



## FREQUENTLY ASKED QUESTIONS (FAQ) #3

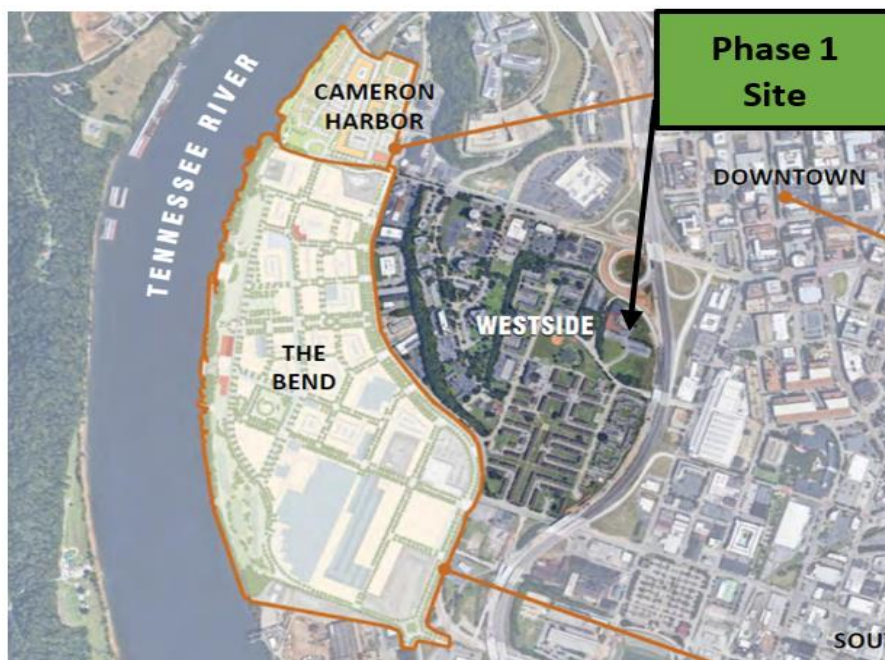
February 2024

We are pleased to share these Frequently Asked Questions (FAQs) to keep you aware of the progress being made on the Westside. We will provide answers to any questions that we receive from the community and will post the FAQs on [www.westsideevolves.com](http://www.westsideevolves.com), in the College Hill Courts monthly newsletter, and on social media.

The implementation of the One Westside Transformation Plan is well underway, thanks to your continued input and investment in the Plan. We continue to welcome your attendance at meetings so that you can share your ideas and suggestions as we move forward together. In addition to the Community Advisory Group, residents of the Westside, the City of Chattanooga, the Chattanooga Design Studio, EJP Consulting Group, and the Chattanooga Housing Authority who were involved in the planning process, we welcomed three new partners in 2023. They include our master developer, Columbia Residential, our relocation partner, Housing Opportunities Unlimited, and our family support team, Urban Strategies, Inc.

### 1. What is the One Westside Transformation Plan?

The One Westside Transformation Plan is a plan to provide new mixed-income vibrant housing, more parks, and green spaces for families to gather, and better access to the TN River and downtown. The Plan also features a community hub that will provide spaces for early childhood education, sports, community gardening, a performance stage for concerts and plays, a splash pad, and more.



## **2. Where is the One Westside Neighborhood Located?**

The One Westside area is located immediately next to Downtown Chattanooga to the east and the Tennessee River to the west. To the north, new residential development along the riverfront will be constructed. The Westside Evolves Neighborhood is 115 acres surrounded by Riverfront Parkway to the west, Highway 27 to the east, W. MLK Boulevard to the north, and Main Street to the south. College Hill Courts and Gateway Tower, two Public Housing sites in the neighborhood, are set for redevelopment. Outdated units will be replaced with new ones.

## **3. When will the first new units be available to College Hill residents in Phase 1?**

The CHA and Columbia Residential development team plan to break ground on the first phase of residential development on the Youth and Family Development site in December 2024. Demolition of the existing YFD structure may begin earlier in 2024. It is expected that the units will be ready for residents to move into this phase of new housing as early as mid-2026. No one will need to move until this first phase of housing has been completed.

The development will include 230 units featuring 1, 2, and 3 bedrooms, a single-podium parked building with an elevator, a parking garage, and a management, leasing, and amenity space. Following this development, new housing will be available in the neighborhood in multiple phases. There will be 6 more phases of new housing following the completion of the development on the YFD site. We would expect move-ins to the new housing in 3Q/4Q 2026.

## **4. When am I going to have to move?**

No one will need to move until this first phase of housing has been completed. The first Phase at the YFD site will have 92 units provided for residents of College Hill to move directly into the new housing. The priority is to replace many units from College Hill Courts before demolishing the existing units. Since the new housing is a mixed-income development, 58 of the new units will be unrestricted at market rate, and the remaining 80 of units will be affordable workforce units at restricted rents at or below 60% and 80% of Area Median Income (AMI).

## **5. What is Tax Increment Financing (TIF) and how does it affect me as a resident of the Westside?**

Tax Increment Financing is a way used by local governments to pay for community improvements with future tax revenues. The City Council of Chattanooga and the Hamilton County Commission approved tax increment financing (TIF) for \$104 million to be used for neighborhood improvements in the Westside such as roads, sidewalks, sewers, lighting, and the construction of the Hub, to name a few. As a resident of the Westside, you will enjoy safe handicapped-accessible sidewalks lined with trees, new improved roads and sewers, and a fully renovated and expanded community center for social, educational, and recreational opportunities.

## **6. What is the Choice Neighborhoods Implementation Grant?**

Choice Neighborhoods Implementation Grant is a \$50M grant by the U.S. Department of Housing and Urban Development (HUD). The grant goal is to positively transform the Westside in three areas; Housing, Neighborhood, and People. If awarded, the grant will help put the plan into action, providing residents with family support, an improved neighborhood, and creation of new mixed-income housing.

### **7. What is the HUB and what progress has been made?**

The Westside community highlighted the importance of preserving the existing James A. Henry building. The plan is to renovate and expand the building and the Sheila Jennings Park. The new James A. Henry Hub (HUB) will house community resources and amenity spaces such as Head Start, an art gallery, health services, and other expanded community services and multi-use spaces for the neighborhood. The street adjacent to the Hub and Shiela Jennings Park will be designed to host public gatherings, block parties, reunions, and resident-led social events.

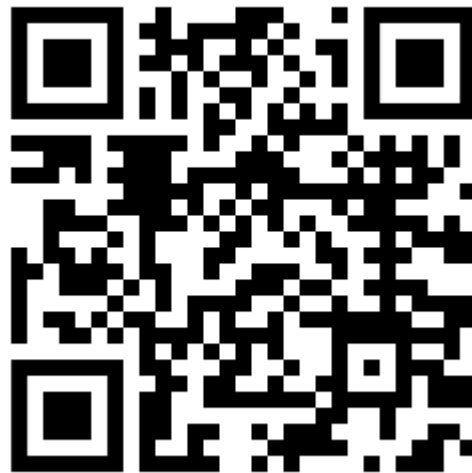
### **8. Will my rent change because of the new development?**

No. Just like public housing, residents will continue to pay 30% of their adjusted gross income towards rent at the redeveloped site.

### **9. How can I make my voice heard in this process?**

The planning team will host regular meetings and activities for resident input, so stay tuned for more information to follow. The Phase I Design kicked off with resident input meetings in September, 2023. The Design is in the schematic phase and the next resident input session will be in spring 2024. Date TBD.

**Scan me for more information!**



### **Want more information?**

Additional information about the planning process can be found at [www.WestsideEvolves.com](http://www.WestsideEvolves.com) Or send us an email at: [info@chattanoogaastudio.com](mailto:info@chattanoogaastudio.com).