Southwood LMI residents will report an improved quality of life over and above the 2019 survey.

10. Environmental Review

Provide a brief summary on the status of the Environmental Review for the proposed project. Which steps have been completed, if any? Which steps are in progress? When is the review anticipated to be completed? Summarize key findings, if any. Complete and submit Attachment 10 - Environmental Review Checklist.

Answer:

An Environmental Review for Phase I of the Southwood Redevelopment Project was completed in September, 2021. The review covered the entire 34 acre Phase 1 project area, including the site designated for Village 2. The ERR resulted in no significant findings.

Application to DHCD Submitted through CAMS

County of Albemarle

Village 2 - Southwood Redevelopment Project

11. Stakeholder Involvement, Local Capacity & Project Implementation

Every Community Improvement Grant project requires at least one community sparkplug identified early on in the process as a community representative residing in the target neighborhood. List the name(s) and role(s) of the community sparkplug(s) who were involved in the project's development. Will the same community sparkplugs(s) be involved in the implementation of the project? If not, list the new sparkplug(s) in the Project Implementation section as a member of the management team.

Answer:

Richard Beverly and Rose Glasgow are long-time residents of Southwood and have been actively involved in the resident-led redevelopment planning process since its inception in 2017. They served as master planners for the first neighborhood site plan, meaning they participated in weekly community design meetings and gave presentations about the project to other community partners. They both currently serve on Southwood's Architectural Review Board and are members of the CDBG project management team led by the County. Richard and Rose both applied to the Habitat homeownership program in March 2022 to purchase a Habitat home in redeveloped Southwood and were approved in July 2022. They are currently working through homebuyer education classes and other program requirements and are on the path to become some of the first Southwood residents to purchase and move into their new Habitat homes in redeveloped Southwood.

12. Who are the members of the management team including stakeholders and partners who will be responsible for the implementation of the project. Include a table of a project-specific management team and their roles in the project as Attachment 11. Describe the experience of key individuals in managing grants and their capability for managing federal awards. Describe their experience with implementing similar CDBG-funded projects. Describe the qualifications of all consultants, if any, and describe the procurement procedures that will be used to select them. Provide a signed resolution, public hearing documentation (e.g. flyers/notices, sign in sheets, minutes, newspaper articles, etc.), and PDC transmittal letter as Attachment 5.

Answer:

Members of the Core Project Management Team are identified below. Each member of the team serves on the Core Project Management Team for the current CDBG activities being carried out in Village 1 of the Southwood Redevelopment Project. A full list Project Management Team members and supporting documentation can be found in Attachment 5.

Albemarle County

Jeffrey Richardson, County Executive, is identified as the Grant Administrator. Mr. Richardson has more than 30 years of local government experience including serving as the county manager in Cleveland County, and deputy city manager in Asheville, North Carolina. He joined Albemarle County as County Executive in November 2017, and is responsible for overseeing and coordinating the day-to-day operations of Albemarle County Local Government.

Stacy Pethia, Housing Policy Manager, will be the Grant Manager with

responsibility for coordination and completion of grant activities. Ms. Pethia

Application to DHCD Submitted through CAMS

County of Albemarle

Village 2 - Southwood Redevelopment Project

is currently the Vibrant Communities Initiative Grant Manager for the Southwood Redevelopment project. Prior to joining Albemarle County, Stacy managed the City of Charlottesville's Affordable Housing Fund (CAHF) overseeing \$6.6 million in CAHF grant awards, including grant agreement development and execution, timely disbursement of funds, and grantee compliance.

Rebecca Ragsdale, Planning Manager, the project planner for the Southwood Redevelopment Project. Ms. Ragsdale is responsible for overseeing all aspects of the site plan review process, ensuring project plans meet regulatory requirements and align with the County's vision for neighborhood redevelopment.

Habitat for Humanity of Greater Charlottesville

Andrew Vinisky, Chief Construction Officer. Mr. Vinisky oversees all construction aspects of the Southwood Redevelopment Project. Mr. Vinisky has over 20 years of urban and environmental planning experience, and is responsible for overall management and direction of all land acquisitions, project entitlements, land development and construction operations.

Janette Kawachi, Chief Partnership Officer. Ms. Kawachi is the County's primary point of contact for the CDBG project currently underway in Southwood. Ms. Kawachi oversees all community engagement, rental operations, financial coaching and homebuyer readiness programs for Charlottesville Habitat.

Mark Rausch, Engineering Project Manager. Mr. Rausch will coordinate, monitor and report all activities related to Habitat's compliance with CDBG; he will obtain all building permits and coordinate utility connections.

Rose Glasgow, Community Sparkplug. Ms. Glasgow is a long-time Southwood community resident, and has been involved in the resident-led redevelopment planning process since 2017. She served as a master planner for Village 1, and serves on the Southwood Architectural Review Board.

Richard Beverly, Community Sparkplug. Mr. Beverly is a long-time Southwood community resident, and has been involved in the resident-led redevelopment planning process since 2017. He served as a master planner for Village 1, and currently serves on the Southwood Architectural Review Board.

Application to DHCD Submitted through CAMS

County of Albemarle

Village 2 - Southwood Redevelopment Project

Construction Specialist

The County is currently working to procure Construction Specialist services for the Village 1 CDBG project, in compliance with Virginia procurement laws. It is anticipated that, once services are procured, this contractor will continue to provide services for Village 2.

13. DHCD observes a very strict conflict of interest position. No work can be done on the property of any person, or his/her immediate family, who has or had decision-making power in the CDBG program from the time the application was planned, developed and submitted to DHCD to the grant's execution and implementation without DHCD's prior written approval regardless of any prior approval of a Program Design. This includes any elected and appointed officials, employees of the grantee, or Housing or Façade Board Member, in accordance with Virginia and federal conflict of interest requirements.

Are there any identified potential conflicts of interest? If yes, describe how they have been or will be addressed.

Answer:

All housing units to be constructed under this project will be occupied by current residents of the Southwood community. No elected or appointed officials, or Albemarle County employees resident in the community. Therefore, there are no conflicts of interest.

14. Project Readiness

Why is now an appropriate time to undertake this project? What action or activities have been undertaken to date to prepare you for starting the proposed CDBG project? Attach a timeline or estimated work plan as Attachment 11.

Answer:

The project is both critical and urgent as families in the Southwood Mobile Home Park are living in substandard and dilapidated trailers, many of which located on land with abandoned underground fuel tanks, failing drainfields and asbestos waterlines. Village 2 is part of a multi-year, intentional multi-phase project that, because of the lack of affordable housing options in the area, requires Habitat to build a village on the vacant land to rehouse families before clearing trailers, remediating land and building homes for the next cohort of Southwood LMI residents.

Planning for Southwood Phase I and this Village 2 project has been underway for many years. In 2016, Habitat engaged in intensive community outreach began to partner with residents of Southwood in a neighborhood design process that incorporated the values, homes and dreams of the community. Residents participated in workshops to learn about such topics as land entitlement, architecture and home design, land development and neighborhood design principles, home pricing and costs of ownership, neighborhood density and community amenities. The residents developed a community plan that informed the code of development and successful rezoning application for Phase I.

The site plan for Village 2 within Phase I has been fully engineered and is under its third round of review by the county. All architectural drawings are complete. The Environmental Review is complete as is the Preliminary Engineering Report.

The estimated timeline for the project will be: land development will begin June ,2022; the first foundations will be poured in March, 2023; vertical construction will begin in May. 2023; the first certificates of occupancy are anticipated in September, 2023; and first closings will take place in October, 2023. The land development and construction will continue until the final home in Village 2 is completed and closed in April of 2023.

Application to DHCD Submitted through CAMS

County of Albemarle

Village 2 - Southwood Redevelopment Project

15. Describe any activities needed to carry out project implementation (acquisition of easements, environmental review, final design, housing rehab specialist costs, certifications, updated cost estimates).

Answer:

The site plan for Village 2 has been submitted to Albemarle County and is currently under review by planning staff. Temporary construction easements for the parcels identified for the proposed CDBG-funded activities are still needed, and will be drafted by the Albemarle County Attorney's Office should the project receive a CDBG award. Any subcontractors required for proposed project activities (e.g., sidewalk construction or electrical work), will be selected through a competitive bidding process in compliance with the Virginia procurement regulations. The County is in the process of procuring a contractor to provide Rehab/Construction Specialist services for the CDBG work being undertaken in Village 1. Due to the overlapping timetables of work in both Village 1 and Village 2, the County will seek to retain the Construction Specialist for the proposed projects in Village 2.

16. How many people or households have been surveyed in the project area? If the required number of income surveys has not been achieved, explain how this will be accomplished.

Answer:

The proposed project site (Village 2) is part of the first phase of redevelopment in Southwood which is contained entirely within greenfield spaces surrounding the mobile home park where no residents currently live. The Village 2 neighborhood will contain 24 market rate homes and 25 Habitat homes purchased by Southwood residents.

These 25 Habitat-built homes in Village 2 will be purchased by residents currently living in Southwood. In 2013, Habitat conducted an income survey of families living in all 341 trailers. Many trailers are overcrowded, housing multiple families together. For the survey, families were asked to self-identify as unique households based on desired future household groupings. That resulted in the identification of 401 unique households living in the 341 trailers. Of those 401 households, 377 responded to the survey and provided detailed income information. That raw data is included in attachment 18 - Survey Results.

As part of Phase II redevelopment, which constitutes the area where residents currently live, Habitat is in the midst of a park-wide comprehensive survey of all residents in the park. This survey collects detailed information on income and employment, household demographics, housing preferences, and plans for remaining in Southwood. The timeline for completing these surveys is May 30, 2022.

17. Have all required participation agreements or other readiness documents been signed (e.g.; infrastructure user agreements, housing rehab or facade participation agreements, landlord agreements, etc.)? Attach copies of agreements as Attachment 9.

Answer:

Not applicable - The project is being undertaken on a greenfield site, with no existing public infrastructure.

Application to DHCD Submitted through CAMS

County of Albemarle

Village 2 - Southwood Redevelopment Project

18. If a planning grant was carried out for this project provide copies of all relevant documents including any pre-contract activities and submit as Attachment 1.

Answer:

Albemarle County received Community Organizing and Neighborhood Design Planning Grants for Southwood . These grants were used to support Habitat's planning efforts and solicitation of input for the concept design for redevelopment by residents of Southwood. These efforts resulted in input from at least 70 residents and buy-in of over 40 residents as "first-adopters" of preliminary plans. The preliminary plans included an Action Plan which was delivered to the Board of Supervisors along with a Master Plan concept for phasing and identification of the first village in Phase I. A Needs Assessment, LMI Beneficiary Survey and Preliminary Engineering Report were completed. The funds also supported the development of the final rezoning application for Phase I. Attached are the Action Plan, Rezoning Submission and Resolution Approving Phase I Rezoning.

19. Is assistance being sought for new public infrastructure, upgraded public infrastructure, a replacement of existing public infrastructure, or a consolidation of two or more existing public infrastructure systems? Who will own and maintain the CDBG public infrastructure investment?

Answer:

Sidewalks will be built to County and VDOT standards and will be accepted into the public infrastructure network. The asphalt walkway, a priority of the resident designers, is part of the bike/ped network that provides an off street, safe way to bike and walk from one area to another on site and that will connect to the County's Biscuit Run system and a new multimodal walking and biking facility that will allow safe transportation alternatives to the Fifth Street Station commercial and jobs core which is approximately 1.2 miles away, but not accessible by sidewalks along the major arterial roadway that currently provides the only access. The spur walk will connect the two pedestrian networks.

20. If it is for an existing public infrastructure system, describe the history of the system, including details on past maintenance efforts. If appropriate, explain what factors impacted the ability to maintain the system (e.g.; rapid growth).

Answer:

The project is being undertaken on a greenfield site, with no existing public infrastructure.

21. If it is for a consolidation of systems, what are the benefits of consolidation?

Answer:

Not applicable

Application to DHCD Submitted through CAMS

County of Albemarle

Village 2 - Southwood Redevelopment Project

22. Project Readiness

What is the status of preliminary design plans for this project? What regulatory approvals have been secured as of the application? If no approvals have been obtained as of the application, please provide an explanation of what approvals are required and when they will be obtained. Attach a copy of the Preliminary Engineering Report and Approval letter as Attachment 3.

Answer:

The property has been rezoned as part of Phase I of the Southwood redevelopment. The site plan for this project, Village 2 within Phase I, has been fully engineered and is under the third round of review by the county. The Environmental Review is complete as is the Preliminary Engineering Report.

23. How many permanent or temporary construction easements are estimated to be acquired for the project? What is the status and plan for any necessary acquisition of easements or parcels?

Answer:

It is estimated that 25 construction easements will be needed for the project: 21 home lot easements; 1 condo building lot easement; 2 concrete sidewalk easements and one asphalt walkway easement.

24. Survey Results

Instructions: Provide the following info for all households in the project area: a unique identifier, address, occupancy status, if the income survey has been completed, LMI status, and if a user/participation agreement has been signed. Upload the survey results as Attachment 18.

Provide a brief summary of tabulated results from Survey or Neighborhood Needs Assessment, including the number of total project area residents, the number of low to moderate income (LMI) residents and the number of signed participation agreements by each subgroup (owner-occupied or rental). Attach tabulated results from Survey or Neighborhood Needs Assessment as Attachment 13.

Answer:

In 2013, Habitat conducted an extensive survey of all Southwood households, asking trailer owners and renters to register with the Property Management office and participate in a survey and interview with the on-site Community Engagement staff. Families were asked to self-identify into desired households regardless of their current living situations. This process resulted in 401 self-identified, ideal future households in the 341 trailers. Of the total household identified, 377 (94%) responded to the income survey. Results the 2013 survey indicated that 41% of households had incomes less than 30% AMI, 28% had incomes from 30% - 50% AMI, 21% of households had incomes from 50% - 60% AMI, and 7% had incomes between 60% - 80% AMI.

In 2019, Habitat conducted survey of a randomly sampled subsection of the neighborhood in partnership with Habitat for Humanity International to evaluate the community's Quality of Life. The data set from this survey provided the following household income breakdown: <30% AMI = 51% of households; 30%-50% AMI = 29% of households; 50%-60% AMI = 20% AMI.

Application to DHCD Submitted through CAMS

County of Albemarle

Village 2 - Southwood Redevelopment Project

25. Is there a mandatory hook-up ordinance in place? Is there a history of enforcement?

Answer:

Section 4.1a of the Albemarle County Code of Ordinances requires each development and individual lot located within the Albemarle County Service Authority's service area be connected to the public water supply and public sewer system. For new construction, the County does not issue building permits until the public water/sewer infrastructure, including service laterals, is in place.

26. If a property owned by a LMI household cannot utilize the water or sewer services because the house lacks indoor plumbing, indoor plumbing must be installed and the house must be brought up to DHCD HQS, using standard rehabilitation procedures. If a property is owned by an investor-owner, the above applies plus the owner must agree to maintain an affordable rent and not to increase the rent due to CDBG investment. This is generally in effect for a minimum of ten (10) years.

Are there any LMI households in the project area that lack indoor plumbing? If yes, identify the number of owner-occupied and investor-owned housing which requires housing rehabilitation assistance.

Answer:

Not applicable - The project area is unoccupied, undeveloped land.

27. **Fee and Rates**

Provide historic data information on the number of in-locality and out-of-locality users for the past one (1), five (5) and ten (10) years. Describe the rate structure that will apply to the project customers once the project is completed. Complete and submit rate information as Attachment 16.

Answer:

N/A - the proposed project does not include water/wastewater infrastructure.

28. **Project Outcomes**

List the expected outcomes of the proposed project. Using the Outcome Indicators provided in the CDBG Competitive Application Guidelines (Appendix A), select the most appropriate outcome measure(s) for each of the proposed project activity(ies) and provide estimates.

Answer:

Installation of sidewalks and asphalt pathways will benefit approximately 157 individuals in Village 2, 85 of whom are LMI. This will provide connectivity within and between villages in the Southwood redevelopment, as well as to the adjoining Biscuit Run Park and nearby commercial shopping center.

Home construction activities are part of the County's comprehensive community development efforts to increase the number of affordable homeownership opportunities in the county and support the redevelopment of the 120-acre, 320 pad Southwood Mobile Home Park. Construction of the 25 affordable homeownership units will benefit 85 LMI individuals. These homes will be Section 504 accessible and built to Energy Star standards. A 40-year affordability period will assure that the units remain in the affordable housing stock for the county. Habitat is a HUD certified housing counseling agency, and the 25 households purchasing homes supported by this grant will receive financial and homebuyer counseling services from Habitat financial coaches.

Application to DHCD Submitted through CAMS

County of Albemarle

Village 2 - Southwood Redevelopment Project

29. Describe other project benefits likely to result from the project (e.g. positive impact on future economic development activity in the area or private investment, etc)?

Answer:

The project will provide affordable homeownership opportunities for 25 families, and improve the health and well being of the LMI homebuyers by enabling them to move from substandard and deteriorating trailers to safe, decent, and energy efficient affordable homes.

This project is an early step in and catalyst for the \$502M redevelopment of Southwood Mobile Home Park into a mixed income, mixed use development of affordable and market rate homes. The project is funded as a partnership among private investors, Southwood resident homebuyers and renters, private donors, Habitat, Albemarle County, and state and federal entities. Plans for future phases include both market rate and affordable homes, a neighborhood business incubation center to support nearly 90 identified home occupations operating in Southwood; a commercial kitchen; an early childhood development center; a Boys and Girls Club and recreational spaces to include parks, trails, soccer fields and open spaces.

30. **For Street Projects ONLY**

Identify by name the streets to be targeted for improvement. Are there any streetscape improvements being proposed e.g.; sidewalks, lighting, curb and gutter, etc? If so, discuss why they are necessary and who will own and maintain them.

Answer:

Horizon Road and Paradise Park Lane will be targeted for sidewalk improvements. The proposed plan for Village 2 includes sidewalks, curbs, and gutters along these roads. The roads will be owned and maintained by VDOT, which requires curb and gutter infrastructure to ensure proper drainage. Albemarle County requires sidewalks along the roads to promote pedestrian connectivity and safety. VDOT owns and maintains sidewalks in the ROW of secondary roads. (See Attachments 2A and 2B for reference.)

31. **HOUSING PRODUCTION ONLY**

Identify the proposed activities e.g.; housing production, infrastructure, demolition of vacant and substandard structures, etc. Include the number of households and persons which will be served by each proposed activity. Provide a breakdown in precise terms of the activities and products of the proposed project, including non-CDBG funded activities. The activities must match your budget activities.

Answer:

Housing production project activities will consist of the construction of 25 affordable homeownership units for sale to LMI families. All activities will benefit 25 LMI families (85 individuals).

1. Installation of 25 concrete foundations
2. Installation of 1,860 linear feet of 5' concrete sidewalks
3. Installation of 1,360 linear feet of 8' asphalt walkways
4. Installation of 25 weathertight exterior shells
5. Installation of 25 roof systems
6. Installation of 25 mechanical, electrical and plumbing systems
7. Installation of 25 interior finishes

Application to DHCD Submitted through CAMS

County of Albemarle

Village 2 - Southwood Redevelopment Project

32. Provide a brief summary of the documented need/demand and market for the proposed housing production project. Attach a copy of the Market Study and Development Plan as Attachment 7.

Answer:

Housing Demand and Cost Burden: Albemarle-Charlottesville region is the second most expensive area for housing in Virginia, with 34.4% of families spending more than 30% of their income on housing and 51.9% of these families are experiencing severe housing cost burdens. According to a 2019 needs assessment conducted by the Thomas Jefferson Planning District Commission, by 2040 there will be 14,580 rental households and 6,680 homeownership households that are cost burdened in District 10. In the County of Albemarle and City of Charlottesville, the gap of affordable rental housing is projected to be 11,920 units and the gap in affordable homeowner units is projected to be 2,589.

Sales Prices: About 4% of City homes sell each year and just 3.4% of County homes. In 2020, the median sales price in the Charlottesville-Albemarle region was \$339,900, an increase of 8% in Albemarle and 8.5% in the City of Charlottesville from 2019. The inventory of homes for sale dropped by 45.5% in Albemarle and 50% in Charlottesville. A sampling of recently-sold homes near Southwood shows sales prices including: \$135,000 for a studio unit, \$312,000 for a 3-bedroom, \$525,000 for a 4-bedroom, and \$806,000 for a 5 bedroom.

Demographics of Southwood Residents: Nearly 80% of Southwood residents are Latinx and the majority earn between 15% and 50% of area median income. Most Southwood residents are employed in the service workforce: hotels, restaurants, food service, cleaning services, landscaping, nursing homes and health care. This sector was the hardest hit by the COVID-19 pandemic.

33. Discuss the developer's qualifications. For housing rental projects also discuss the qualification of the property management company.

Answer:

Greater Charlottesville Habitat for Humanity is the developer for this project and will draw on its 30 years of experience in community engagement, home construction and mixed-income neighborhood development. Habitat has built over 225 homes and successfully completed federally-funded projects in 11 mixed income neighborhoods in the Charlottesville region. It was the first in the country to transform a trailer park into a mixed income community without resident displacement. Habitat's team comprises numerous professionals with extensive experience in land acquisition and development, design, entitlement, construction, finance, fundraising, and strengths-based community engagement and financial coaching.

Application to DHCD Submitted through CAMS

County of Albemarle

Village 2 - Southwood Redevelopment Project

34. What is the level of demand for the proposed type of housing at the proposed costs?

Answer:

According to a 2019 needs assessment conducted by the Thomas Jefferson Planning District Commission, by 2040 there will be 14,580 rental households and 6,680 homeownership households that are cost burdened in District 10. In the County of Albemarle and City of Charlottesville, the gap of affordable rental housing is projected to be 11,920 units and the gap in affordable homeowner units is projected to be 2,589. During Habitat's last application cycle for homeownership for residents earning 60% or below of area median income, the organization had 327 inquiries and 223 completed applications. At Southwood, there are 317 households, approximately 90% of whom are at or below 60% of area median income. In Habitat's first round of applications for homeownership and rentals among Southwood residents, the organization accepted 39 families into the program who, when combined with the renters in Village 1, have exhausted the inventory being built prior to Village 2 and who will begin selecting homes in Village 2 once they are eligible.

35. For rental projects, provide a detailed staffing and operations plan, covering ownership, property management, and staffing and operations. Provide a five year operational pro forma to demonstrate sustainability. Attach a copy of the ProForma as Attachment 20.

Answer:

Not applicable

36. For homeownership creation projects, discuss the plan for Housing Counseling services and pre-purchase education for homebuyers, including when the proposed education will begin. Include details on training provider and marketing strategy for attracting potential homebuyers. If applicable, provide information on any waiting lists and the qualification process. Attach a copy of the waiting list with Attachment 16.

Answer:

Habitat's Homeownership and Financial Empowerment (HFE) Program is a longstanding core service of the organization and was expanded to serve Southwood homebuyers. The HFE program offers a comprehensive suite of financial empowerment and wrap-around supports to ensure families are well-prepared for long-term success as homeowners.

Preparing Southwood community members for homeownership starts with ensuring a highly accessible, equity-focused and culturally competent application process. Habitat utilizes assertive, community-based outreach strategies, going door-to-door to proactively invite families to apply to the program and holding in-person Applicant Information Meetings in the community center. Additionally, because Spanish is the primary language for the vast majority (~85%) of Southwood residents, Habitat staff working in Southwood are fully bilingual and all written materials, social media communications, community meetings and classes are provided in both Spanish and English.

HFE Program services combine several promising and evidence-based approaches for improving financial resiliency and housing stability for low-income individuals. Financial coaching is a prominent intervention in the field of self-sufficiency programming to help individuals achieve long-term financial success through a framework for clients to meet their goals. All Habitat coaches are trained and certified by NeighborWorks America and Habitat's curriculum is based on its nationally recognized financial coaching program (Urban Institute, 2015). As a HUD-approved agency, all Habitat coaches are also HUD-certified housing counselors, trained in best practices as well as Fair Housing/Fair Lending regulations.

Application to DHCD Submitted through CAMS

County of Albemarle

Village 2 - Southwood Redevelopment Project

Habitat also employs one staff member that is an IRS-certified agent who assists families with accurately filing taxes that reflect their true income, which is critical for a successful mortgage application and identifying what they can afford. This is a particularly important service in Southwood where 70-80% of residents are involved in some type of self-employment either as their primary job or for supplemental income. Financial coaches educate clients on how to appropriately track and document business income and expenses on profit and loss statements that facilitate accurate tax reporting. Many residents get bombarded by predatory tax agents that encourage residents to pay them to misreport their earnings and evade taxes.

In addition to financial coaching, HFE program services prepare families to become successful homeowners over the long-term and leaders in building a sustainable neighborhood. Families are required to complete hundreds of hours of sweat equity building their homes and other families' homes, attending a series of homebuyer education classes, and participating in a series of monthly Community Conversations with their future neighbors – including Habitat and market-rate owners/renters. Community conversations provide a space for prospective Habitat homeowners to build a collective vision for their future neighborhood, develop a sense of social cohesion, identify social norms and expectations, and ultimately build a foundation of respect and trust that will help them build a strong and sustainable community.

Southwood homes are sold through the Southwood Homeownership program, which is separate from Habitat's Core Homeownership program, which offers homeownership opportunities outside of Southwood. Southwood applications are accepted and approved on a bi-annual basis - once in the Spring and another in the Fall. The first cohort of 14 Southwood homebuyers was accepted into the program in August 2021 and another group of 25 were accepted in December 2021. The next application cycle for the Southwood Homeownership program will open in April 2022, when we expect to approve an additional 25 - 30 Southwood homebuyers. We expect some of the Village 2 homes will be purchased by homebuyers that are currently in the program and the rest will come from the next wave of applications that will get approved in August 2022. Homebuyers begin monthly financial coaching and homebuyer education classes during the month that they are approved. The homebuyer journey can take anywhere from 12 to 24 months, depending on the unique needs and circumstances of the families and when they are financially prepared to purchase. Habitat does not maintain a waitlist for the homebuyer program.

In order to qualify for the Southwood homeownership program, your income must be between 25% and 80% of AMI and your debt-to-income ratio (expected mortgage payment included) cannot exceed 43%. However, if your income is lower than the 25% threshold or your DTI is too high, we offer the Pathways to Housing program, which offers intensive financial coaching to help families increase their income and reduce their debts in order to qualify for homeownership through Habitat. As a housing agency and lending institution subject to federal Fair Housing and Fair Lending regulations, the Southwood homeownership program is open to the broader public but our selection policy significantly prioritizes Southwood residents. Thus far, 39 Southwood homebuyers have been approved for purchase and all are current residents of the park. Habitat will also be offering rentals in the park for those not interested in or do not qualify for homeownership. Renters will go through a separate rental application process. Rents will be on a sliding scale and ensure that no one pays more than 30% of their income on housing expenses.

Application to DHCD Submitted through CAMS

County of Albemarle

Village 2 - Southwood Redevelopment Project

37. The locality must have control of the property during the time of CDBG funded improvements. Generally this control will be either ownership or lease of the property. Alternative methods of legal control can be negotiated on a case-by-case basis. What is the proposed ownership and control of the property during the construction phase? What measures have been or will be put in place to protect the locality's interest and CDBG investment e.g., reversion, first right of refusal, etc.

Answer:

The County will secure legal control of the project lots, sidewalk and walkway sites through the acquisition of construction easements from Habitat, the landowner.

38. **Broadband**

Describe your outreach efforts to identify existing providers in the selected project area. Provide a map and list of all existing providers (fixed and wireless), and speeds offered within the project area. Provide a detailed explanation of how this information was compiled and the source(s). Include the map in Attachment 2.

Answer:

Not applicable - broadband not included in the project

39. To be eligible for broadband funding, applicants must demonstrate that the proposed project area(s) is unserved. An unserved area is defined as an area with speeds of 10 Mbps/1 Mbps or less, and with less than 10% service overlap within the project area. Describe the anticipated service overlap with current providers within the project area.

Answer:

Not applicable - broadband not included in the project

40. Provide all actions to be implemented to reach the identified potential customers within the project area.

Answer:

Not applicable - broadband not included in the project

41. **FACILITY INFORMATION**

What type of public infrastructure will this project improve (e.g.; water, sewer, streets, drainage, etc.)? Include the number of households and businesses which will be served by each proposed facility(ies). What are the estimated linear feet of water/sewer/sidewalks to be installed/improved, including non-CDBG funded activities? The activities must match your budget activities.

Answer:

Not applicable - community facilities are not included in the project

42. **Housing Rehabilitation Projects**

Identify the proposed activities e.g.; housing rehabilitation, substantial reconstruction, demolition of vacant and substandard structures, etc. Include the number of households and persons who will be served by each proposed activity. Provide a breakdown in precise terms of the activities and products of the proposed project, including non-CDBG funded activities.

Answer:

Not application - housing project consists solely of new construction on undeveloped land.

Application to DHCD Submitted through CAMS

County of Albemarle

Village 2 - Southwood Redevelopment Project

43. How many people are in the project area?

How many people in the project area are LMI?

How many households are in the project area?

How many LMI households are in the project area?

How many LMI households signed participation agreements?

How many of these households are owner-occupied?

How many of these households are investor-owned?

Answer:

Not application - housing project consists solely of new construction on undeveloped land.

44. Provide a brief summary of tabulated results from Survey or Neighborhood Needs Assessment, including the number of total project area residents, the number of low to moderate income (LMI) residents and the number of signed participation agreements by each subgroup (owner-occupied or rental). This number should equal the number reported under total units in your Housing Activity and Summary Table (Attachment 12). Attach tabulated results from Survey or Neighborhood Needs Assessment as Attachment 13.

Answer:

Not application - housing project consists solely of new construction on undeveloped land.

45. How many housing units are in need of rehabilitation? How many housing units are to be served through the proposed housing activities?

Answer:

Not application - housing project consists solely of new construction on undeveloped land.

46. How many housing units are pre-1978?

Answer:

Not application - housing project consists solely of new construction on undeveloped land.

Application to DHCD Submitted through CAMS

County of Albemarle

Village 2 - Southwood Redevelopment Project

47. Project Outcomes

Using the Outcome Indicators provided in the CDBG Competitive Application Guidelines (Appendix A), list the most appropriate outcome measure(s) for each of the proposed project activity(ies) and provide estimated outcomes for each.

Answer:

Installation of sidewalks and asphalt pathways will benefit approximately 152 individuals in Village 2, 85 of whom are LMI. This will provide connectivity within and between villages in the Southwood redevelopment, as well as to the adjoining Biscuit Run Park and nearby commercial shopping center.

Home construction activities are part of the County's comprehensive community development efforts to increase the number of affordable homeownership opportunities in the county and support the redevelopment of the 120-acre, 320 pad Southwood Mobile Home Park. Construction of the 25 affordable homeownership units will benefit 80 LMI individuals. These homes will be Section 504 accessible and built to Energy Star standards. A 40-year affordability period will assure that the units remain in the affordable housing stock for the county. Habitat is a HUD certified housing counseling agency, and the 25 households purchasing homes supported by this grant will receive financial and homebuyer counseling services from Habitat financial coaches.

48. Describe other project benefits likely to result from the project (e.g. positive impact on future economic development activity in the area or private investment, etc)?

Answer:

The project will provide affordable homeownership opportunities for 25 families, and improve the health and well being of the LMI homebuyers by enabling them to move from substandard and dangerous trailers to safe, decent, and energy efficient affordable homes.

This project is an early step in and catalyst for the \$502M redevelopment of Southwood Mobile Home Park into a mixed income, mixed use development of affordable and market rate homes. The project is funded as a partnership among private investors, Southwood resident homebuyers and renters, private donors, Habitat, Albemarle County, and state and federal entities. Plans for future phases include both market rate and affordable homes, a neighborhood business incubation center to support nearly 90 identified home occupations operating in Southwood; a commercial kitchen; an early childhood development center; a Boys and Girls Club and recreational spaces to include parks, trails, soccer fields and open spaces.

Attachments:

Maps

Attachment2SouthwoodMaps2112022110830.pdf

Application to DHCD Submitted through CAMS

County of Albemarle

Village 2 - Southwood Redevelopment Project

PER/PAR

SouthwoodPrelimEngRepo211202262828.pdf

Market/Feasibility Study

Att7HabitatAlbemarleCountyMarketStudyFinal28202225834.pdf

Environmental Review Checklist

SouthwoodVillage1ERChecklist210202254509.docx