

Kindlewood



Informed by robust resident engagement and guided by the principle of zero displacement, Kindlewood is a multiphase redevelopment of a public housing community in Charlottesville, Virginia. A joint venture of Piedmont Housing Alliance and National Housing Trust will transform the current 150 townhouse apartments into a 450-unit income-tiered community with community amenities including after school care, playground, library, free Wi-Fi, fitness center, and community spaces.

Phase 1 of the Kindlewood project broke ground in early 2022 and is set to open its doors early summer 2024. The financing stack included an equity investment and bridge loan from VCDC, construction financing from Virginia Housing and Virginia Community Capital Bank, and various state and local sources.

Klein Hornig attorneys serve as lead transaction counsel and have helped Piedmont Housing Alliance and National Housing Trust navigate through complicated overlapping layers of financing, HUD regulatory issues, real estate conveyancing issues, organizational structure, and complex tax matters.

Kindlewood stands on a site of great significance to the Black community of Charlottesville. Formerly known as Garrett Square, the predominately African American community was demolished during urban renewal. Next came Friendship Court, a project-based Section 8 community that was walled off from the surrounding downtown area and largely excluded from the economic development in that area. Kindlewood seeks to right these historical wrongs by putting residents in the driver's seat of redevelopment and building an inclusive community that is connected to the surrounding area, improving access to employment and wealth building opportunities to enable families to grow and prosper.

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