

HUJA

FIFEVILLE NEIGHBORHOOD
SURVEY AND IMPACT ANALYSIS

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PROF. WILLIAM HARRIS

FIFEVILLE NEIGHBORHOOD
SURVEY AND IMPACT ANALYSIS

PROJECT MEMBERS:

John Green
Kevin Hobbs
Tim Howlett
R. Campbell Hutchinson
Nancy Olmsted

Laura Shapiro
Suchitra Shastri
Juandiego R. Wade
Chuck Wilson
Jane J. Woo

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I. EXECUTIVE SUMMARY

This Spring 1989 Analysis of the Fifeville neighborhood, its residents, and impacts seen from external sources is a team effort of a graduate community economic development class within the UVA School of Architecture - Department of Urban and Environmental Planning. The report focuses primarily on the current demographic makeup of Fifeville and possible external impacts which could change the structure of the community. Data regarding Fifeville were obtained from U.S. Census information and from a sample resident questionnaire which dealt with livelihood factors/personal perceptions of the neighborhood - now and in the future; non-resident perceptions were later added. Trends were subsequently extrapolated and discussed.

Recommendations to lessen or possibly divert adverse gentrifying forces (leading to possible resident displacement) comprise a major section of the report. These are intended to fuel strategy conceptualization as well as provide a rudimentary framework for implementation. Cost considerations and funding sources for each recommendation have additionally been listed.

It is felt that a combination of 1) public policy, 2) impact mitigation and 3) housing initiatives are needed to keep neighborhood money, affordable housing and investment opportunities within the Fifeville community without disrupting

its traditional flavor. Recommendations to accomplish this include the following: a) creation of a neighborhood Community Center; b) designation of 1-way street and single-side parking patterns; c) maintenance of existing residential zoning classifications; d) minority business support initiatives; e) creation of a non-profit umbrella organization to coordinate home ownership strategies; and f) low-income housing provision measures, among others. Hopefully, one or more combinations of the recommendations can be utilized by the Department of Community Development in their revised 1988 Comprehensive Plan (Amendment Section). The project team hopes to precipitate some form of implementation capability on the part of the City of Charlottesville.

Outside interview sources were extremely helpful to this report, as were the surveyed Fifeville residents, and their contribution is acknowledged.

II. INTRODUCTION

A. Purpose

For three decades, the city of Charlottesville has experienced substantial residential displacement as a result of local government and private sector actions. The recent construction of the University of Virginia replacement hospital offers potential for neighborhood displacement. **The purpose of this study is to investigate any factors influencing the Fifeville neighborhood which may arise from the Health Sciences Center expansion and the 9th-10th street realignment.** Several issues such as race, private investment, public policy, housing, circulation, and citizen advocacy were identified as key components for the investigation. Through the analysis of the survey data, general trends will be established which may in turn affect the policy decisions of the city of Charlottesville.

B. History

The Fifeville neighborhood dates back to the late 19th century. Its name originates from the Fife family, owners of a plantation from which all the land parcels were originally carved. The neighborhood has always consisted of small homes, most built and sold by the Fife family. The traditional modes of transportation within the neighborhood were by foot locomotion and by horse,

resulting in a distinctively narrow street pattern. Some of the residents traditionally worked for the Southern Railroad, which cut directly through Fifeville, while others were employed as tradesmen. Although traditionally a black, railroad neighborhood, Fifeville began to see a slow process of integration in the early 20th century. The population was racially diverse until the advent of legalized segregation, whereupon the racial mix shifted back to its traditional black makeup.

C. Current Demographics

The Fifeville neighborhood is located within the central part of the City of Charlottesville, VA - directly south of the Main Street corridor and adjacent to the new University of Virginia replacement hospital. Developed originally from a family tract, the parcels were traditionally bought by those who worked for the nearby Southern Railroad. Most of the residents today are mainly working class, as indicated by the 1980 U.S. Census median family income of \$10,968 for Fifeville residents.

Fifeville is experiencing a period of change within its borders. As surrounding development has increased, the neighborhood has shown signs of experiencing growth-related pressures. It is believed that the new replacement hospital is expected to

generate considerable "spin-off" development activities along West Main Street (among other areas), which are predicted to attract new businesses and provide increased opportunities for employment. In recent years, however, Fifeville has been identified as a target area for the federally funded Community Development Block Grants (CDBG) program, which focuses particularly on housing rehabilitation and community facility upgrading. These kind of neighborhood resources will prove useful in countering or addressing any adverse growth pressures.

According to the 1980 U.S. Census count, approximately 1454 people resided within the Fifeville neighborhood. In 1986, the City of Charlottesville estimated the population to be 1467 persons - a growth rate of less than one percent. The city projects a 15% increase in neighborhood population by the year 2000. (This projection is based on the amount of vacant and underutilized land in Fifeville that could be developed for future residential use).

The demographic characteristics which best serve to illustrate the purposes of this report fall into four categories: race, age and household size, education and income.

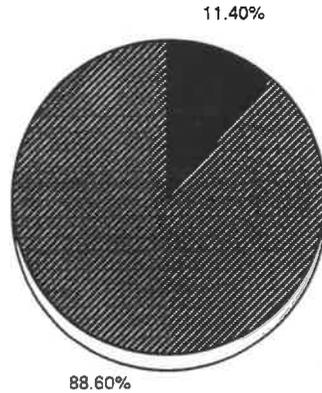
Age:

The median age of Fifeville residents is slightly higher than the City average. The 1980 Census found 13.6 percent of Fifeville residents to be over 65 years, while the city average was 11.4 percent.

FIFEVILLE AGE



CHARLOTTESVILLE AGE



■ OVER AGE 65
▨ OTHER

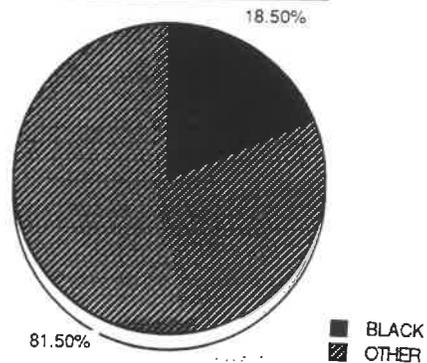
Race:

The 1980 Census revealed that Fifeville represented only 4.2 % of the Charlottesville total population, however, more than 12.7 % of the entire black population of the city lived there. 55.1% of the residents are black compared to a city-wide figure of 18.5 percent. The City reported that Fifeville is one of the most racially balanced neighborhoods within city boundaries but that this balance may be threatened should additional development take place in the neighborhood which changes its character.

FIFEVILLE RACE



CHARLOTTESVILLE RACE



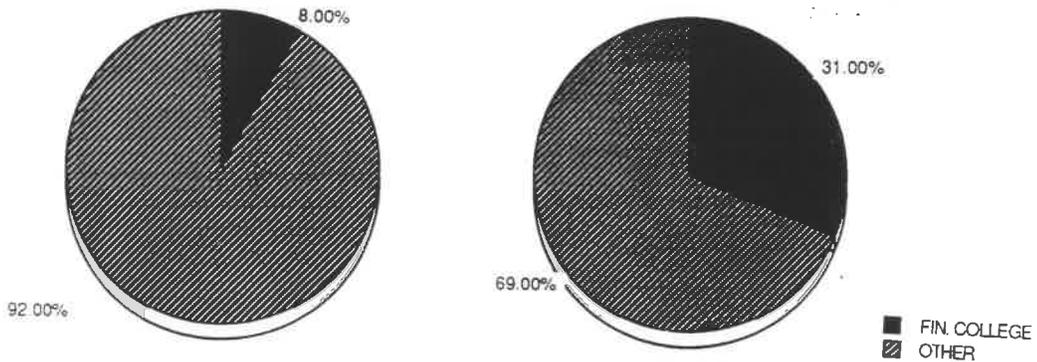
■ BLACK
▨ OTHER

Education:

The 1980 Census found that the residents of Fifeville were well below the average level of schooling for residents of the City, as a whole. Of the Fifeville residents over 24-years old, only 36.4 percent had a high school education as compared to 65.1 percent of the remainder of Charlottesville residents. Almost 8% of Fifeville residents had completed four or more years of college, compared to 31 percent of City residents.

FIFEVILLE EDUCATION

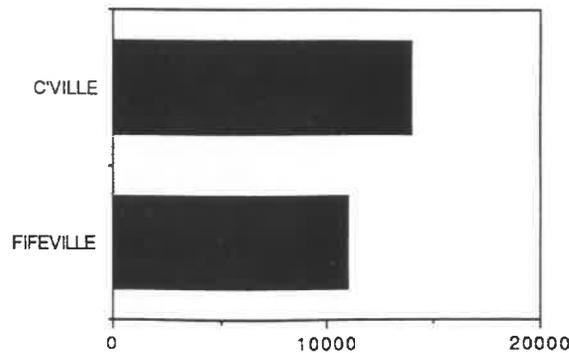
CHARLOTTESVILLE EDUCATION



Income:

In 1980, the median household income of Fifeville residents was \$10,768 as compared to the city median household income of \$13,942. The median family income disparity was even greater, with Fifeville showing \$11,947 median family income as compared to the City figure of \$19,115. The per capita income for Fifeville residents was \$4,988, as compared to the City per capita income of \$6,935, a ratio of 72 percent.

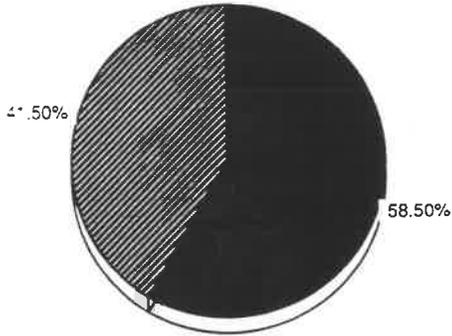
MEDIAN HOUSEHOLD INCOME



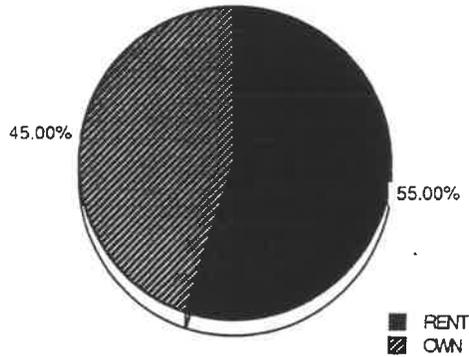
Housing
Ownership:

The 1987 City Land Use, Housing and Transportation Data File indicated that 41.5 percent of the housing stock is owner occupied, while the remaining 58.5 percent is rental property. This is slightly lower than the ratio of 45 to 55 percent owner/renter ratio for the city of Charlottesville.

FIFEVILLE HOUSING



CHARLOTTESVILLE HOUSING



■ RENT
▨ OWN

III. RECOGNITION OF PREVIOUS STUDIES

The potential for deleterious change in the Fifeville neighborhood has long been an issue in Charlottesville. This concern is evident in the large number of studies analyzing many aspects of the neighborhood. The eight previous studies, considered during the preparation of this report, date back to a book entitled The Fifeville Neighborhood, which was published in 1967. The following is a reverse chronological account of the studies which are pertinent to the topic of the Fifeville neighborhood. Except where noted, all of these studies are available at the University of Virginia Fine Arts Library at Campbell Hall.

The West Main Street Corridor and Downtown Traffic Circulation Studies was published in October, 1988 for the city of Charlottesville by KELLERCO, Inc. of Tyson's Corner, Virginia. The West Main Street portion of the study analyzed the traffic patterns and needs of the surrounding area. Among other things, the report details the Ninth-Tenth Street realignment and advocates the extension of Garret Street parallel to West Main Street along the railroad tracks.

The West Main Street - University Hospital Neighborhood Study, prepared by the Charlottesville Department of Community Development in June of 1988, is a report whose goal is to

"preserve, maintain and improve the integrity and quality of the West Main Street -- University Hospital Area " (p. 7). The study does a fairly extensive analysis of the demographics and general conditions of the neighborhood. Some of the major recommendations concerning Fifeville include proposing "affordable" housing on underutilized land, rezoning some M-1 to R-2 and R-3, rezoning the newly formed Ninth street cul-de-sac from B-2 to R-2, and minimizing the negative impact of the Ninth-Tenth Street realignment.

Carr, Lynch Associates' 1988 Urban Design Plan, Charlottesville, Virginia was prepared for the Department of Community Development in an effort to create a sense of place in Charlottesville.

Parts of the plan concern the Fifeville neighborhood, including a project around the Amtrak station, a plan for housing and further development around the hospital, and for the extension of Garret Street. Much of the land around the hospital is considered underdeveloped by Carr, Lynch Associates.

An oral history of Fifeville exists as part of a currently unreleased document. This brief history includes interviews with Francis Harrison Fife, a relative of the namesake of the neighborhood and Rebecca McGuinness, longtime resident of both Fifeville and Starr Hill.

In the Spring of 1987, Dr. William Harris' University of

Virginia, School of Architecture, Planning Application 542 class produced a document entitled Recommendations for Maintaining and Upgrading the Fifeville Neighborhood of Charlottesville. The report focused on preserving the current composition and character of the neighborhood. On the way to this goal, the group explored political/economic alternatives, circulation and infrastructure findings and housing alternatives. The impetus for the report was the possible changes caused by the University Replacement Hospital. This study is currently in Dr. Harris' possession.

The Central Piedmont Urban Observatory commissioned a study in 1978 called Housing Strategies for Charlottesville Virginia which assessed housing conditions, noted housing related resources, and cited potential roles for the city in responding to the most pressing problems. The proposals relating to Fifeville include stabilizing the balance between owner - and renter-occupied housing, upgrading existing structures that are in poor condition and maintaining a density reflective of existing development if new construction occurs.

In 1977, the Central Piedmont Urban Conservatory also commissioned a report called West Main Street Charlottesville Virginia: Present Conditions and Future Prospects which discussed the area along West Main Street to the railroad tracks. The issue arose because of the perceived deterioration of physical,

economic and social conditions in the area. This study is in the offices of the Charlottesville Department of Community Development.

Finally, in 1967, The Fifeville Neighborhood was published to scrutinize the conditions that existed in the area. The analysis included a social, environmental, physical, and subjective evaluation of the neighborhood. The final conclusion urged the municipal government and the residents to become involved in Fifeville before the deteriorating conditions went too far.

IV. RESEARCH DESIGN

In order to be as inclusive as possible, the dimension of Fifeville was divided into three sections. These sections comprised the areas: a) between Spring Street and Ninth Street, b) Ninth Street and 6 1/2 Street, c) 6 1/2 Street to Ridge Street. The class had originally been divided into the three groups of Public Policy, Housing, and Impact categories which, in turn, took a section of the neighborhood and indiscriminately interviewed twelve to fourteen units in each section. This process allowed for the entire neighborhood of Fifeville to be blanketed.

The structure of the survey was segmented into five major topics: housing, impacts, demographics, classification of physical dwelling and health care needs. The first twenty questions dealt with home ownership/rental units, maintenance and neighborhood changes perceived. The next twenty questions treated the impacts of various public services, neighborhood conditions, transportation issues, educational opportunities, employment and neighborhood organizations. The prototypal demographic questions were asked to determine and record the sex, race, age, education, and income of the respondents. The class drew up specific standards (see survey in Appendix section) which were used to classify the type of dwelling unit where the respondent resided. The health care questions were incorporated into the survey in cooperation with the School of Nursing Home/Community Health Project.

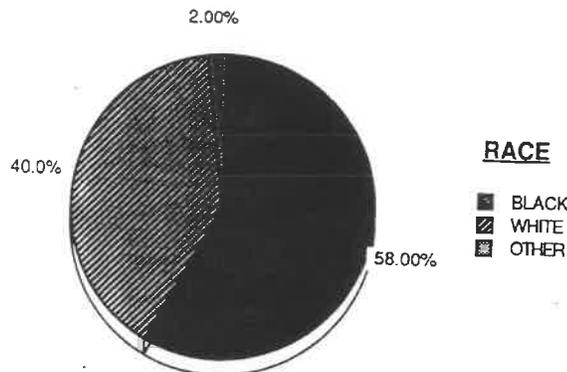
V. SURVEY RESULTS

A. Findings

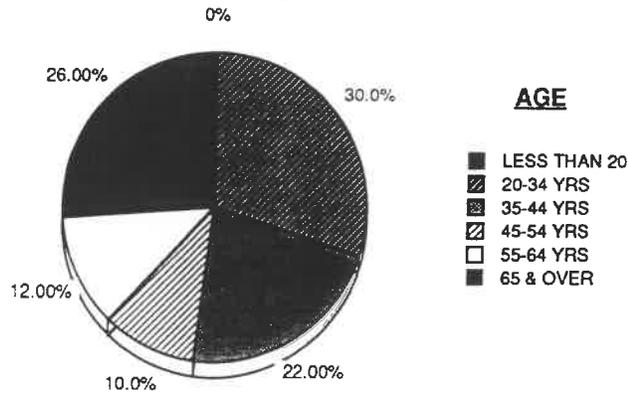
Demographics

The survey sample consisted of 43 respondents, with an approximately equal ratio of males to females. The racial composition was made up of 58% black, 40% white and 2% other (Graphic A-1). There were two dominant age groups within the survey sample. Approximately 52% of those surveyed were between the ages of 20 to 44, while 26% were 65 years and older (Graphic A-2). The educational background of the respondents surveyed revealed that 30% of the residents possessed less than a high school education, while 37% held only a high school degree (Graphic A-3). The majority of the respondents earned relatively low incomes, with approximately 70% earning under \$20K per annum (Graphic A-4). Many residents were employed in non-professional capacities outside the neighborhood.

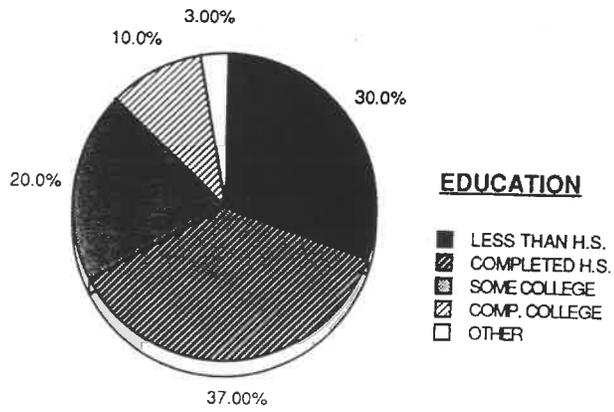
A-1



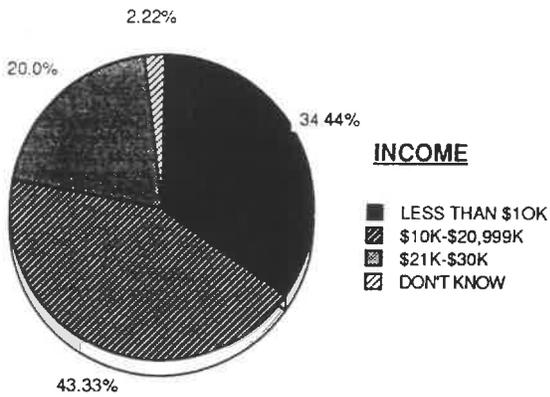
A-2



A-3

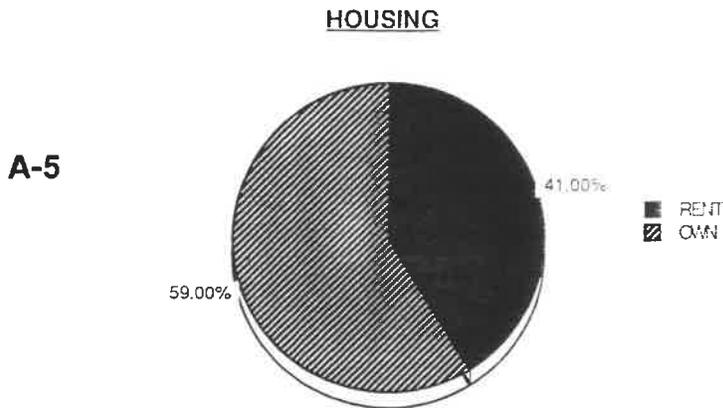


A-4



Housing/Neighborhood

Within the neighborhood, an average surveyed household contained 2-4 persons, with the majority of homeowners having resided in the dwelling unit for more than fifteen years. Approximately 59% of those surveyed were homeowners with the remaining 41% as renters (Graphic A-5). Because rental prices have appeared stable in the neighborhood over the past ten years, Fifeville is generally perceived to be an affordable place to live; however, investment in home maintenance has been fairly high.



Most of the residents feel that the neighborhood is generally attractive in appearance, and changes have been perceived as positive for the most part. Services such as police and fire protection, trash/snow removal, and emergency health care services were perceived to be good and responsive to the neighborhood's needs. Transportation and parking, however, have received some negative resident feedback - as anticipated from the replacement hospital. Although a sizable 25% of the respondents viewed the transportation and parking facilities as

adequate, 30% of those interviewed viewed these facilities as poor. Since an overwhelming 75% of the respondents believe that parking space availability will be worsened by the presence of the replacement hospital, approximately 62% feel that some sort of permit parking system will be needed in the future. The streets were also perceived to be too narrow (for ease of access) by 67% of the respondents.

A majority of the respondents feel that improvements in education would help improve Fifeville. While 70% feel that improvements in child education are necessary to build upon a better future for the neighborhood, 60% feel that improvements in adult education will also be necessary. Within this last statistic, 74% of the residents surveyed would like to see an adult education center in Fifeville.

Survey Impacts Found:

- Residents regard city services favorably with no detrimental impacts seen
- Some negative impacts regarding transportation and parking are anticipated from the replacement hospital
- Improvements in education could impact favorably on the neighborhood.

B. Neighborhood Perceptions

1. Resident

Resident generally regarded the Fifeville neighborhood in a positive light. More than half of the surveyed residents felt they were members of a close-knit and traditional community, where interaction and cooperation benefit everyone. Because of this tie to the community, 45% of the residents surveyed could not forecast where they would move -either within or outside the city - in the event of selling their homes.

A few negative perceptions surfaced. Infrastructure within Fifeville was found to be generally unsatisfactory with a) sidewalk construction/improvements and b) increased street lighting particularly needed for safety measures and some ease of access. Both automobile and pedestrian circulation systems within the neighborhood were felt to need some facilitation measures for additional ease of access. Eighty percent of those surveyed also felt that the Fifeville neighborhood had changed dramatically in recent years with regard to the rise in renter occupancy allowing an increase in housing turnover. Over 59 households had converted from home to rental occupancy between 1981-1987 and, because of this, residents of more than 15 years particularly felt the traditional neighborhood fabric of home

ownership was becoming threatened by the influx of renters and were interested in strategies/trends which could stabilize the home ownership market. (Some of these will be discussed further within the public policy recommendation section). Drug trade and trafficking within the neighborhood were also issues of concern. Over 50% of the residents, though, predicted an increase in drug activity independent of any University influence. There was also the uniform acknowledgement over the impact of University activities which would occur within 5-10 years; approximately 80% of those surveyed felt that some neighborhood gentrification was positive for neighborhood improvement.

2. Non-Resident

Non-resident perceptions ran the gamut from identification with market forces to concern over social issues. A common theme, however, was the desire to keep Fifeville a distinct Charlottesville community by assuring that its' local business base was maintained and historical roots preserved. All those interviewed were concerned with keeping money in the neighborhood in the face of hospital expansion. Strategies mentioned by the City Department of Community Development to accomplish this included the following:

- rezoning vacant/underutilized land for small business purposes where seen

- implementing construction of a road parallel to West Main Street to border the Fifeville neighborhood - hopefully opening up vacant and underutilized property below the Amtrak tracks for housing development

- stabilizing existing homeowners and homeownership opportunities to prevent displacement

One local businessman felt that if the hospital paid the maintenance work force wages consistent with the projected rise in Fifeville housing costs, little displacement would be seen. The question remains: would hospital employment policies be sensitive to impacts from expansion?

According to the City Department of Community Development, significant Fifeville displacement from hospital expansion would not occur, as Fifeville was protected by zoning and density requirements from future impacts regarding housing and development movement. In a March interview, the Department of Community Development responded that a proposal to downzone the Fifeville residential zoning classification to a more restrictive pattern or R-1 (1 single-family unit on an approved lot)

classification might be seen sometime in the future, though this was in the conceptual stage only. Also, the need for more affordable housing in Fifeville was mentioned. To facilitate this, the City Capital Improvements Program (CIP) had already set aside \$300,000 in seed money for affordable housing to be implemented city-wide within 3-4 years; hopefully, some portion of that money would trickle into Fifeville. The City also wanted to create programs whereby cheap mortgages for owner-occupied family housing could be realized.

Concern over housing, rental prices and displacement was shared also by the private sector spokesman interviewed. According to a local private developer, market forces should be allowed to rule. Though residents, if displaced, would not be able to find "other \$100 monthly rents in the City", the city government should not be allowed to "take" Fifeville property by: a) zoning for R-1 so selling opportunities do not exist or b) subsidizing landlords so they would not sell. By letting the market operate freely, he said, rental landlords would be given the opportunity to maximize profit as well as homeowners. Also, it was felt that any gentrification seen was not solely a Fifeville problem, but rather a city-wide issue and the community should address it as such. Though no specific recommendation to address gentrification was given at the time, pertinent recommendations regarding housing and public policy will be presented in a later section.

According to a city official within the Charlottesville City Manager's Office, the existing Fifeville zoning would successfully prohibit too much residential opportunities or development activity. The city administration had no current plans to change the zoning to a more restrictive residential pattern - though viewpoints in this regard were seen to differ between the city administration and planning department. Some increase in Fifeville residency was predicted from the replacement hospital; it was felt that any minor gentrification seen (as limited by the current zoning) would have some beneficial aspects, particularly for residents remaining in the neighborhood.

Issues of social concern were addressed by the Charlottesville community spokesperson interviewed. The Fifeville situation was not seen as separate but rather similar to any neighborhood situation where expansion impacts were likely to occur. Policymakers were cautioned about implementing mere "window dressing" measures rather than substantive improvements which might result only in displacement: the Starr Hill neighborhood was cited. It was felt that both the UVA hospital administration - and the UVA administration as a whole - were generally not responsive to Charlottesville neighborhoods and some animosity of the black community toward UVA existed.

A hospital official felt that the, "Hospital is the best asset Fifeville has...." a comment which ran counter to the majority of resident perceptions with regard to possible impacts from gentrification. It was mentioned that because the hospital was consolidating rather than expanding services and people, no significant increase in faculty or staff was predicted. No additional patient expansion was projected and no future expansion of the Health Sciences Center was planned at the time of the interview. Spokesmen felt that no significant impacts were perceived for the Fifeville neighborhood.

Lastly, a local neighborhood association official responded with concerns over truck and traffic circulation, parking and drug activity within Fifeville. A housing proposal to allow transition between owned and rented dwellings was mentioned and will be later addressed under a housing recommendation section. A permit parking system and limited one-way street pattern were additionally desired and will be addressed later as well within an impact recommendation section.

VI. REPORT SUMMARY

The compiled information reveals a number of important findings that can be useful in assessing the current and future needs of the Fifeville community. Since the recent construction of the University of Virginia replacement hospital, the Fifeville neighborhood has been an area of focus. Selective demographic, economic and political factors have contributed to the assumption (and anticipation) of gentrification and consequent displacement of Fifeville residents as a result of the new hospital.

The residents of Fifeville express a great concern for the future of their neighborhood, though they are not very knowledgeable about the actual changes that may occur as a result of the replacement hospital. Many of the residents are unable (and sometimes unwilling) to participate in neighborhood organizations that provide important information about their community. The residents, nevertheless, reveal a general concern over the quality of public services but are more concerned with maintaining a decent, safe and affordable place to live: survival.

The non-residents who are represented in this report also reveal a concern for the future of Fifeville. These persons, however, reveal a greater concern for the survival of Fifeville as a viable community with regard to its tax base and business

opportunities. They express differing viewpoints as to the actual impact the new hospital will have on the neighborhood. Most of the non-residents feel that gentrification is good for the neighborhood and that displacement in most instances will not occur. The question arises as to whether "gentrification" and "displacement" are mutually exclusive.

This report makes it clear that a definite gray area exists between anticipated gentrification and possible displacement of residents within Fifeville. And, this gap has an ultimate impact on the survival of Fifeville as a distinctly small and affordable community of Charlottesville. It is hoped that the following recommendations can be used to assure that these two processes will not be interdependent.

VII. RECOMMENDATIONS AND ANALYSIS

PUBLIC POLICY

The resident survey reported that nearly 40% of the respondents perceived street pavement as poor; additionally, 60% felt that sidewalk infrastructure was equally poor.

- (1) This report recommends the city include improvements to streets and sidewalks in its Capital Improvements Plan (CIP).

It is suggested that the city respond to maintenance complaints in a more expeditious manner.

Feasibility:

The city presently provides routine maintenance on all public roads using a set timetable. The streets and sidewalks in Fifeville that are in desperate need of repair should be given priority. An inordinate amount of funding is not required, as routine maintenance is already earmarked within the City Budget.

Study results indicate that the proposed 9th-10th Street realignment will have a negative impact on the Fifeville neighborhood. The realignment will essentially divide the neighborhood and make it attractive for automobiles to travel at a high rate of speed, subsequently decreasing the safety factor. The proposed realignment will result in the construction of a new roadway that will connect Tenth and Main Streets with Ninth Street at Cherry Avenue. This will result in the complete replacement of the existing Ninth Street between Cherry Avenue and Main Street, and will eliminate through traffic on existing Ninth Street between Cherry Avenue and King Street. It is recommended that the overall magnitude of the proposed realignment be reduced.

- (2) The actual realigned road should be maintained on a scale that fits the character of the Fifeville neighborhood.

It is also recommended that the number of residential homes which are slated for removal - currently standing at 4-5 dwellings - be reduced.

The properties which lie along existing Ninth Street should be downzoned in order to promote the area as a residential neighborhood.

A speed limit of 25 mph should be set and enforced on the new road. As noise levels are projected to increase by 5-10% in the area immediately adjacent to the new road, the reduced speed limit will serve to additionally decrease this projected noise level.

Feasibility:

The city is only funding 5% of the \$2,316,000 Realignment project - the Virginia Department of Highways (VDOT) is shouldering the remaining 95%. It is recommended that the city investigate this minor recommendation and submit changes to the state for approval. Fifeville stability will be promoted by reducing the number of houses slated for removal and by implementing zoning changes. Stability would not be aided if some homes were destroyed and zoning (in this case, B-3) remained which allowed small businesses to disrupt the residential flavor of the neighborhood at that section.

Additionally, the proposed plan to extend Garrett Street under the Ridge Street Bridge (to parallel West Main Street) may provide additional high volume traffic through the neighborhood, as well as impact on future housing and business development. This remains a future issue to be addressed.

- (3) It is recommended that a community center be provided for the Fifeville neighborhood which could offer a variety of programs and services.

A community center, proposed to be located on the corner of Cherry Avenue and Ridge Street across from the existing park, would serve educational, recreational and social purposes.

According to the 1980 Census, approximately 36% of Fifeville residents over the age of 24 hold only a high school diploma, as compared to 65% for the city of Charlottesville - and only 8% of the same population group have completed four or more years of college compared to 31% for the city. For this reason, an adult

education program is needed which could offer a variety of classes such as math, social science, reading, and writing. The community center could offer both day and night classes at no cost to the community participants. This type of program can benefit Fifeville residents in multiple ways: a) by allowing residents to pursue their educational goals, b) by allowing residents to become more knowledgeable about the resources available to them and c) by contributing to community confidence regarding local and non-local interactions.

This adult education program can be brought about through local, state and federal funds. The program can hire a small staff and /or establish internships with the University education students through the Curry School of Education. It can also have periodic fundraisers such as a "read-a-thon" or "writing day", where other community members can make pledges. Perhaps other local adult education programs, such as Adult Basic Education or Literacy Volunteers of America, would be willing to take some of the responsibility for establishing such a program in Fifeville.

The community center might also offer a job-training program. The 1980 U.S. Census reveals that Fifeville's median household income of \$10,968 lags behind that of the city by approximately \$3000 and by \$7000 for median family income. By offering programs and workshops that teach professional and technical skills, as well as resume writing, personal conduct during interviews, and worker expectations, the job-training program would give residents a more competitive edge for employment advancement than which currently exists. Additionally, the program would counter any displacement seen from the hospital expansion by allowing residents to remain in Fifeville.

The funding for this program could be attained through the Job Training Partnership Act (JTPA), a federal measure which allocates a certain amount of funds for job-training to the Governor's office while delegating program administration duties to the recipient city. This Act provides for a one-year contract which allocates funds to those communities that contain a majority of residents below the federal poverty level: the application for this type of funding is available at the Piedmont Job Training Administration in Charlottesville. It is suggested that the city work to reestablish the Community Education Training Act (CETA), which was defunded in the early 1970's. The Act, also a federal initiative, was administered federally at no cost to the community and provided funds specifically for employment training.

University cooperation could additionally be established by allowing the UVA Center for Personnel and Career Development to hold workshops and seminars dealing with similar topics.

The community center should also serve as a place for recreation,

particularly for latchkey children whose parents are at work when the school day is over. By providing a supervised facility, game room and various recreational activities, the community center can serve as a safe place for children after school, thus deterring them from spending time on the streets of Fifeville - where many survey respondents have noticed an increase in drug trafficking.

In addition to its educational and recreational purposes, the community center can also provide a social outlet for the residents by serving as a place for cultural events, social gatherings and organizational meetings. The residents could form their own drama, musical and dance groups. Too, the Charlottesville-Albemarle Foundation for the Encouragement of the Arts (CHALFA) could bring in a variety of programs or work closely with University organizations such as the Culbreth Theatre, University Singers or English Department.

As mentioned previously, a possible location for the community center would be at the corner of Cherry Avenue and Ridge Street across from Tonsler Park. The basic structure of the center could be a two-story building with recreational and cultural events on the bottom floor and rooms for meetings and gatherings on the top floor. In general terms, the community center could occupy a space of 15,000 sq. feet at an approximate construction cost of \$900,000. Funding could be derived from any private donations, public-private financing measures, or CDGB funding sources.

The community center would be an asset to the Fifeville neighborhood. By serving a variety of interests, it would bring the community together and encourage neighborhood group involvement. Implementation of this recommendation would also contribute to the identity of Fifeville, as well as provide some measure of stability.

- (4) Historic preservation of specific structures within the Fifeville neighborhood is suggested.

Feasibility:

This recommendation would be feasible in that the majority of the preservation work could be done by the residents of Fifeville and financed by CDBG funds (Community Development Block Grants) for Self-Help Projects. Other structures that exist in very poor condition could be preserved through the use of the

Emergency Repair Grant program funded by the Department of Community Development Housing Partnership Fund.

The historic preservation of specific structures will offer advantages for property owners as well as the city. By historically preserving structures in the Fifeville neighborhood, the overall character of the neighborhood and its' structures would be preserved. Additionally, historic preservation would allow changes in the appearance of the neighborhood to occur without displacing fixed or low-income persons. An example of this process can be seen within programs targeted at Richmond neighborhoods which utilize community development corporations (CDC's) such as the Task Force for Historic Preservation.

- (5) It is recommended that current zoning regulations be written or re-written so that existing structures can be removed or altered only with extreme difficulty.

Maintain existing R-2, R-3 and B-2, B-3 zoning classification for Fifeville

Rezone vacant or underutilized M-1, M-2 land for either residential or light commercial uses.

According to the 1987 City Land Use, Housing and Transportation Data File, 41.5% of Fifeville residents are homeowners as compared to 58.5% renters. By maintaining the existing residential zoning classifications, maximal outside infiltration of the Fifeville home ownership market will be limited. Also, by maintaining this more flexible zoning, some rental opportunities will continue to exist as well as opportunities for home ownership.

The 1987 Data File additionally mentions that almost one-sixth of Fifeville's land is currently vacant or underutilized. By rezoning this land for either residential or light commercial uses, local money could be kept in the neighborhood through the creation of local businesses while providing a greater tax base for the neighborhood and city.

Fifty-five percent of Fifeville residents are minorities. Furthermore, the median household income is \$10,968... leaving over 20% of the community below the poverty level. It is also evident that many Fifeville residents are uninformed as to the opportunities and services that are available for retail development.

- (6) In this light, we recommend that the City of Charlottesville take a greater role in encouraging commercial development in both the Cherry Avenue and Main Street areas. This development is expected to provide business opportunities for minorities as well as general employment opportunities.

With the completion of the hospital, future commercial development is anticipated to surround and enter the neighborhood. It is our intention to direct this development activity to areas that will benefit Fifeville residents.

Feasibility:

Approximately \$174,312.00 in proposed CDBG monies has been proposed for the Fifeville neighborhood and could be utilized to inspire and/or train entrepreneurs and employees for employment opportunities.

IMPACTS

Recommendations to mitigate hospital impacts:

Parking

The Health Sciences Center has constructed one large parking lot at this time, with a second lot slated soon for construction, which will offer approximately 1027 available parking spaces. To facilitate use of these lots to those persons commuting from the County, and possibly traveling through the Fifeville neighborhood, it is suggested that Fifeville signage be established which would indicate the location of the lots so as to discourage parking in Fifeville. Signage might show an arrow pointing to the lots which could read "Hospital Parking (this way)", and could be strategically placed at certain locations within the Fifeville boundaries.

- (1) Encourage community use of hospital parking lots by establishing Fifeville signage directing commuters to these lots
- (2) Suggest 1-year assessment of parking space need/use/availability to coincide with replacement hospital opening (March 1990). As part of assessment, recommend implementation of a 1-year trial residential permit parking system within Fifeville. A followup analysis of parking results should be made.

Of the Fifeville streets investigated for traffic access problems, a few appear to need a single-side parking designation. Dice Street is already designated for single-side parking, and is fine as is. After 9th-10th Street Connector implementation it is recommended that the existing 9th Street, ending in a cul-de-sac north of the railroad crossing, be limited to single-side parking only if parking is absolutely necessary - and that 6th Street be designated for single-side parking going southward to Cherry Avenue. In this way, both 6th and 9th Streets will continue to be adequate sources of exit and entrance for the neighborhood without impediment from double-side parking practices. To this end, the impact group would like to:

- (3) Encourage Fifeville single-side street parking (with accompanying signage) at certain neighborhood locations.

Feasibility:

Funds will be derived from sources mentioned within the Cost Analysis of Recommendations section to follow. The costs for parking signage should be relatively minor, yet the contract for the 1-year assessment and trial permit parking system will require a larger allocation of monies for contracting a private consultant, if needed. Persons from the Department of Community Development will be needed for the followup analysis of parking results as well as implementation of the trial permit parking system. In this way, both City personnel and funding resources will be needed for these recommendations.

Traffic Circulation

As the replacement hospital will indirectly increase traffic volume throughout the surrounding area by 2000 trips/day, the following recommendations which address the impacts from the hospital deal with the Fifeville traffic circulation process.

- (4) Encourage one-way traffic flow on designated streets for improved ease of access.

The West Main Street - University Hospital Neighborhood Study mentions that only Nalle Street and parts of King and Grove streets are currently one way. Currently, Nalle Street is designated as one-way feeding into 7th Street. The following streets were determined to have traffic flow problems: Dice Street from 4th to Ridge Streets going West, Oak Street from 4th to Ridge Streets going West, 6th Street from Cherry to Dice Streets going South and 6 1/2 Streets from Cherry to Dice Streets going North. (p. 39).

From this report and team assessments, the following streets were determined to require a one-way traffic flow designation:

- a) 5th Street going southward to Cherry Avenue
- b) 7th Street going northward to West Main Street

(6th Street to remain two-way)

These changes are recommended so as to leave 5th Street and the approved (by City Council) 9th-10th Street Connector as the primary entrances for any resident and business vehicles - with

designated signage for limited hours of truck thoroughfare. With the 9th-10th Street Connector serving traffic volumes off West Main Street and through the Fifeville neighborhood, existing 9th Street will also remain viable as a private residential section offering residential opportunities.

Additionally, the recommendations for 5th and 7th Streets are in line with the goals of the Fifeville Neighborhood Association, who would later be active in targeting and dispersing funds as well as exhibiting strong advocacy for the recommendations.

- (5) Establish intersection safety measures (i.e., improved traffic signals, ROW indicators, improved turning lanes, visible stop signage, barricades where needed, as well as "no-thru" truck signage or limited hours for truck entrance posted).

Feasibility:

The creation and implementation of intersection safety measures will prove to be an easier task than changing the circulation pattern of Fifeville, and the impact group realizes this fact. In order of priority, intersection safety signage and materials should be implemented prior to any 1-way street designations -- particularly needed with the advent of the 9th-10th Street Realignment and its subsequent traffic volume additions. Although the recommendations for 1-way street designations echo the goals of the Fifeville Neighborhood Association, they require a longer timeframe for City/neighborhood consensus and implementation and should be phased in accordingly. Suggestions for funding sources and cost allocations are listed within the next Cost Analysis of Recommendations section.

HOUSING

Fifeville has been a neighborhood characterized by low-cost housing which has provided the residents and the community with "filter through" housing. As residents have become more affluent and moved on to larger homes, they have been replaced by less wealthy residents. Recently, external impacts from the Replacement Hospital, the 9th-10th street realignment and from the increased number of absentee owners in the neighborhood have threatened the existing residential flavor of the neighborhood. Internal impacts, including the lack of resident interest and the aging of the residents, make Fifeville vulnerable to these external forces.

The purpose of the housing recommendations is to maintain the identity of the Fifeville neighborhood as a livable residential neighborhood. The goal is to maintain an equilibrium in the neighborhood by keeping the effects of outside intervention to a minimum. We do not intend to keep Fifeville from changing, but believe the changes that occur in the neighborhood can be managed to become assets. In this way, Fifeville remains the affordable, convenient, livable neighborhood the residents desire.

We propose this be done by three processes working simultaneously. First, to promote stability the city should commit to a housing initiative which would increase owner occupancy in Fifeville. Second, the city should work with the neighborhood association in helping them increase citizen participation and involvement in improving the neighborhood aesthetics. Third, to help Fifeville remain a low cost neighborhood in which to live, the city should commit to building additional low income housing in Fifeville.

I. INCREASE STABILITY THROUGH HOME OWNERSHIP

Goal: Increase the stability of Fifeville by increasing home ownership.

Issues: *

- * 41.5% of residents are homeowners, 58.5% are renters.
- * In the 1980 census 13.6% of homeowners were over 65 years old compared to city average of 11.4%.
- * Fifeville has a large number of absentee owners. In 1987, 71.4 % of the poor or deteriorated houses in Fifeville were identified as renter occupied.

Strategies:

1. Create an umbrella organization to coordinate the housing interests of the residents (link to the neighborhood association)

- Hire person to coordinate program, organize funding and encourage community volunteers
 - Coordinate housing programs mentioned below
 - Act as liaison between city and neighborhood in dealing with housing issues
 - Coordinate aesthetic improvements (discussed below)
 - Coordinate all sales and rental transactions in Fifeville
2. Utilize existing home ownership programs which benefit residents and neighbors
- VHDA Low Interest Mortgage Fund
 - House Bank Program
 - Downpayment and Closing Cost Assistance Program
3. Create a nonprofit organization to find homeowners to replace absentee land owners and elderly homeowners
- place homeowners in renovated homes
 - provide rent to own opportunities
 - build homes on underutilized land

The nonprofit organization would act as middleman to perspective homeowners and uninterested previous owner.

Feasibility:

- I. 1. The first step for this organization must be taken by the neighborhood itself, through the Fifeville Neighborhood Association. The Association needs to obtain seed money, possibly through CDBG funds or other public and private sources. Approximately \$25,000-30,000 will be needed to cover salary, supplies, and administrative costs. The office could be established in the proposed community center for convenient public access.

Next, the Association must hire an individual to coordinate housing programs, funding and community volunteers. The person should be familiar with housing programs and funding sources, able to generate community involvement, and be sympathetic to community concerns. The employee, on behalf of the neighborhood association, would coordinate existing programs and funds and seek alternative funding sources. He/she would also act as a liaison between city and neighborhood, by informing both parties of concerns and complaints that may affect the neighborhood.

The employee should also be able to identify structures needing improvements and match the residents of these with available programs. He/she should also be able to identify unmet neighborhood needs and create programs to meet these needs.

Lastly, the umbrella organization should be involved in coordinating all sales and rental transactions in Fifeville. This would require providing a clearinghouse for all rental and sale properties available in the neighborhood. The organization should also attempt to identify housing units that may be in jeopardy of turning from homeowner to rental. With this information, the neighborhood association could establish a program to encourage owner occupancy of these homes.

2. The city should commit to a housing initiative which would direct a larger portion of housing funds available for programs to targeted areas. Existing programs which currently serve the needs of homeowners are:

VHDA Low Interest Mortgage Funds

This program assists low and moderate income families who are first-time homeowners (unless in targeted low-income areas) purchase homes by providing participants with mortgage money through low-interest mortgage loans. Recipients must meet VHDA requirements for income and purchase price of the house in order to qualify. Monies are supplied by local authorized lending institutions. Purchased property cannot be used to produce any income.

Down Payment and Closing Costs Assistance Program

This program is administered by the Charlottesville Redevelopment and Housing Authority to help low and moderate income families with the costs of purchasing a home. This program can be used in conjunction with VHDA Low Interest Mortgage Funds. It provides a deferred loan which pays up to 50% of the incurred costs with a maximum allowance of \$4,000. If the applicant lives in the house at least 5 years, the loan is forgiven.

House Bank Program

Substandard houses are bought by the City and renovated. They are then sold to eligible participants at no more than \$37,500. This program can also be used in conjunction with the VHDA Low Interest Mortgage Funds. This program is funded through CDBG redevelopment grants. This program is a way the city could buy substandard rental properties and convert them into rehabilitated owner occupied units.

3. Non-Profit Organization

The city, neighborhood association or the umbrella organization could form a non-profit corporation to deal with the housing concerns of Fifeville. It also could be established as an outgrowth of the umbrella organization. Most of the activities of the organization will center on finding unsatisfied absentee owners and matching their home with an appropriate buyer. The non-profit could have first bid on homes in the neighborhood that are sold. It could then rehabilitate these homes and sell them to low income residents or provide rent-to-own opportunities for low income residents. As a non-profit organization, it could obtain funds from existing city programs, seek funds from private sources, and also recoup money by taking a percentage of the purchase price of homes sold. The non-profit could also build low-income multi-family homes on vacant land in the neighborhood. By obtaining funds from grants and government programs, savings could be passed on to qualified low-income buyers.

Charlottesville Housing Improvement Program (CHIP)

CHIP is administered by the Community Development Rehabilitation Program (CDRP) which provides technical and financial assistance to low and moderate income homeowners. CDRP helps homeowners determine the necessary repairs needed, estimates their costs, and assists in payment of the needed repairs.

Funding available for homeowners is either a deferred loan or as a loan tailored to meet the needs of the applicant. A deferred loan refers to a loan in which there are no monthly payments or interest to accumulate as the loan is repaid when the house changes owners.

Section 8 Moderate Rehabilitation Housing Assistance Program

This program is designed to encourage owners to upgrade rental properties while allowing low-income families to continue living in these units after renovation. Charlottesville Redevelopment and Housing Authority provides a rent subsidy payment to the landlord. The landlord is responsible for financing the rehabilitation themselves. The rehabilitation work must meet the satisfaction of the Housing Authority, and the Authority enters into an agreement with the owner to subsidize rent for a family already living in the unit for a period of 15 years. Proportions of rent paid by Authority and resident are same as section 8 programs.

Rental Rehabilitation Program

To help landlords improve the quality of their rental units, the Rental Rehabilitation Program was initiated by the Charlottesville Redevelopment Program and the City of Charlottesville. Landlords can apply for deferred loans not to exceed \$5,000 and 50% of rehabilitation costs.

2. Coordination of improvement programs under the umbrella organization involves coordinating the framework of maintenance and activities to improve the aesthetic quality of the neighborhood. The organization should identify those residents most in need of assistance, and connect them with an existing program or provide the needed assistance for improvement. A fund of \$15,000 a year plus private donations should be established to fulfill the unmet needs.

The assistance the umbrella organization provides will be to purchase or solicit donations of supplies and organize a volunteer labor force to carry out the construction. The organization should sponsor projects over a given period of time, such as one every two months. The organization would sponsor activities that will encourage the improvement of the aesthetics within the neighborhood and therefore help instill a greater sense of pride in residents of the Fifeville neighborhood.

3. While 14.2% of land in Fifeville sits vacant, it should appear as attractive as possible. Improvements can be done by volunteers, but there will probably need to be some city assistance with the continual maintenance required.

III. LOW INCOME HOUSING

Goal: Create opportunities for low income housing to help Fifeville maintain it's role of providing affordable housing.

Issues:

- * Maintenance of affordable housing in Fifeville.
- * Affordable housing often thwarts gentrification.
- * Up to 14.2% of the land in Fifeville is vacant.

Strategies:

1. Build attractive low income housing for families
 - use city means
 - use nonprofit means
2. Promote rent-to-own and sweat equity opportunities
3. While increasing homeownership, maintain affordable rental opportunities
 - support city policy of preventing more than 3-unrelated persons per dwelling
 - maintain current R-2, R-3 zoning
 - utilize existing rental rehabilitation programs

Feasibility:

- III. 1. This has also been proposed by the city. Much of the money and effort will have to come from the city and other governmental sources. The residents of Fifeville should have a little say in the location

and timing of the project, but it should remain mostly in the city's care.

2. Rent-to-own opportunities provide a means for families to work their way to owning a home. Hopefully, these people would have the pride in the community and act with the same responsibility as a homeowner, even though they are technically renters. This type of activity could be coordinated by the non-profit middleman as well. After matching the prospective renter/buyer with a house, the middleman would coordinate the payments, etc.

Sweat equity opportunities could also be coordinated through the nonprofit organization. This could be especially useful in the conversion of houses in especially poor condition. Basic renovations could be completed by the nonprofit, and further renovations could be done by the new owner during habitation.

3. This recommendation requires very little. Hopefully, by maintaining the current residential classification of R-2, R-3 and the restrictions on the number of allowable unrelated people per dwelling, rental market prices will remain stable and avoid gentrification and student impacts, while the number of homeowners slowly increases. Affordable rents are a way to maintain Fifeville's current role as an inexpensive place to live.

VIII. COST ANALYSIS OF RECOMMENDATIONS

KEY: (-) = no fixed total of estimated cost

PUBLIC POLICY RECOMMENDATIONS

<u>Recommendations</u>	<u>Estimated Cost by Funding Source</u>	<u>Total Estimated Cost</u>
(1) Street/Sidewalk Improvement	Capital Improvement Plan (CIP): 50% CDBG funds: 50%	(-)
(2) 9th-10th Street Realignment	VDOT: 95% City: 5%	\$2,316,000
(3) Community Center (15,000 sq. ft)	CDBG funds Private funding United Way	\$900,000
A. Adult Ed Program	internships volunteers	(-)
B. Job Training Program	Job Training Partnership Act (JTPA) UVA Center for Personal and Career Develop.	(-)
C. Recreation Program	City Parks and Recreation Dept. internships Madison House	(-)
D. Cultural/Social Programs	C'ville-Albemarle Foundation for the Encouragement of the Arts (CHALFA) various UVA organizations.	(-)

<u>Recommendations</u>	<u>Estimated Cost by Funding Source</u>	<u>Total Estimated Cost</u>
(4) Historic Preservation	CDBG funds C'ville DCD	(-)
(5) Zoning	already in budget	
(6) Minority Business	CDGB funds:	(-)

IMPACT RECOMMENDATIONS

<u>Recommendations</u>	<u>Estimated Cost by Funding Source</u>	<u>Total Estimated Cost</u>
(1) Parking Signage	CDBG funds: \$4400	\$1600
(2) Permit Parking/ 1-Yr Assessment	City General Operating Budget \$7500 "Traffic Engineering" : \$4400	
(3) Single-Side Pkg (\$200 quoted cost per sign)	CIP Budget: \$2200	<u>\$1600</u> \$10,700
(4) One-Way Streets	City General Operating Budget "Traffic Engineering": 100%	<\$10,000
(5) Intersection Measures	(incl. in #4 budget)	

HOUSING RECOMMENDATIONS

<u>Recommendations</u>	<u>Estimated Cost by Funding Source</u>	<u>Total Estimated Cost</u>
I.		
1. Umbrella Organization	CDBG: 100%	\$25,000-30,000
2. Exploit Existing Programs	-	(-)
3. Non-Profit Organization	Federal: 50% City: 25% Outside Financing: 25%	(-)
II.		
1. Exploit Existing Programs	-	(-)
2. Coordinate Improvement Projects Under Umbrella Organization	Federal (CDBG): 65% City: 25% Outside Sources: 10%	\$15,000
	Plus donations of supplies and labor from outside sources	
3. Utilize vacant lands	City: 50%	\$5000
	City must also provide maintenance assistance from groundskeeping crews	
	Outside Sources: 50%	

Recommendations

Estimated Cost
by Funding Source

Total Estimated
Cost

III.

1. Build low-income housing

(-)
The responsibility for building this housing should lie mostly with the city, using city and federal funds

2. Rent to Own

-

(-)

3. Maintain Affordable Rental Opportunities

-

(-)

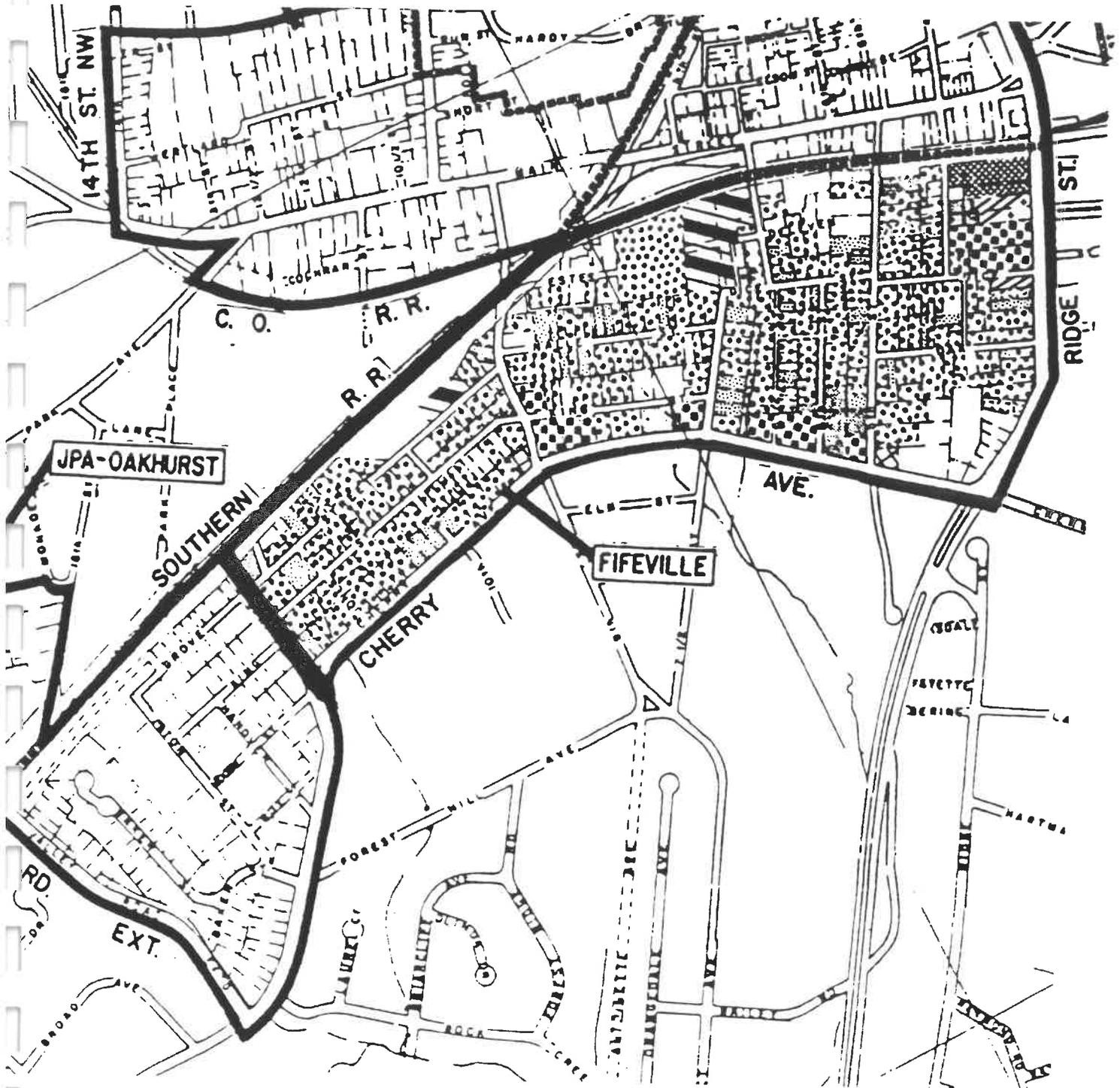
IX. APPRECIATION

The project group would like to extend a warm appreciation to the following persons who gave freely of their time and perceptions:

Louis Chapman	Glen Larson
Jules Levine	Dr. John Ashley
Cynthia Stratton	Blake Hurt
David Westby	Ethel Henderson

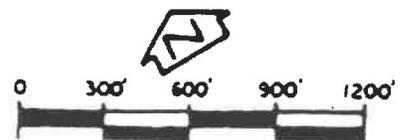
Additionally, the contribution of the surveyed residents is very much appreciated; their willingness and generosity helped make this report possible.

Fifeville

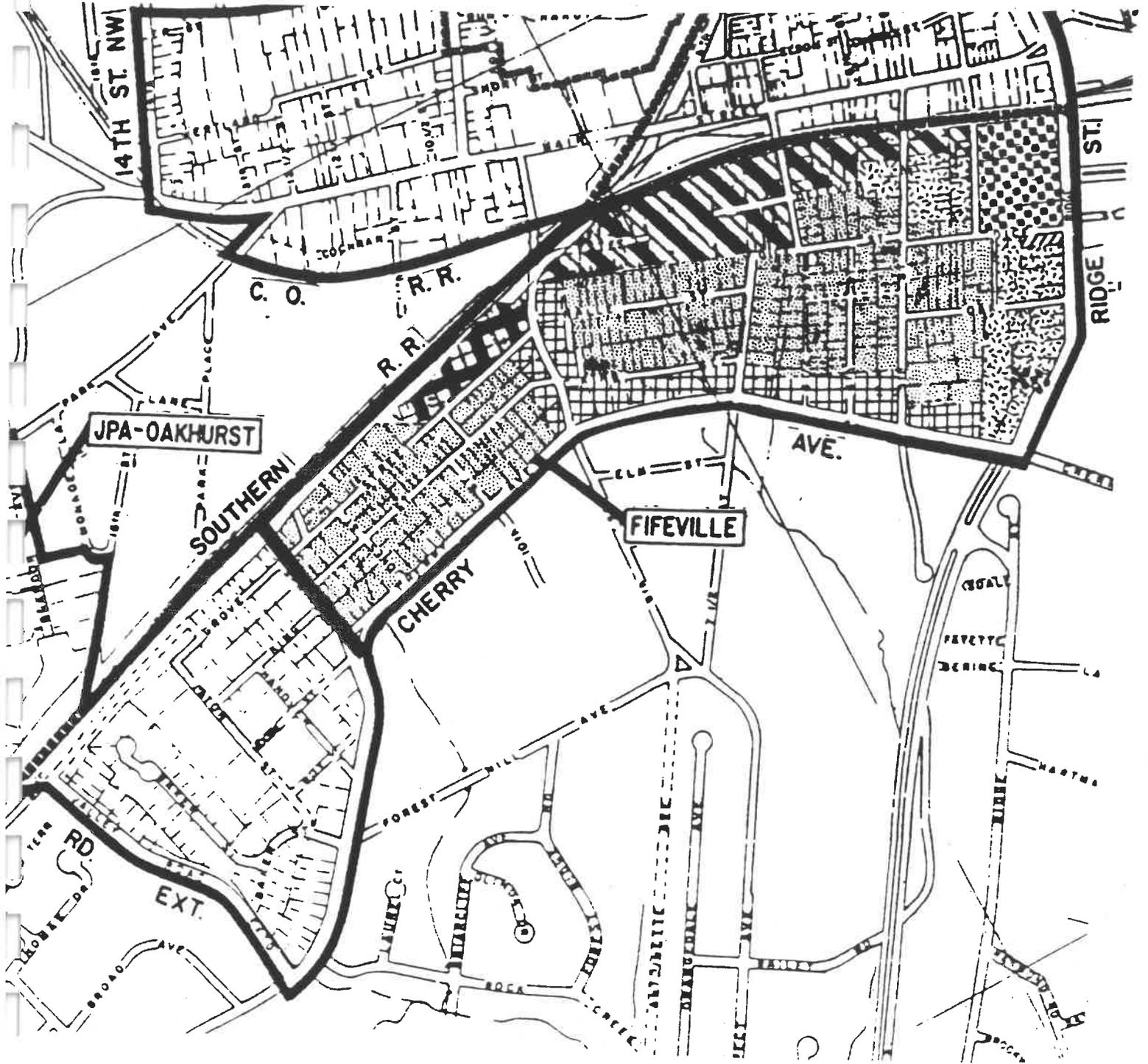


EXISTING LAND USE

- | | | | | | |
|--|---------------------------|--|-------------------------|--|------------------------|
| | SINGLE FAMILY RESIDENTIAL | | NEIGHBORHOOD COMMERCIAL | | EDUCATION |
| | TWO FAMILY RESIDENTIAL | | GENERAL COMMERCIAL | | GOVERNMENT |
| | MULTI-FAMILY RESIDENTIAL | | TRANS. COMMUN. PARKING | | RECREATION FACILITY |
| | GROUP HOUSING | | LIGHT INDUSTRY | | UNIVERSITY OF VIRGINIA |
| | MOBILE HOME | | CULTURAL | | VACANT |
| | BANKS & OFFICES | | | | |



Fifeville



ZONING

-  R-1 RESIDENTIAL
-  R-2 RESIDENTIAL
-  R-3 RESIDENTIAL

-  B-1 BUSINESS
-  B-2 BUSINESS
-  B-3 BUSINESS

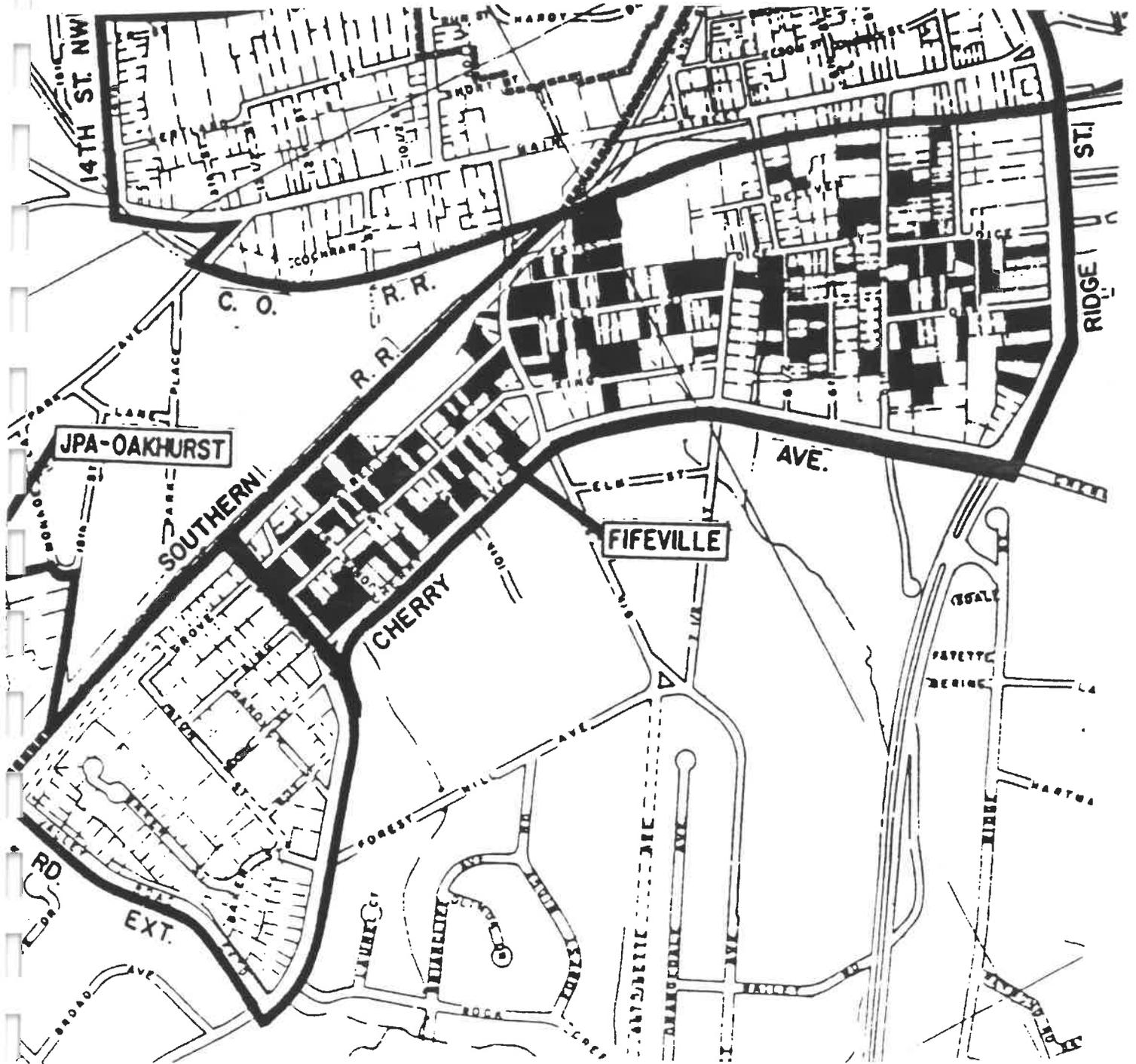
-  M-1 INDUSTRIAL
-  M-2 INDUSTRIAL
-  UVA (NOT ZONED)

AUGUST 1987

DEPARTMENT OF COMMUNITY DEVELOPMENT

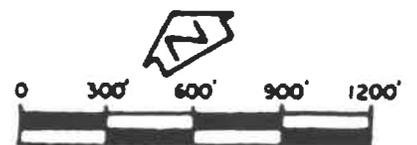


Fifeville



OWNER/RENTER STATUS

- OWNER (388)
- RENTER (1014)



PLAC 539 - COMMUNITY ECONOMIC DEVELOPMENT
UNIVERSITY OF VIRGINIA
SCHOOL OF ARCHITECTURE - URBAN AND ENVIRONMENTAL PLANNING
HARRIS

FIFEVILLE QUESTIONNAIRE

PURPOSE STATEMENT

Our class is a Community Economic Development class within the UVa School of Architecture and we will be reporting on resident and city government perceptions of the Fifeville neighborhood. You have been randomly selected to represent the views of Fifeville, and your views are very important to our study. Questionnaire responses will be kept completely confidential. The survey will take approximately 15 minutes of your time.

(I would now like to ask you some questions regarding housing...)

HOUSING

1. How many people live in this dwelling? ____
2. How long have you lived in this house?
____ (1) less than 1 year ____ (2) 1-5 years
____ (3) 6-10 years ____ (4) 11-15 years
____ (5) over 15 years
3. Do you ____ (1) rent or ____ (2) own?

IF YOU RENT:

4. How well does your landlord keep up with maintenance? Would you say the landlord's record is:
____ (1) excellent
____ (2) good
____ (3) adequate
____ (4) poor
____ (5) non-existent

Comments:

5. When was the last time your rent was raised?

___ (1) within the past year ___ (2) within the last two years ___ (3) more than two years ago ___ (4) don't know

6. How often has your landlord increased the rent since you have been living here?

___ (1) never ___ (2) once ___ (3) twice ___ (4) 3 times or more ___ (5) don't know

7. Are utilities included in the rent?

___ (1) yes ___ (2) no ___ (3) don't know

if no: what do you pay for yourself?

___ (1) gas ___ (2) electric ___ (3) water ___ (4) sewer

8. If you could move to another neighborhood, where would you move to?

(skip to question 15)

IF YOU OWN:

9. Is it difficult to keep up with the maintenance of your home?

___ (1) yes ___ (2) no ___ (3) don't know

if yes, why:

10. Do you consider this neighborhood an affordable place to live?

___ (1) yes ___ (2) no ___ (3) don't know

11. Have you invested money into your home for repairs or improvements?

___ (1) yes ___ (2) no ___ (3) don't know

Comments:

12. Are you likely to invest more money for repairs or upkeep into your home within the next year?
___ (1) yes ___ (2) no ___ (3) don't know

Comments:

13. Have you or anyone you know in your neighborhood had any offers to sell your/their home(s)?
___ (1) yes ___ (2) no

Comments:

14. If you sold your home, where would you move to?:

(I would now like to ask you some questions about your neighborhood)

15. How would you rate the overall appearance of your neighborhood?

- ___ (1) excellent
- ___ (2) good
- ___ (3) adequate
- ___ (4) poor

16. Since you have lived here, have you noticed many significant changes in the neighborhood?
___ (1) yes ___ (2) no ___ (3) don't know

if yes: what have the more significant changes been?
Comments:

17. How would you rate the changes overall?

- ___ (1) excellent
- ___ (2) good
- ___ (3) adequate
- ___ (4) poor

18. Do you see yourself living here in the next 5 years?
___ (1) yes ___ (2) no ___ (3) don't know

19. Do you feel vacant units are a problem within your neighborhood?

___ (1) yes ___ (2) no ___ (3) don't know

if yes: what do you think could be done with those units?

Comments:

20. If you had to move, where would you move?

IMPACTS

	<u>Excellent</u> (1)	<u>Good</u> (2)	<u>Adequate</u> (3)	<u>Poor</u> (4)	<u>DK</u> (5)
21. How would you rate the following services?					
a. police protection	a _____	_____	_____	_____	_____
b. fire protection	b _____	_____	_____	_____	_____
c. trash/snow removal	c _____	_____	_____	_____	_____
d. emergency health care services	d _____	_____	_____	_____	_____

Do you have insurance?

Identify:

HEALTH ___ yes ___ no
 fire ___ yes ___ no
 theft ___ yes ___ no

Comments:

	<u>Excellent</u> (1)	<u>Good</u> (2)	<u>Adequate</u> (3)	<u>Poor</u> (4)	<u>DK</u> (5)
22. How would you rate the following conditions in your neighborhood?					
a. street pavement	a _____	_____	_____	_____	_____
b. sidewalks	b _____	_____	_____	_____	_____
c. street lighting	c _____	_____	_____	_____	_____
d. community signs	d _____	_____	_____	_____	_____
e. storm drainage	e _____	_____	_____	_____	_____
f. sewers	f _____	_____	_____	_____	_____

Comments:

34. Do you work ___ (1) within neighborhood
___ (2) outside neighborhood

35. Is your job considered:

- ___ (1) professional
- ___ (2) non-professional
- ___ (3) Other

36. Do you work:

- ___ (1) full-time
- ___ (2) part-time
- ___ (3) Other

37. Do you belong to a neighborhood organization?

- ___ (1) yes ___ (2) no

if yes: how often do you attend?

- ___ (1) always ___ (2) occasionally ___ (3) almost never

38. How effective do you perceive yourself in influencing programs which affect Fifeville?

- ___ (1) very effective ___ (2) moderately ___ (3) not at all ___ (4) DK

39. Do you feel you know your neighborhood well?

- ___ (1) yes ___ (2) no

40. Could you name ten neighbors if asked?

- ___ (1) yes ___ (2) no

(I would now like to ask you some questions regarding health care.....)

HEALTH CARE

41. Is there anyone living in your home who requires assistance because of health problems or limitations?

- ___ (1) yes ___ (2) no (if no: skip to question 42)

if yes:

a. What is the nature of the problem? (acute, long-term, chronic)

b. What kind of assistance is required?

- c. Who provides the help?
 - d. Are there other types of help that you or the individual need but are not receiving?
42. Is there anyone who lives in the community, but not with you, that you provide assistance to because they have a health problem?
- ___ (1) yes ___ (2) no (skip to question 43)
- a. What is the nature of the problem? (acute, long term, chronic)
 - b. What kind of assistance is required?
 - c. Are there other types of help that you or the individual need but are not receiving?
43. What do you see as the most serious health problem in your community as a whole?
- 43a. Is this concern currently being addressed?
44. If new health care services were developed to address the needs you have identified, how would you like to see them designed?

DEMOGRAPHICS

45. Sex: ___ (1)Female ___(2)Male

46. Race: ___ (1)Black
___(2)White ___(3)Asian ___
(4)Hispanic ___ (5)Other

47. Age: ___ (1) less than 20 years
___ (2) 20-34 years
___ (3) 35-44 years
___ (4) 45-54 years
___ (5) 55-64 years
___ (6) 65 years or older

48. Education:

___ (1) less than high school degree
___ (2) completed high school
___ (3) some college
___ (4) completed 4 or more years of college
___ (5) Other

49. Income:

___ (1) less than \$10K/year
___ (2) \$10K-\$20,999K
___ (3) \$21K-\$30K
___ (4) greater than \$30K
___ (5) don't know

50. How would you perceive your neighborhood 5-10 years from now? Any changes?

(Thank you very much for your time and assistance. Your answers will be extremely valuable to our study....* do you have any objections to my calling you back if I need further information?)

HOUSING
(DO SILENTLY)

Assign one of the following designations for each single family or multi-family housing unit within the limitations of the Fifeville neighborhood survey area:

A) ___ B) ___ C) ___ D) ___ E) ___

Class A: These are structures which are in sound condition. The roof may need a patch or there may be a very slight amount of peeling paint.

Class B: These are basically sound structures which need minor repairs. The paint may have peeled off; there may be minor cracks in the wood, siding, or stucco; the roof needs work; mortar is missing from between bricks; or the garage, patio or carport is in poor condition.

Class C: These are structures which need major repairs. The walls of the roof are sagging; windows need to be replaced; the foundation is in poor condition; structural or siding materials need to be replaced; the chimney is about to fall; or the roof is leaking. A Class C building is in bad shape but still can be saved. It may not be financially feasible to save some of these buildings, i.e., it may cost more than the building is worth.

Class D: This is a structure which is beyond repair and is a candidate for demolition.

Class E: House trailer.

telephone number _____
OUTSIDE RESEARCH QUESTIONS

PUBLIC POLICY

(Decision-makers)

1. Do you foresee any land use or zoning changes as a result of the new UVA hospital?
___ yes ___ no

if yes: what changes?

2. Are there any state or federal programs targeted for Fifeville?
___ yes ___ no

if yes: identify?

3. Do you feel the expansion of the hospital has affected (and/or will affect) the home and land values in Fifeville?
___ yes ___ no

if yes: how?

4. Do you foresee the architectural scheme of the hospital changing any present or future perceptions of Fifeville?

5. What has been the rate of change from ownership to rentership in the past five years?

6. Does Fifeville have an active neighborhood association?
___ yes ___ no

if yes: what is the scope of its members?

: has it set forth any agenda concerning the hospital?

: did the association have any impact on hospital development?

7. How will the 9th and 10th Street realignment affect the circulation of Fifeville residents?

8. Do you foresee any non-residential changes in Fifeville?
___ yes ___ no

if yes: identify?

(Hospital)

9. Are there plans for future expansion of the hospital?
___ yes ___ no

If yes: will it be within the Charlottesville city limits?
___ yes ___ no

10. Do you contract any of your work to businesses in the Fifeville neighborhood?
___ yes ___ no

if yes: what is the percentage?

11. What policies or programs does the hospital have that would help it integrate with the Fifeville community?

12. Would these programs conflict with established city/neighborhood programs or policies?

SUPPLEMENTAL HEALTH-CARE QUESTIONS

Questions for key outside interviews:

13. What health care services are currently available in the community?
14. What other type of services are available that address health-related needs? (i.e. Meals on Wheels, programs through churches or other community groups, etc.)
15. What are the needs of individuals for health care outside the hospital setting? What segment of the population has this need (consider number of people with the need and age segments)? How are these needs currently being met?
16. What do you see as the most serious health concern of the community as a whole? Is this concern currently being addressed?
17. If new health care services were developed for this community, what types of features might make them more acceptable and useful to the residents?

