

CITY OF CHARLOTTESVILLE

PLANNING COMMISSION PRE MEETING

MONDAY, SEPTEMBER 17, 2007 – 11:00 A.M.

HENRY'S RESTURANT

Planning Commissioners present

Mr. Michael Farruggio

Mr. Jon Fink

Ms. Cheri Lewis

Mr. Bill Lucy

Mr. Hosea Mitchell

Mr. Michael Osteen

Mr. Jason Pearson

Council Present

Mr. David Norris

Mr. Julian Taliaferro

Staff Present:

Mr. Jim Tolbert, AICP, Director NDS

Mr. Craig Brown, City Attorney

Mr. Rich Harris, Deputy City Attorney

Ms. Missy Creasy, AICP, Planning Manager

Ms. Mary Joy Scala, AICP, Design and Preservation Planner

Mr. Brian Haluska, AICP, Neighborhood Planner

Ms. Amy Kilroy, Grants Coordinator

Mr. Read Brodhead, Zoning Administrator

Ms. Ebony Walden, Neighborhood Planner

The session was called to order at 11:00am.

Jim Tolbert presented an overview of why the different people present were brought together.

Charlie Armstrong, a local developer, presented what has occurred with the Affordable Housing Task Force and the challenges faced by developers in providing affordable housing.

Becky Clay-Christensen, facilitator, presented an overview of the meeting and lead a round of introductions.

Becky had the room list all the issues of concern that brought the group to the room today.

- n Incentives without heavy hand
- n Policies have been made on the fly
- n Green building is new ground... Is there a need for an incentive?
- n Is density a good thing? What are the negative impacts?
- n We need housing in all price ranges
- n Affordability for long term residents—How do we keep our demographic mix?
- n What are examples of successful mixed income projects?
- n What is the economic impact long-term? How does this affect our ability to attract employees?
- n Stay open to market driven/ performance driven options
- n Create win/win (consider processes, approvals, finite resources)
- n Approval Process/ Goal collision! (City, Developers, Neighbors)
- n Other livability issues that affect cost (pedestrian, open space, infrastructure)
- n Historic preservation impact
- n Current zoning for affordable housing
- n Is new housing the answer for affordable housing?
- n Existing housing – Is there a leverage opportunity?
- n Homeownership – How does it the elevate social demographic?
- n Policy costs affects affordability
- n Funds directed to affordable housing

Following that, the group had a lunch table top conversation around the question of “What are some practical ways to work together to increase affordable housing and green building?”

The groups then submitted their ideas which were included in a matrix organized by topic.

Action Areas	Brainstorm Ideas
Proffers	<ul style="list-style-type: none"> n Flexibility of options (on site, off site, cash) n Undesignated proffers are good (2) n Decrease by-right density

<p>Development Incentives</p>	<ul style="list-style-type: none"> n Waive City fees (utility, connection, application) for offering affordable units (ease up on bonding requirements) n Expedited process-- every day helps! (2) n Expedited review of site plans/ subdivisions with steep slopes—with no Planning Commission review/ Outside review by third party reviewers n Transfer of development rights n 25% of additional density (above by right) be affordable n Density bonuses n Paying fees later at CO n City-owned land n Waiver of real estate taxes for affordable units
<p>Leverage</p>	<ul style="list-style-type: none"> n Revolving credit fund for developers n Dedicated funds for housing n City and developers cooperative venture on city land for win/win n Low/ no interest land loans to be leveraged toward affordable housing in a project
<p>Expectations</p>	<ul style="list-style-type: none"> n Clear application guidelines from governing body n Simple, clear goal to receive “X” for new and/or more density level n Setting realistic expectations (What is possible?)

Following that discussion, Jim Tolbert noted that next steps may include small groups set up to discuss certain topics further, further research into expedited reviews, and work with the sustainability committee and Planning Commission on green building initiatives.

The meeting ended at 1:00pm.