

Charlottesville Redevelopment Case Study Using ASNH Funds

OVERVIEW

Implementer:

Piedmont Housing Alliance

Property Type:

Multifamily

Funding Source:

Affordable & Special Needs Housing funds through Virginia's participation in the **Regional Greenhouse Gas Initiative (RGGI)**

Installed Measures:

Designed/constructed to meet Zero Energy Ready Homes and Passive House standards.

Features include:

- Energy & water efficiency fixtures & appliances
- High-performance windows
- Insulation
- Solar panels

Projected Results:

HERS Rating: 47

Total Energy Costs Savings: \$322/year*

*Does not account for solar generation savings

THE CHALLENGE

Kindlewood (formerly Friendship Court) is a 45-year-old Section 8 community in the heart of Charlottesville serving 150 families who have a median annual income around \$17,000. Developed as a 12-acre master block after the previous Black neighborhood fabric was erased during urban renewal, the community has remained economically and physically isolated from the rest of the city for decades.

THE SOLUTION

Using a resident-led design process, Piedmont Housing Alliance worked with an elected resident Advisory Committee to redesign and rebuild the neighborhood for the nearly 500 residents. Robust resident engagement has infused community-driven design techniques into each stage of the process, led to better decision-making, and given residents the agency and inspiration to build a path toward economic stability and resilience. The residents took remarkable measures to ensure the rebuilt community balanced a complex array of priorities, including resident income levels, housing types, parking, neighborhood connectivity, open green space, construction sequencing, and embedded community resources.

THE RESULTS

The resident-led redevelopment process trained residents in land use and community design practices, bringing them to the table as co-designers and experts on the specific challenges and aspirations of their community. They elevated both health and utility-cost concerns, recognizing the disproportionate burden these issues historically have on low-wealth families. Core to the community transformation of Kindlewood is an opportunity to develop the new neighborhood as the most sustainable housing at scale—whether affordable or market rate—in Virginia.

Each of the new buildings is designed and constructed to Zero Energy Ready Homes and Passive House standards—the highest standards for building energy performance. Green features include energy and water efficient fixtures and appliances and high-performance windows and insulation. Each building will also have solar panels that will offset at least 20% of the anticipated total energy usage.



To learn more, visit vaeec.org/rggi/ or contact info@vaeec.org