**Hydraulic Community Advisory Committee Minutes**  
**Monday, March 13, 2023 | 5:30pm-7:00pm**

**IN-PERSON MEETING – Southwood Community Center (387 Hickory Street)**

**ATTENDEES:**

Kate Acuff, Julian Bivins, James Clemenko, Jane Fogelman, Jane Foy, Khalilah Jones, Kate Lambert, Bill Love, Diantha McKeel, Rosemary Miller, Yolanda Speed, Kimberly Swanson

Kim Swanson called the meeting to order. Bill Love called to approve minutes from the January 2023 meeting and Kate Lambert seconded the approval. The group approved the January Minutes.

**AGENDA:**

**Southwood Development Brief Presentation   
Dan Rosensweig, President & CEO of Habitat for Humanity of Greater Charlottesville**

* + After introductions, Mr. Rosensweig gave a background of Habitat for Humanity and the undertaking of the Southwood project: Habitat purchase Southwood in 2017 because the residents would have otherwise been displaced.
  + The area is 123 acres with 300+ homes and 1,500 residents (including 500+ kids). The community is 85% Latino. Habitat is committed to everyone staying in the community if they want and growing the overall housing availability. They are helping the residents be the architects of the future of the community.
  + First phase: 40 famililes came together to plan the initial phase and made a plan with the County using Form Based Code, where different blocks have different rules/limitations based on landscape features. Each block is being designed by the resident families, one section at a time.
  + The community will include 13,000 square feet of communal space – hoping to have an incubator to support small businesses.
  + County has been a supportive partner in the process. Now planning the next phase – families have 3 years to make a plan, save money, work with financial coaches and design the neighborhood.
  + Total investment will be $500 million from County, Habitat for Humanity, and other investors. Habitat has already spent $3M on deferred maintenance.
  + Kim Swanson asked about homeownership and residence taking on the responsibility after being renters. Dan explained that all residents take classes in finances, basic maintenance and all the other skills that go into homeownership so they are prepared! It is a hallmark of Habitat nationally!
  + Jane Fogelman asked about the sewer issues. (The community has had significant problems with bad sewer systems.) Dan assured the group that all future development will be on public sewer.
  + All homes will be super energy efficient in order to keep expenses low.
  + Habitat continues to build 15-20 homes each year outside of Southwood (region includes Charlottesville, Albemarle, and surrounding counties).

Following the presentation / Q&A, Dan led the group on a tour of the property and one of the model homes.

**NEXT MEETING:** Monday, April 10 at 5:30 at Greer Elementary