

Summary

The Fifeville Neighborhood Revitalization Initiative (FNRI), completed in 2007, renovated seven homes in Fifeville, a historically low-income African American neighborhood in downtown Charlottesville. Although the project primarily rehabilitated homes that were in serious disrepair, it also included a collaboration with ecoMOD for two units at 223 4th Street SW, which have since received a LEED Platinum certification. Despite higher than expected construction costs, by raising grant funds and enlisting the support of many partners, including the City of Charlottesville, PHA was able to sell all the homes to low to moderate income buyers.

Project Facts

- Average development cost per FNRI home: \$159,200
- Average estimated sales price at time of completion: \$175,000
- After PHA and City downpayment assistance, FNRI homes were affordable to families earning as little as 60% of AMI
- FNRI included homes at the following Fifeville addresses:
 - 500 7 ½ Street SW
 - 502 7 ½ Street SW
 - 307 5th Street SW
 - 225 4th Street SW
 - 233 4th Street SW
 - 223 A 4th Street SW
 - 223 B 4th Street SW
- **Reframing.** Existing building shells were severely deteriorated and major work was required to reframe and tighten envelopes. At 233 4th Street, a brick house, brick walls were re-pointed inside and out, and “a house was framed inside the brick house” to create a tight envelope. On the stick framed homes, many exterior walls were reframed and sheathing was added to accept modern house wrap prior to new siding and insulation
- **Green Building.** 14 SEER variable speed AHUs; ductwork in conditioned space; thermal-pane windows; Energy-Star appliances; efficient water heaters; Energy Star light fixtures; low-flow plumbing fixtures; Hardiplank siding; thirty-year architectural shingles; Marmoleum in all kitchens and baths, sustainably-harvested wood flooring in living areas; low-VOC paints and sealers.