

Meeting Notes: May 20, 2008

“Private Sector Incentives” HAC Subcommittee Meeting

I. Fundamental Conditions;

- A. Low cost land.
- B. Expedited review process.
- C. Clear design standards and expectations.
- D. Clear public policy objectives both from a socio-economic and neighborhood geography standpoint..
- E. Establish walk-able, mixed income and mixed use (both vertical and horizontal) projects as the norm.

II. Important planning and design tools for implementation;

- A. Compile or obtain a map that locates existing development opportunities (i.e. privately and publicly owned Greenfield and redevelopment sites.)
- B. Compile or obtain a map of existing affordable housing locations (inclusive of public housing and privately managed and owned Section 8 concentrations as well as average housing price ranges for each neighborhood) relative to high intensity corridors and districts. This will help determine the appropriate range of income mixing. It will also be useful in determining whether or not an infill parcel or redevelopment site could/ should include mixed use.
- C. Expand allowable product types beyond single family detached such as; accessory apartments, attached rental and owner-occupied housing including live/work units, townhouses, condos and apartment flats, carriage houses (i.e. multiple units in one building designed to look like a large single home.)
- D. Establish an “aggregated” review process whereby the architectural review board, corridor review board and other applicable citizen steering committees would weigh in on a submittal at the same time before coming before the planning commission.
- E. Investigate establishing “Enterprise Zones” and using market tax credits.
- F. Designate city/county staff person to foster public/private partnerships.
- G. Use non-profits to leverage projects and create incentives for private developers to partner with non-profits..
- H. Establish design standards for affordable mixed income housing in mixed use projects tied to a particular geography (such as the corridor design standards.) These could be urban-form based street standards or even more detailed such as an “architectural pattern book.” (Check into the national-level Habitat efforts at creating a pattern book.)
- I. Develop a point system, similar to the VHDA’s QAP for low income housing tax credits, that allows nuance in how public moneys are doled out, or non-financial tools are used to encourage mixed use/mixed income housing.
- J. Encourage the establishment of a non-profit community land trust and fund it with seed money and/or land contributions.