



November 16, 2018

Dear Mayor Walker and City Council:

Thank you for your concern and for your interest in our plans for the redevelopment of Friendship Court. We started this process over two years ago and have dedicated long hours and frequent meetings, all to develop the plan we have today. We are committed to this project and have learned a lot and will continue to learn. Working through the right affordability mix has been an evolving process for us. When we started this work, we thought we would need more market rate apartments to make the project work financially. We did not feel comfortable with this approach and were delighted to work through options to find the mix we felt more comfortable with.

**Friendship Court
Advisory Committee**

- Angela Brooks
- Bill Edgerton
- Kathy Galvin
- Sheri Hopper
- Myrtle Houchens
- Crystal Johnson
- Zafar Khan
- Betty Lowry
- Ty'Quan Mayo
- Sarah McLean
- Mike Murphy
- Daemond Nowlin
- Yolanda Ross
- Kevin White
- Tamara Wright

Elected by our community as representatives for them, we, as a resident team, were able to formulate a plan that addressed our initial concerns. It is important to us that we live in a community that gives us the opportunity to grow and to stay in the community if we choose to do so. This plan, our plan, creates a ladder of affordability and allows us this choice. We believe wholeheartedly that we want to lead our future, not follow, and this is what we have done to develop the plan we have today.

Our plan mixes three layers of incomes. Each layer addresses a need and looks to the future of what is needed by current and future residents of Friendship Court, as well as other residents of the City of Charlottesville. Through work with our design team, whom we selected, we worked to establish a three-layer plan that includes approximately a third Section 8, a third intermediate affordable housing, and a third market rate. We do not want an exclusively low-income development. We want a mixed-income community.

**Piedmont Housing
Alliance Staff Support**

- Sunshine Mathon
- Claudette Grant
- Beth Kennan

The Section 8 layer preserves the 150 units we currently call home and provides for the same 150 units in the new redeveloped Friendship Court. We are pleased that the contract for Section 8 was recently renewed, thereby preserving the long-term affordability of 150 units. The second layer provides affordable housing for those whose incomes are slightly higher than Section 8, a layer that we and other residents at Friendship Court might need ourselves in the future, but it also provides much needed additional affordable housing in the City of Charlottesville. The final layer is intended for middle income families and individuals. This approach begins to address the affordable housing crisis in the City of Charlottesville. We see the work we are doing as being a part of the solution, and hope our plan and approach offers one example for future affordable housing plans in the City. We want to lead our future, not follow an old outdated model of segregated low-income housing developments.

We do not want our plan to negatively affect your decision to support any funding requests we will make to the City of Charlottesville. We, as residents of the City of Charlottesville and of Friendship Court, respectfully ask that you support our plan wholeheartedly, in part because we designed it and we designed it with our own future needs and those of the city in mind. Our dedication to this redevelopment is hard to summarize, but we remain a dedicated team who works together to find the best possible solution for Friendship Court's future.

Sincerely,

[Handwritten signatures: Sheri Hopper, Ty'Quan Mayo, Crystal Johnson]

The Friendship Court Advisory Committee

[Handwritten signature: Yolanda Ross]

[Handwritten signatures: Angela Brooks, Betty Lowry]