

Friendship Court Residents Association

clo Angela Brooks, Steering Committee
410 7 Garnett Street
Charlottesville, VA 22902

June 30, 2016

Frank Grosch,
Executive Director
Piedmont Housing Alliance
682 Berkmar Circle
Charlottesville, VA 22901

Dear Mr. Grosch,

We are writing on behalf of the Friendship Court Residents Association (FCRA) to say that we oppose aspects of the master plan update. The plan says that “resident input has *driven* the process.” We ask that you change that language in the plan *and* when you talk about this process in the future. We do not feel like we have been in the driver’s seat for any of the most major changes you are planning, as we mentioned in our letter last month, such as

- The number of apartments,
- Size of apartment buildings,
- Street cuts that will divide our neighborhood into separate blocks,
- Underground parking and
- Major changes to green spaces and play areas.

While we are glad you met with us recently and we reached agreements on some issues, we still feel that the plan’s most major parts are moving forward without enough input. This process is moving very quickly, and we ask that you slow it down. With a 10-year time frame for redevelopment, we should not have to feel like we are being rushed, or that we don’t have enough information.

Here is a summary of the commitments you made at our meeting last week on the issues that were open for input:

1. Recreation/green space
 - a. There will be green spaces for people to sit outside and talk and places for kids to play in each of the blocks.
 - b. PHA is open to conducting a community survey to determine resident preferences and ideas for green spaces.
 - c. Garden: PHA will help relocate the garden within the new green space.
 - d. There will be one to two indoor basketball courts and a possible outdoor court. As you heard, residents at the meeting strongly prefer an outdoor court because there are two indoor courts that are not far from our neighborhood.
 - e. The development will include amenities including fitness rooms, co-work business space, and meeting rooms with card/key fob access.

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2. Housing/management
 - a. Commitment to the same mix and quantity of 2,3, and 4-bedroom Section 8 apartments as current community. See below for a question we heard from a resident after the meeting about the need for 1-bedroom Section 8 apartments.
 - b. Management company will respond to all renters equally.
 - c. Air conditioning repairs will be same day service calls. (Residents with asthmatic children have had to wait in the past, which is a major health concern.)
 - d. Parking will include one reserved space for each of the 480 units plus 100-110 on-street spaces.
 - e. All units will have new appliances including a garbage disposal, washer and dryer, full-size fridge, and range.
 - f. Windows will have safety catches to limit opening size to keep children safer.
3. Other issues
 - a. Mixed-use may include retail, other non-profits, and a commitment was made to try to find a health clinic to locate on-site.
 - b. A commitment was also made by PHA to look at residents' interests for types of job training.

We were very glad to hear that PHA is 100% committed to not displacing residents during and after redevelopment. We also appreciate that you will apply for the longest term Section 8 contract as possible, and that you will look into ways to use the reserve funds to guarantee affordability if there is a delay in getting a new Section 8 contract.

We ask that you share this letter with your Board. We also ask that you arrange a time for Michael Bodaken to visit and meet with us in order to start working on the management concerns we raised in our letter of May 24.

Sincerely,



Angela Brooks,
Steering Committee

Marissa Turner Harris,
Steering Committee

Tamara Wright,
Steering Committee, PHA Advisory Committee

cc: Michael Bodaken, National Housing Trust/Enterprise Preservation Corporation
Pete Armetta, Ridge Street Neighborhood Association
David Dixon, Stantec
Emily Dreyfus and Kim Rolla, LAJC
Maurice Jones, City Manager
Members of City Council
Linda Newlen, Edgewood Management
Todd Niemeier, UACC
Marc Norman, Harvard Graduate School of Design
Liz Ogbu, Studio O