

HOUSING ADVISORY COMMITTEE  
DRAFT Minutes  
Basement Conference Room City Hall  
March 21, 2012  
12:00 pm

Attendance Record	Present	Absent
<b>MEMBERS</b>		
Charlie Armstrong	X	
Chris Murray		X
Aubrey Watts		X
Dan Rosensweig	X	
Diane Gartner Hillman	X	
Frank Stoner	X	
Jennifer Jacobs		X
Jennifer McKeever	X	
Joy Johnson		X
Kaki Dimock		X
Karen Waters		X
Kira Drennon	X	
Kristin Szakos	X	
Mark Watson		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>		
Robin Munson – CRHA	X	
Hunter Clark - PHA	X	
Ed Bain – TJACH	X	
Edith Good - PHAR	X	
Karen Reifenberger – PHA	X	

The meeting began at approximately 12:00 PM with lunch provided for those in attendance.

**Welcome:**

Chairperson Karen Waters was absent, so Kathy McHugh (as staff representative) welcomed everyone and thanked them for coming.

**Updates from the Chair:**

On behalf of Chairperson Waters, Kathy McHugh asked for a review and vote on the minutes; however, Kristin Szakos noted that there was no quorum of old members, so this had to be postponed.

As there were several new people in attendance, Councilor Szakos suggested that it would likely be helpful to provide some background information regarding the group.

Jim Tolbert proceeded to provide this information.

Kathy McHugh then picked up on the agenda item for discussing sub-committees. Referencing the handout provided (from the HAC meeting that established the sub-committees), Kathy explained that there are four subcommittees: 1) Incentives for Creation of Affordable Housing; 2) Affordable Housing Policy Review, Formulation & Best Practices; 3) Public Funding & Priorities; Data Collection & Dissemination; and 4) Low Income Housing Tax Credit Review (which is limited to members who do not receive/seek funding from the City).

Because there were so many new people in attendance, Kathy suggested that people review the handout (which explains the focus of groups 1, 2 & 3) and that we would revisit this matter in May. Jennifer McKeever asked to be included with the LIHTC subcommittee.

### **Staff Updates**

Jim Tolbert provided a staff update on the planned “Design for Life C’ville” guidelines that were handed out at the meeting.

Jim explained that he met with Charlie Armstrong to discuss the potential for legislating compliance with visitability/livability features; however, getting support locally (in advance of introducing legislation) would be very difficult. Charlie’s advice to Jim was to incentivize the program through reduced fees.

Jim went on to explain that the City (in response to the recommendation from Charlie Armstrong) had researched and found a program that would allow us to provide incentives for compliance. The program is based on what is being done by Montgomery County (MC), Maryland. The use of this program will allow the City to incorporate standards for making housing better for current residents as well as future occupants, by allowing us to certify existing homes as well as new construction. By taking steps now to incorporate basic provisions, it will reduce the costs in the future for retrofits to accommodate residents who will want to age in place.

The City plans an educational outreach component to familiarize builders, developers and the general public with the new program once it has been reviewed by HAC and approved by City Council. Current requirements (if City funds are being used) are for visitability only.

Jennifer McKeever asked what would be the budgetary impact, if a resolution passes to approve this proposed program. Jim Tolbert responded that he did not know and it would be very difficult to gauge in advance.

Karen Reifenberger suggested that the group look at cost savings as well as expenses. For example, if an older loved one breaks a hip and can be cared for at home versus being placed in temporary “assisted care” – what is the cost difference for the family and impacted individual?

Karen also mentioned that both builders and home owners can take advantage of a state tax credit for making improvements such as those outlined in the new livability guidelines. State tax credits are available for up to \$5,000, via the Livable Homes Tax Credit Program.

Karen encouraged the City staff to contact Louis Tenenbaum who had come to speak to the local Livable 4 a Lifetime (L4L) group about the Montgomery County Maryland program. Jim advised that Kathy McHugh has reached out to their staff and that our own building official (Tom Elliott)

and ADA coordinator (Jim Herndon) have both reviewed the guidelines and suggested minor changes which have been incorporated.

Charlie Armstrong added that the payback for this type of undertaking is hard to quantify as keeping older people in the community has so many intangible benefits. Specifically, they do not demand as much in City services (e.g., schools).

A discussion about identification of these features in CAAR followed, with the question about whether this could be included in MLS. Karen Reifenberger stated that Chris Murray had worked on this but had not been able to get a firm commitment yet.

Frank Stoner asked about what is required for bathrooms and Jim Tolbert referred him to page 5 of the guidelines.

Kristin Szakos stated that she had recently had some window replacement work done at her house and that while the carpenter was on site that she also had him to change up the porch to allow aging in place and visitability.

Frank Stoner then asked if the City would waive fees for all handicap access improvements, to which Jim Tolbert responded that we do this for Building Goodness in April.

The discussion then shifted to a new topic – presentation of the final housing report PowerPoint as presented to City Council. Kathy McHugh provided a printout of the PowerPoint and then went over the various slides.

There was a brief discussion among various members regarding some report elements, as well as a question about whether there is any information available regarding supply versus demand for the various tiers of housing (as affordable to different income levels) in the City. Kathy McHugh responded that this information would be really interesting, but that we do not have any data regarding this matter.

At the end of the presentation, Kathy McHugh was asked to send the Memorandum of Understanding between the City and CRHA, as well as the 2025 Housing Report to some of the new members (i.e., Jennifer McKeever and Frank Stoner). Kathy stated that she would send these out and to let her know if there are any questions.

Karen Reifenberger mentioned that the U.S. Department of Justice is requiring the State to close 4 of 5 institutions for developmentally disabled persons and that the one closest to Charlottesville (in the Valley) is due to close in approximately 2 years. She stated that these closures will have an impact across Virginia as well as locally because there will be more local demand for housing to accommodate this segment of the population.

With no further business, the meeting was adjourned.