

HOUSING ADVISORY COMMITTEE
Housing Studies Scoping Subcommittee Meeting Notes
Neighborhood Development Services Conference Room, City Hall
October 15, 2014
12:00 pm

Attendance Record	Present	Absent
MEMBERS		
Dan Rosensweig	X	
Bob Hughes	X	
Carmelita Wood		X
Phi d'Oronzio		X
Ron White		X
Lesley Fore		X
Ridge Schuyler		X
Jennifer Jacobs	X	
Trish Romer	X	
STAFF		
Kathy McHugh	X	
Melissa Thackston	X	
VISITORS		
Vicki Hawes	X	
Erin Talkington (RCLCO)	X	
Lee Sobel (RCLCO)	X	
Lena Seville	X	

The meeting started at approximately 12:15 pm to allow for late arrivals, with lunch provided for attendees.

Kathy McHugh welcomed everyone and introduced both Lee Sobel and Erin Talkington with RCLCO, who were invited to help the group with the scoping effort. She then provided a recap of the prior meeting and reiterated the three broad level questions presented by the group from the August meeting.

- 1) What housing do we have?
- 2) What are the gaps between people (income, work location, personal preferences, etc...) and the current housing stock (affordability, availability, location, desirability, etc...)?
- 3) What can / should we do about addressing the gaps?

Lee Sobel and Erin Talkington briefly discussed their familiarity with Charlottesville (having been involved with the West Main planning effort), indicating that they understand the group wants to better understand the local housing market in order to inform policy. Kathy McHugh then invited committee members to share their thoughts/concerns regarding the proposed housing studies scoping effort with the consultants. The following is a brief summary of comments contributed; however, there is a recording of this meeting if additional clarification is needed.

Dan Rosensweig stated that he wants to know what barriers keep people from getting housing such as credit issues, criminal background and other.

Jen Jacobs stated that AHIP wants to know what is the true scope of overall rehab need within the City. She added that the assessor data does not provide the level of detail needed to determine this.

Kathy McHugh added that the City would like to better understand the impact of UVA students on our housing.

Trish Romer stated that she would like to know: what is the housing stock, what is for rent, who is renting it and where is it at.

Dan Rosensweig responded that it is hard to track market rate rentals. Also, that while we know how much supported affordable housing that we have, it is a struggle to quantify non-supported units.

Kathy McHugh provided an update on CAMA data and stated that the assessor's office had recently provided data that should be useful for a future study. She also noted that the office is changing software and that she hopes future requests will be much simpler; however, the collection of data for value assessment is much different in focus than the information being sought for this group. This mismatch creates difficulties.

Vicki Hawes noted that 90% of UVA students live within a mile and a half of the rotunda, primarily within the UMD and UHD zoning districts. She also noted that only 3% of the JPA neighborhood is owner occupied, with the student market being very different in relation to the overall housing market. She commented that the cost that the University charges for housing has an impact on local rental rates.

As for tracking student rentals using address data provided by students, Vicki Hawes and Trish Romer noted that some students use their parents address or a university box so that data would not necessarily reveal where students are actually living.

Dan Rosensweig emphasized that we have an acute housing need and that there is no affordable housing readily available in emergency situations.

Erin Talkington expounded on feedback from the group by indicating that we need to identify the housing stock and price, and determine how this matches ... looking at housing stock and who is using it and what is the need beyond what people can afford to pay.

Dan Rosensweig pointed to the land use map on the conference room wall, noting that 70% of our land use is for single family housing (R1) and that there should be no sacred cows as we need an honest conversation about affordable housing in our neighborhoods.

Melissa Thackston suggested that the group consider what the City would look like if we didn't have the UMD and UHD districts.

Vicki Hawes stated that more and more students want to live close to campus and that the success of the university districts is pushing prices up making it harder for students to live in these areas because of price. Since there is no parking on campus, apartments further out (e.g., University Place) have lower rents and corresponding low occupancy rates (i.e., 40%). She noted that it's all about location which trumps both price and amenities. She explained that housing within one mile of campus is the most expensive and has the highest occupancy. The Grand Marc was held out as an example of successful student (purpose built) housing.

Erin Talkington asked if UVA has looked at where students are living off campus other than large multi-family properties. She also inquired as to whether increases in purpose built student housing would take students out of older homes and existing neighborhoods close to campus.

Vicki Hawes responded that they are getting a lot of complaints about the Flats and that she understands that they are doing abysmally because they are located too far from campus. Dan Rosensweig responded that the first year is always hard and that there were lots of concerns about those units being ready in August.

A brief discussion followed with general consensus that the student housing segment of the market probably needs specific attention in the study. Erin Talkington responded that the big question is about supply. What is the market providing and who can access it? As to demand, it all depends on who can afford what is being provided (who are they by age, income, housing type, job location, etc...). What is the mismatch between supply and demand?

Dan Rosensweig also spoke to the fact that we have no temporary or flexible housing locally and that waiting lists for affordable units are long with many people waiting.

Lena Seville made brief comments to the group regarding concerns related to the study.

After Vicki Hawes, Trish Romer and Bob Hughes left at 1:30, the group also talked about lack of participation by Albemarle County and that we need to look at getting involvement from an Albemarle County Supervisor.

The group also pondered which questions/research will actually help us to do things?

With no further business, Kathy McHugh thanked Erin and Lee for coming on a rainy day and the meeting was then adjourned.