

HOUSING TASK FORCE FFFOERFORCECOMMITTEE



MEETING #8 – TUESDAY, SEPTEMBER 19, 2017

Meeting Summary for

Tuesday, September 19, 2017

3:00 pm to 5:00 p.m. at Family Investment Center

600-C Ridley Place, Newport News, VA 23607

Committee Members Present

Angel Henderson, Angela Hopkins, Sandra Powell, Angela Watford, Karen Wilds, Tricia Wilson

Committee Members Absent

Ernestine Bell, Carl Burt, Melanie Crooms, Doris Davenport, Clarence Johnson, Mildred Mann, Arleen Peake, Angela Scott, Celeita Scott, Patricia Taylor, Teunsha Vick, Nikisha White

Others Present

Woo Kim, WRT (via skype), Stacey Blankin, WRT (via skype), William Wellington, WRT (via skype), Steve Hagwood, NNRHA

## 1.0 Welcome

Ms. Hopkins welcomed attendees and provided the following summary of the meeting agenda. The task force will discuss the following:

* Proposed Housing Plan
* Proposed Housing Program Mix
* Visual Preference Survey
* CNI Updates

## 2.0 CNI Updates

Ms. Hopkins announced a Community Workshop will be held on Thursday, September 28, 2017 from 6:00 PM to 8:00PM at the Marshall Early Learning Center (734 24th Street). Light refreshments will be provided and transportation is available for residents of Ridley Place, Lassiter Courts and Marshall Courts. It was stressed that everyone is encouraged to participate.

MARSHALL-RIDLEY CHOICE NEIGHBORHOOD

## 3.0 Proposed Housing Plan

Mr. Kim provided information that was presented at the Pre-Proposal Meeting held on September 14, 2017 for interested developers in the Marshall-Ridley Choice Neighborhood (CN). The information covered housing goals, housing needs assessment findings, and housing plan program overview. The following is a summary of key points.

Housing Goals

* Provide diverse housing types for a diverse community
* Integrate various housing types in an indistinguishable manner
* Provide affordable housing citywide in an equitable manner (distribution of affordable housing, based on where the residents want to live)
* Increase homeownership rate in the neighborhood
* Address blight
* Fostering community

Housing Needs Assessment Findings

* Affordability is a major factor for determining resident’s current living location
* 15% of residents would live in Denbigh; 7% would live uptown; 6% would live downtown; and 4% would live midtown
* Majority of Ridley Place and neighborhood survey respondents feel that there is a need for new affordable housing
* Residents identified affording repairs and upkeep, paying the rent/mortgage/taxes and utilities as difficulties in maintaining a home
* With respect to housing diversity:
  + 96% of Ridley Place survey respondents reported household income of less than $20K
  + 21% of Ridley Place survey respondents live with someone 55 or over
  + 32% of Ridley Place survey respondents live with someone with a disability
  + Barriers to homeownership include unstable employment, unable to afford down payment and need credit repair/financial counseling
  + More than half of the Ridley Place survey respondents have lived in Ridley for less than 5 years
  + 56% of Ridley Place residents would return to Ridley Place
  + 34% of Ridley Place survey respondents would like to remain in current home as they age
* Proposed Housing Plan Program Overview
  + Major components of the plan:
    - Inside Marshall-Ridley CN
      * On-site (Ridley Place site)
      * Off-site (Jefferson Avenue corridor; homeownership)
    - Outside Marshall-Ridley CN
      * Downtown
  + Total program includes a total of 520 units and up to 45,250 square feet of non-residential space
  + Key elements of the program:
    - Ridley Place Site
      * Keeping the Family Investment Center (FIC) as a community resource
      * Creating a green spine down the center of the Ridley Place site which allow for the construction of a new street that would connect to Bates Drive; ultimately providing connection from the development to King-Lincoln Park and the waterfront
      * The plan is designed so that streets could be continued to Jefferson Avenue in the future
      * The plan follows the historic traditional grid street pattern of the larger Southeast Community
      * Design allows for the reintroduction of alleyways to the community
      * Buildings south of 16th Street (Neighborhood Zone) are low density
      * Opportunity for homeownership facing the green spine as well as along Ivy Avenue
      * Allows for duplex units
      * Maintains the character of Ivy Avenue with opportunity for low density residential units along Ivy Avenue
      * Provides green space along 18th Street across from the House of Prayer
      * Provides new intersection with new street located between 18th and 16th Streets
    - Jefferson Avenue Corridor
      * Character of Jefferson Avenue is different from Ivy Avenue
      * Jefferson Avenue can support high density and mixed use opportunities
      * 28th Street becomes the connection to the housing outside of the CN
    - Homeownership
      * Area bounded by Ivy, Madison, and Marshall Avenues between 16th Street and Hampton Avenue
      * 20 scattered homeownership sites
      * Sites are strategically located in areas of blight and distress
    - Downtown (Outside CN)
      * Two sites:
        + 1) 28th Street between West & Washington Avenues
        + 2) frontage along Washington Avenue between 28th & 29th Streets
      * Site not far from CN; has low poverty; and no concentration of minority population
      * Site still provides residents with the connection to the CN via 28th Street
      * Opportunity to aggregate more housing downtown

## Proposed Housing Program Mix

## Housing mix for the major components of the housing program:

## Ridley Place Site

* + Reduction in density on site to 219 units from the current 259 units
  + 20 homeownership units on Ridley Place site
  + Up to 10,050 square feet of ground-floor, non-residential space along Jefferson Avenue in mixed-use, multi-family buildings
* Jefferson Avenue Corridor
  + 90 rental units (multi-family & duplex)
  + 35,200 square feet of ground-floor, non-residential space in mixed-use, multi-family buildings
* Downtown (Outside CN)
  + 105 rental units
  + 86 of the 105 units are tenant based vouchers
* Homeownership
  + 20 units (scattered sites)

## 5.0 Visual Preference Survey

Task force reviewed and discussed what information should be included as part of the visual preference survey that will be given during the Community Workshop on September 28, 2017. The survey will include images of architecture, green design, active recreation, passive recreation, and non-residential buildings.

## 6.0 Next Steps/Questions

Next Steps:

* Determine what will be the first phase of project (It was suggested that it could be the area south of 16th Street which accounts for 82 units)
* Contact HUD for further clarification regarding tenant protection vouchers (WRT)
* NNRHA to verify all property located in Downtown is under Housing Authority control

## The meeting adjourned at 5:30 p.m.