

Westside Evolves: Survey Results

Westside
Community
Evolves

Past. Present. Future.

Cover image by local artist Charles [Name] [Address, Virginia]



Surveying the Residents at College Hill Courts



Surveys taken

Friday 09/29/23 -

Tuesday 10/10/23



Survey Questions

1. Once construction is finished on Westside, do you want to live in a new apartment here in the Westside? (Circle one)
Yes No
2. Do you want to live in the Westside during construction? (Circle one)
Yes No
3. If you answered No to question two, where would you like to live during construction of Westside? (Circle all that apply)

In other CHA communities? (e.g. Cromwell Hills Apartments)
A Housing Choice Voucher (Section 8 Voucher)
4. Are you interested in working on a pathway to homeownership?
Yes No

Survey Goals

Gateway Tower

Survey Sample Goal 75% of Gateway households (89)

Gateway Goal: 67 households

Actual number of households surveyed: **70 households**

College Hill Courts

Survey Sample Goal 75% of College Hill Courts households (436)

College Hill Goal: 327 households

Actual number of households surveyed: **317 households**

(At College Hill Courts, the survey team contacted non-responsive households a minimum of five times.)

Survey Outcomes - Gateway Tower

1. Once construction is finished on Westside, do you want to live in a new apartment here in the Westside?
Yes 56 households (82%)
No 14 households (18%)
2. Do you want to live in the Westside during construction?
Yes 54 households (77%)
No 16 households (23%)
3. If you answered No to question two, where would you like to live during construction of Westside?
16 households responded
9 requested a Housing Choice Voucher
3 requested either a Housing Choice Voucher or another CHA Community
4 did not specify
4. Are you interested in working on a pathway to homeownership?
Yes 8 households (12%)
No 62 households (88%)

Survey Outcomes - College Hill Courts

1. Once construction is finished on Westside, do you want to live in a new apartment here in the Westside?
Yes 260 households (82%)
No 57 households (18%)
2. Do you want to live in the Westside during construction?
Yes 149 households (47%)
No 168 households (53%)
3. If you answered No to question two, where would you like to live during construction of Westside?
167 households responded
104 requested a Housing Choice Voucher
27 requested another CHA Community
36 requested either a Housing Choice Voucher or another CHA Community
4. Are you interested in working on a pathway to homeownership?
Yes 206 households (65%)
No 111 households (35%)

Development and Phasing Summary (CHA and City Controlled Sites)

Working Draft for Discussion:

10.12.23

College Hill Courts Phasing (for CNI Plan)

| Development Phase | Master Plan | Block | Construction Start | Construction Completion | New Residential Units | Existing Units Demolished | Residents wanting to remain onsite during redevelopment | Replacement Units Created | Replacement Units Available |
|-------------------------------------------------|-------------|-------|--------------------|-------------------------|-----------------------|---------------------------|---------------------------------------------------------|---------------------------|-----------------------------|
| Site Prep | I, J | | 8/1/2024 | 9/30/2024 | 0 | YFD Building | 50% | - | 0 |
| 1 | I, J | | 10/28/2024 | 4/21/2026 | 230 | 0 | 58 | 92 | 92 |
| Demo | E2 | | 6/20/2026 | 9/18/2026 | | (116) | 58 | 65 | 34 |
| 2 | H 2 | | 10/28/2025 | 4/21/2027 | 144 | 0 | 84 | 65 | 99 |
| Demo | F & C | | 4/21/2027 | 10/18/2027 | | (168) | 84 | 54 | 15 |
| 3 | E2 | | 10/18/2026 | 8/8/2028 | 120 | 0 | 66 | 69 | 69 |
| 4 | C | | 10/28/2027 | 8/18/2029 | 154 | 0 | 66 | 69 | 138 |
| Demo | B & D | | 10/17/2029 | 12/16/2029 | | (131) | 66 | 71 | 73 |
| 5 | D | | 12/16/2029 | 10/7/2031 | 154 | 0 | 41 | 71 | 144 |
| Demo | A1, A2 | | 12/16/2029 | 3/16/2030 | | (82) | 41 | 69 | 103 |
| 6 | B | | 12/16/2029 | 10/7/2031 | 154 | 0 | | 69 | 172 |
| 7 | A | | 10/28/2030 | 8/18/2032 | 170 | 0 | | 77 | 249 |
| College Hill Courts Redevelopment Total: | | | | | 1,126 | (497) | 249 | 497 | 249 |

Future Phases (Gateway and Adittl Westside)

| | | | | | | | | | |
|------------------------------------------|------------------|--|------------|-----------|------------|--------------|------------|------------|-----------|
| 8 | E1 | | 10/28/2031 | 4/20/2033 | 65 | | 80% | 59 | 59 |
| 9 | W | | 10/28/2031 | 4/20/2033 | 82 | | | 74 | 132 |
| Demo | H1 Gateway Tower | | 7/19/2033 | 1/15/2034 | | (132) | 105 | 0 | 27 |
| 11 | H1 | | 8/13/2034 | 6/3/2036 | 194 | | | 0 | 27 |
| 12 | N | | | | 194 | | | 0 | 27 |
| 13 | P | | | | 18 | | | 0 | 27 |
| Future Phases Redevelopment Total | | | | | 553 | (132) | 105 | 132 | 27 |

CHA / City parcels in Development Plan Total:

| | | | | |
|--------------|--------------|------------|------------|------------|
| 1,679 | (629) | 354 | 630 | 276 |
|--------------|--------------|------------|------------|------------|

DRAFT PHASING PLAN - OCTOBER 6, 2023

