

PLANNING COMMISSION WORK SESSION

January 3, 2018

5:00 – 7:00 p.m.

I. PLANNING COMMISSION WORK SESSION

Members Present: Chair; Lisa Green, Vice –Chair; Corey Clayborne, Commissioners Genevieve Keller, Taneaia Dowell, Jody Lahendro, Kurt Keesecker, and John Santoski

Staff Present: Missy Creasy, Brian Haluska, Matt Alfele, Zack Lofton, Carolyn McCray, Alex Ikefuna

Call to Order: Lisa Green, Chairman

Briefing on Housing Needs Assessment status

Commissioner Lahendro said the Housing Advisory Committee should also be able to review the commission’s work while it is still in process. He said everybody on the HAC knows more about affordable housing and housing issues than I do. I would like to have their specialized knowledge applied to the future land use plan.

Commissioner Keller felt they should wait until the Form Based Code Institute completes a new citywide housing needs assessment. The company’s existing contract to work on zoning for the Strategic Investment Area has been amended to add \$54,500 on top of the \$228,000 previously allocated by the City Council.

Stacy Pethia, the city’s housing coordinator stated what they will do is provide a breakdown by census tract of the existing housing units, they project housing need out to 2040, and we can see looking from the data where we are lacking affordable housing units, where we can put affordable housing units and where we have a concentration and might want to think about not adding anymore. She said the draft version of the housing needs assessment will not be available until the end of March. Ms. Pethia said they will be meeting on Monday, January 8, 2018.

Commissioner Keesecker said that goes back to Lisa’s question about the timing of the study and the community engagement related to the housing study related to our Comprehensive Plan; how does all of that work together and seems like it would all work together?

Commissioner Santoski said at some point, we’re just going to have to say we’re as ready as we’re going to be. He said the state law requires planning commissions to “prepare and recommend a comprehensive plan for the physical development of the territory within its jurisdiction.

Chair Green suggested that the council could be asked to push back the deadline to give more time to incorporate more public engagement as well as the final version of the housing needs assessment. She said in her opinion we will get a better product if we say we need to pump the brakes for a second and get this information. I think we are really, really messing up if we don’t use this housing data in this Comprehensive Plan.

Commissioner Santoski said the group should complete its task on schedule. He said there's always going to be more information available at another time, and it doesn't mean we can't go back and amend the plan at another time in the future.

Commissioner Clayborne asked if any of the information could be given to the Planning Commission before the end of March, given the group's interest in the data. He said it would be so unfortunate to go all this way and then knowing how important that information is to the community, not have it, and we're just pushing to meet some deadline, and at the same time, is it worth waiting for?

The main task for the commission's work session on Tuesday was to establish a community engagement strategy for the public to review the work completed by the commission so far.

2. 2018 Comprehensive Plan
  - a. Review Citizen Engagement Plan
  - b. Set Future meeting schedule
  - c. Organization for "Google Tours"

Commissioner Santoski said any formal city advisory group that wants to weigh in on the Comprehensive Plan should be invited to do so. He said we can run this by any committee/advisory boards that want to meet with us; any formal body that has been put in place by the City can meet with us. However that would not include CADRe because it is not part of one of the commissions or advisory groups

Commissioner Dowell said that many groups in Charlottesville feel they are not represented on those advisory bodies. She said why not just have one, big open meeting, and if you want to come and be active and have a voice, show up. Whether you're on an official body or a regular, normal citizen, to me that's how we will be effectively trying to engage everybody. She suggested this meeting be held outside of City Hall at a venue that can accommodate everyone.

Ms. Creasy said there are many advisory groups in the city and they would all have to be invited.

The Planning Commission said they wouldn't mind having one citywide meeting. The goal is to have that meeting in the first two weeks of March. The ultimate goal is to have the Planning Commission's public hearing in June.

Ms. Creasy said some folks would come in and give a presentation, we could probably refine that discussion to something smaller if everyone has an opportunity to read through and say it was crossed out because we completed that goal two years ago or because it was repeated in 4 different places. She said the updates are recommendations.

Chair Green said on top of all of this, look at those and by mid-February, have those read. That is your homework; and if we need a specific champion of a chapter and if we have questions we will ask that person to come in for that particular chapter.

Ms. Creasy said you can keep a list of the comments and we will include them and keep them.

Commissioner Keller said we should concentrate on the land use and provide them to the links of the chapters online and provide them with a place where they can make comments in person or comments online.

Commissioner Lahendro: noted many ways to address the land use plan dividing it into two parts 1) using the map we drafted, listing the six zones, different characters are, basic principles behind the high in density hubs, transition zones, downtown district and other things. 2) We need to be ahead of the affordable housing questions that we are going to get and talk about the incentives that we have built into the land use plan. We probably should talk about what the differences are between this land use map and the one done in 2013. Do we break it up into small groups again; because we got to meet with people individually and hear their thoughts and problems?

Commissioner Santoski: said that is what we are still looking for.

Meeting schedule: Monday January 8<sup>th</sup> at 5:15; Tuesday, January 23<sup>rd</sup> at 5:15; Monday January 29<sup>th</sup> at 5:15; Tuesday 30<sup>th</sup> at 5:15.

### Public Comment

Steve Blaine: said on the housing needs assessment, we may have an over inflated expectation on how that is going to inform the land use plan unless you change the scope. He said Mr. Ikefuna said they are going to be recommending some specific strategies to implement between the comprehensive plan and then the zoning ordinance. The concentration of racial, ethnic, low income, we could probably do that ourselves and where affordable housing has occurred nationally, we've got the resources to probably put on a land use map. One thing you can be certain is that when they have the data from Weldon Cooper it will show that in 2040 there will be a vast shortage of housing units in the community and that is for certain. He said it looks like you are reducing the supply of units and so you actually got an overall policy approach going counter to what the projections are going to be. One irrefutable fact in science about economics is if you reduce supply you are going to raise the cost of housing. We are going to see what is happening in places like D.C. those traditional neighborhoods are going to be gentrified because the only people who can afford those are the people who can afford them. He will be curious to see the housing needs assessment the impediments to affordable housing. All we know is what we are doing now is not working, so if we are not prepared to change what we are doing now in terms of our zoning and land use plan, we are not going to be able to move the ball forward.

Phil D'Orizo, Chairman of HAC, said we are going to be taking up the Comprehensive Plan chapter five, in a sub-committee designed for that purpose and we are also going to be looking at that same data stream that is due back on March 31<sup>st</sup>. The HAC has not yet engaged in chapter five. We have four versions of that circulating in one degree of completion or not, so we do not have a ready response to that yet. As far as the inbound data and the draft, the sense of the HAC already a completion date in light of that, we weighed it sort of heavily, we don't think we have a crafted resolution. He suggested, although it is great to pull in the boards, you probably need to have a tighter engagement meeting with the HAC on specific issues and on chapter five. Even outside an addition to that project you have come to us and we have met twice on a fairly deep dive to provide you with some data outlines and we would be happy to see if that is moving forward.

Dan Rosensweig, 740 Lexington Avenue, he complimented the Planning Commission on all of the work you have done so far. He said they were off the cuff of moving forward with some progressive and interesting approaches with regard to affordable housing. He said it is really important that you get it right. He has heard a lot of fatigue and a split commission. Three commissioners have been fairly firm and saying look affordable housing post August 12 has been a real flash point in this

community and we need to make sure that the data works up toward the land use plan, or if the land use plan be fit for purpose and he agrees with that whole heartedly. There sounds like there are three commissioners that are pretty eager to move forward, and one who is wavering. He said you are stuck a little bit, because of this disconnect of a heat map and what is called a land use plan but which is really as you all know and I know it is essentially a zoning ordinance. It is pretty descriptive and could be more descriptive than you thought you were creating as you move through the process it is hard not to then go parcel by parcel and do what you have done. I think you have to make that decision that you want something that is actually precedent to a zoning ordinance or do you want something that is more general in nature. His recommendation because that is what Comp Plans generally are, is more generally in nature and should have a thirty year shelf life or half-life; and so you want to make sure that as economics change and neighborhoods change etc. you have something that is a broad enough pallet to accommodate the kind of growth where and what you want. If you chose to go this direction and create a land use map that essentially amounts to a zoning ordinance you got to get it right and that is why a lot of people are pushing Council to defer approval of the land use plan until you get the actual data. He commented on what Mr. Ikefuna said it seems to be brewing a study to examine the ratios between by-right allowances and allowances with density bonuses. He applauds you for that idea of creating height for affordable housing. He said here is my challenge to you is you have to get it right. He doesn't think you got it right. He said one of these zoning districts have 4 stories by-right; six stories with an affordable housing bonus and anyone who builds knows that if you go above five stories you are immediately into concrete and steel construction. You need an economy of scale to even make that feasible. So those two extra units for bonus density for affordable housing are useless and it doesn't work. He said you can get that ratio right but he doesn't know if that ratio is one floor by-right and 120 floors with an allowance or four floors by right and nine stories with affordable housing on site. The only way you are going to be able to get this is to have a third party independent economic consultant to come in and access actual data from this metropolitan service area land prices, construction prices and will tell you what those correct ratios are. If you choose to have something prescriptive you got to do it right which is why a lot of people are pushing for you to wait until after not only for this first round of study, but more analysis which examines what you are contemplating for the land use. So this idea that you can adopt a land use map and amend it as you go along doesn't exactly happen. He was on the Planning Commission for 8 years and the times we actually amended the Comp Plan may have been two. Either go for a heat map, which is really general in nature or if you do try to produce something like this it has to be based on data. He thinks a lot of people are right that you have expectations from March for this initial study giving you all of the information that you are going to need for the land use map and housing section update. He doesn't think that is true, it is a really good first step but what we have heard time and time again is the people want to be heard. There are other barriers to affordable housing than simply the number of units at the right AMI. We have heard again and again the people have said I want affordable housing but it is in the wrong school district. He has heard other people said it is about a car and not about housing. He is going to suggest Council strongly that they push this back, the deadline for the land use section and housing back so we can actual go out person by person listening to people. It doesn't have to be the Planning Commission. You have the Housing Commission Advisory Board and other entities that can do some of that listening, but until we actually hear from the grass roots and people tell you what is it that stands between them, affordable housing, and then draft a land use map that is fit for purpose. You have so many of the right ingredients, they have to line up and you have to take your time and get it right.

Adjournment 7:15 pm