

RESOLUTION NO. #1279

RESOLUTION ADOPTING A CHARLOTTEVILLE REDEVELOPMENT AND HOUSING AUTHORITY MASTER PLAN

WHEREAS, The Charlottesville Redevelopment and Housing Authority's (CRHA) mission is to promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination for low income families of Charlottesville, VA; and

WHEREAS, the CRHA Board and the Charlottesville City Council both unanimously approved forward-thinking guidelines for redevelopment known as the "Residents' Bill of Rights" and incorporated said guidelines into the development of a Master Plan; and

WHEREAS, CRHA contracted with consulting firm Wallace, Roberts, and Todd to complete a Master Plan for redevelopment or rehabilitation of all 376 units of public housing in the City of Charlottesville through a process that stressed resident and community input, environmentally sustainable design, and financially feasible options; and

WHEREAS, community leaders, residents and members of Public Housing Association of Residents provided crucial input during this process including taking several trips to visit other public housing redevelopments, attending community meetings, and educating residents and the community at large; and

WHEREAS, the Master Planning process inspired new discussions that led to important, broader questions on issues including, but not limited to, concentration of poverty, past racial segregation policies, density, design, child academic achievement, school population, mixed income and mixed use neighborhoods, resident services, and economic opportunities, and that such issues deserve further community exploration as they related to redevelopment of each CRHA site but that the specific issues of density, site design (including public places such as streetscapes and parks), school population, mixed income and mixed use neighborhoods, and resident services need resolution through additional public process and site plan development; and

WHEREAS, the consultants, PHAR, and CRHA's Redevelopment Committee have identified important areas for improved resident service coordination and delivery and such services must be included in any future redevelopment efforts; and

WHEREAS, the CRHA Redevelopment Committee recommends adopting the Master Plan options 5 and 6 as a working document for all future redevelopment and rehabilitation discussions, and stresses these options should remain fluid so as to pursue comprehensive and holistic approaches to the redevelopment of each CRHA site and work to address the specific issues outlined above in an inclusive and collaborative manner with agency, resident, neighborhood and city-wide stakeholders, taking into account the neighborhood, school district, and the city-wide context, while adhering to the realities of the public planning process and financing opportunities; and

NOW, THEREFORE, BE IT RESOLVED, that the Charlottesville Redevelopment and Housing Authority adopts the final Master Plan for Redevelopment and will work with the City of Charlottesville to implement Phase I and II focused on developing the "Levy Avenue" site and the rehabilitation of Crescent Halls, while continuing to pursue all financing opportunities for all phases of the Master Plan and continuing to lead the important community discussions referenced above in order to improve conditions for residents, the agency, and the Charlottesville community as a whole.

Adopted this 28th day of July, 2010.

Jason Halbert, Chair

John R. Bickers, Secretary