

HOUSING ADVISORY COMMITTEE  
DRAFT Minutes  
Basement Conference Room City Hall  
January 18, 2012  
12:00 pm

Attendance Record	Present	Absent
<b>MEMBERS</b>		
Art Lichtenberger		X
Charlie Armstrong	X	
Chris Murray	X	
Dan Rosensweig	X	
Jennifer Jacobs	X	
Joy Johnson	X	
Karen Waters	X	
Mark Watson	X	
Aubrey Watts	X	
Richard Spurzem	X	
Ryan Jacoby		X
Sasha Farmer		X
Diane Hillman		X
Kristin Szakos	X	
<b>NON VOTING MEMBERS</b>		
IMPACT		X
Ron White		X
Vicki Hawes		X
<b>STAFF</b>		
Kathy McHugh	X	
Melissa Thackston	X	
Jim Tolbert		X
Tierra Howard	X	
<b>OTHERS</b>		
Edith Good - PHAR	X	
Judy Berger – JABA	X	

The meeting began at approximately 12:10 PM with lunch provided for those in attendance.

**Welcome:**

Chairperson Karen Waters welcomed everyone and thanked them for coming.

**Updates from the Chair:**

Minutes were reviewed. Kristin Szakos made a motion to approve and 2<sup>nd</sup> was made by Chris Murray. Minutes from October 12, 2011 meeting were approved by a unanimous vote.

Karen Waters then led a discussion regarding final revisions to the “strawman” document.

Charlie Armstrong stated that the 2<sup>nd</sup> paragraph on page 2 (last sentence) is too strong and he wanted to tone this down.

Chairwoman Waters stated that she feels we need to keep the Comprehensive Plan in alignment with the 2025 Housing Report and that we should hold firm on this.

Richard Spurzem stated that he missed a couple of meetings where this was discussed but that he is agreeable with staying firm on this matter. Dan Rosensweig complemented this statement by adding that this is just one comment among many that the Planning Commission will receive and that it will be filtered by the overall process. Also, he noted that this is not an ordinance, but just a policy and that as a goal that this is fine.

Aubrey Watts (attending for the first time as the interim director of CRHA) was asked by Dan Rosensweig to weigh in on the matter. He then added that he supports the committee's decision as this is something that has obviously been debated over a long time.

Charlie Armstrong then advised that he was "content to be the minority" on this one.

Chris Murray then brought up goal #6 on page 2, adding that Livable for a Lifetime is attempting to influence legislation to allow communities to add this to their zoning ordinances and that this should be Charlottesville goal.

Karen Waters interjected that strategies 7, 8 & 9 support this effort.

Aubrey Watts questioned if we could state ... "such as *Livable for a Lifetime* guidelines being added to local zoning ordinances" at strategy number 7?"

Kristin Szakos & Dan Rosensweig countered that they do not think that we need to add this language, but Dan added that we could state "including but not limited to visitability standards in the zoning ordinance" at strategy #7.

Chris Murray disagreed and stated that he wants to add something to stand on its own.

Kristin Szakos wants to change 7<sup>th</sup> line of introduction to read "out of" instead of "outside".

Karen Waters asked that we strike "workforce" (as it relates/defines affordable) wording as it was added after the group met last time in response to an e-mail from Kathy Galvin dated 10/24/11.

There ensued a discussion on this subject of using the "workforce" wording, with Chris Murray questioning the Urban Land Institution definition as it applies to qualifying for "workforce" housing. He added that he thinks that it should be "x"% or less of AMI.

Dan Rosensweig voiced his support of continuing to use the wording in strategy number 12 but not in number 5.

The group agreed to the compromise, based on direction from Kristin Szakos to remove the comma at the end of workforce housing and make sure to use a hyphen in the term "mixed-income" in that same sentence. Further that a hyphen be added everywhere "mixed-use" or "mixed-income" are used as an adjective for housing.

Jennifer Jacobs requested that a comma be added after the word "which" in the last sentence of the introduction paragraph. Dan Rosensweig then asked that the word "de facto" be corrected (to remove the unnecessary space) in this same sentence.

Dan Rosensweig then made a motion to approve the document currently entitled "Housing Section of Comprehensive Plan Draft Update by the Housing Advisory Committee (10/19/11)" as a recommendation

for the upcoming update to the City's Comprehensive Plan. Further that strategy #7 incorporates the wording "including but not limited to inclusion of livability, visitability, and universal design standards in our local zoning requirements." Jennifer Jacobs seconded the motion and it passed by unanimous vote.

### **Staff Updates**

Kathy McHugh discussed the current composition of the HAC board with the group (per the hand out provided which lists the current membership). She explained that all the positions have expired except for those representing the Planning Commission and City Council, as well as our most recent member, Ms. Diane Gartner Hillman (citizen representative), whose term is set until 1/31/13. In addition, it was reported that Ms. Paige Barfield has been asked to advise what action needs to be taken to reaffirm current members and to solicit people for unfilled positions, but that due to her maternity leave that this request likely needs to be revisited.

Kathy McHugh went on to explain that 1) Kathy Galvin has moved off the committee by virtue of her election to City Council and thus her position as Vice Chair will need to be filled, 2) the Free Enterprise Forum will be sending Frank Stoner in place of Richard Spurzem, 3) Sasha Farmer (CAAR) has advised that she can no longer serve due to a change in her job that involves more significant time constraints, 4) Randy Bickers has left CRHA and Aubrey Watts is now serving as interim director, 5) Peter Loach is leaving PHA (although Mark Watson attended in Peter's place and advised that he will be the future PHA representative), 6) Art Lichtenberger has not attended for over a year and has not been in touch to let the City know if he wants to continue serving, 7) Reed Banks retired from Region 10 and they have been asked to supply another person to serve, and 8) none of the non-voting members (Ron White, Vicki Hawes, or IMPACT) have attended in some time and it is not clear if they want to continue to be involved.

There were several suggestions as to follow up, with Kristin Szakos stating that as the HAC Council Representative that she needs to know if staff is having difficulty with getting the Clerk of Council to respond. Further that perhaps speaking with Dave Norris and / or David Neuman would be helpful for the UVa Off-Grounds Housing Office representation. Dan Rosensweig asked if you have to live in the City to be on the HAC and Melissa Thackston replied "no" unless you are the citizen representative. Mark Watson asked about having someone from the Hispanic community and Karen Waters stated that she is concerned that the HAC does not have enough representation from private sector individuals and that the HAC is weighted toward service providers primarily.

Joy Johnson (PHAR) stated that she understands that you have to complete the on-line form in order to be considered for appointment by the HAC, even if you are currently serving.

Melissa Thackston (former HAC staff person) added that in November 2008, that City Council appointed specific membership slots and that attention needs to be paid in order to make sure that these are addressed per the Council action taken.

Kathy stated that she would send everyone the link to the on-line Committee membership form after the meeting and follow up on what needs to be done.

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A brief discussion followed with Joy Johnson voicing concern about Heartwood, Michie Drive and the impact of development which is occurring on Hydraulic Road. She is also concerned about tax credit properties (such as Garrett Square (Friendship Court) and Blue Ridge Commons) and potential long term losses of affordable housing.

Dan Rosensweig stated that he would like a report on statutory obligations for private, affordable housing owners in the City.

Karen Waters agreed with Dan, stating that this seems like a good idea for a subcommittee.

Joy Johnson added that she is specifically concerned with what is currently happening at Blue Ridge commons and that in order to preserve that we need to know what is going on.

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The agenda items resumed with Kathy McHugh discussing the planned meeting dates for the remainder of the year.

Jen Jacobs suggested moving the meeting on 11/21/12 to 11/14/12 due to the Thanksgiving holiday. The group unanimously agreed to the change.

Kathy McHugh then discussed the VHDA program for the housing search and explained that she has been told that Charlottesville is not well represented on this site. Richard Spurzem advised that this is due to local use of the Blue Ridge Apartment Council and that people are simply not going to use more than one primary website due to the hassles with listing.

Kristin Szakos mentioned that she believes that the unique features of the VHDA site (especially those for accessibility) mean that it is a tool with a different audience. Kristin asked Kathy McHugh to get with Ric Barrick about a PSA discussing this service.

Kathy McHugh then distributed survey information provided from the recent One Community workshop on Housing and Economic Drivers. She encouraged the group to look over the information from the survey.

Kathy then reviewed the draft outline for the housing report (see comments on attached "revised" draft).

Lastly, Kathy extended an invitation to tour the SRO with Virginia Supportive Housing on 1/26/12 and Jen Jacobs shared that she would love for the HAC members to also join her and AHIP in March for a tour of a rehabilitated home on Dice Street, near Cherry Avenue. Jen is to follow up with details once these are determined.

With no subcommittee reports, it was determined that this is no precedent for how to share / distribute the Strawman and that it should also be renamed to something like "Suggested Language for Update of the Housing Section of the Comprehensive Plan."

With no further business, the meeting was adjourned.