

**A RESOLUTION SUPPORTING A
COLLABORATIVE REDEVELOPMENT PROJECT PROCESS
FOR THE SOUTHWOOD COMMUNITY**

WHEREAS, the Southwood Mobile Home Park (Southwood), located on Hickory Street south of I-64 and east of Old Lynchburg Road in the Southern Urban Neighborhood, which is a priority area within one of the County's designated Development Areas, currently has 341 mostly substandard mobile homes and more than 1,500 residents representing the County's largest concentration of substandard housing, and utilizing a larger percentage of County services than any other single development in Albemarle County; and

WHEREAS, Habitat for Humanity of Greater Charlottesville (Habitat), which purchased Southwood in 2007, expects its planned redevelopment of the 88-acre site to include the removal of mobile homes, replacing them with a variety of different site-built unit-type homes in a manner consistent with its non-displacement pledge, resulting in approximately 400 new affordable housing units; and

WHEREAS, Habitat, having already invested more than \$2 million on deferred and emergency maintenance - including road improvements, sewer system upgrades and emergency electrical repair - recognizes that extensive additional infrastructure improvements will be needed which may be in excess of its capability to fund without assistance; and

WHEREAS, through its Strategic Plan and Comprehensive Plan the County is committed to engaging actively in redevelopment and revitalization in the County's Development Areas with acknowledgment that a successful project of this magnitude and complexity requires extensive collaboration and coordination among the project developer, affected residents and public agents, including County staff and officials; and

WHEREAS, Albemarle County, as part of supporting this project, may wish to consider targeted investments in public infrastructure including, but not necessarily limited to specific roads, trails and park land for public benefit, as well as innovative land use development strategies supported by the County's Comprehensive Plan; and

WHEREAS, strategic investments in Southwood are intended to result in significant returns including, but not limited to, high-quality affordable housing units, additional employment opportunities, increased tax base, and reduction in the high demand for County services.

NOW, THEREFORE, BE IT RESOLVED by the Albemarle County Board of Supervisors that the Southwood redevelopment project represents an essential public/private partnership opportunity that is consistent with the Comprehensive Plan and the County's broader strategic goals, the success of which is greatly influenced by the extent and quality of active engagement between representatives of Habitat and representatives of the County, including County staff; and

BE IT FURTHER RESOLVED that the effective redevelopment of Southwood according to the core values of non-displacement and sustainability is a critical component of successfully working with a concentration of the County's most vulnerable population that could serve as a blueprint for future revitalization and redevelopment of the County's aging suburban infrastructure.

I, Claudette K. Borgersen, do hereby certify that the foregoing writing is a true and correct copy of a Resolution duly adopted by the Board of Supervisors of Albemarle County by a vote of six to zero, as recorded below, at a meeting held on October 5, 2016.

Claudette K. Borgersen
Clerk, Board of County Supervisors

	<u>Aye</u>	<u>Nay</u>
Mr. Dill	Y	—
Ms. Mallek	Y	—
Ms. McKeel	Y	—
Ms. Palmer	Y	—
Mr. Randolph	Y	—
Mr. Sheffield	Y	—