

HOUSING ADVISORY COMMITTEE

Meeting Notes
December 14, 2006

Present:

Noah Schwartz
Mike Heckman
Karen Waters
Overton McGehee
Art Lichtenberger
Peter Loach
Dave Norris
Carol Clarke
Natasha Sienitsky
Charlie Armstrong
Cheri Lewis

Absent:

Joy Johnson
Theresa Deese
Reed Banks
Theresa Tapscott
Ron White

Guests:

Staff:

Amy Kilroy

Summary of Meeting Notes:

- Review of Habitat's Tax Deferral Proposal – Overton McGehee:
 - Looking to get it approved this year, intent was to keep it simple and flush out the details more thoroughly during the year.
 - Review of the existing City Tax Deferral program(s)
 - Review of the proposal that Overton handed out
 - Discussion of people preferring a rebate over a deferral, and whether or not this can be incorporated into the proposal.
 - Questions raised during discussion:
 1. What happens if the house is sold to another low-income family/household?
 2. Does this proposal apply to university students?
 3. How will institutional lenders help/hinder the use of this program?
 4. Is this set up as a lien on the property? And if so, could the City send letters to local lenders alerting them of the liens?
 5. Could the levels of the property tax be reduced instead of having the deferral?
 6. What is this proposal going to cost the city?
 7. Does the \$25,000 income cap rise over time with cost-of-living increases?
 8. Would families/households apply each year? Income reverified?
 9. How long does the application process take?
 10. How accessible are our current programs? How many people called to inquire vs. how many people actually followed through with application?
 - Overton made a motion to revise the deferral program into a rebate program instead. Income less than \$25,000. House value less than \$230,000. Qualify for a rebate of \$500.00 or an amount worth one-quarter of taxes – whichever is lower.

- Noah seconded the motion. Committee unanimously approved proposal with a vote of 11-0.
- Staff will send recommendation on to Gary for his review and approval.
- Discussion of Affordable Housing Conference – Natasha Sienitsky:
 - Natasha circulated an outline of her initial ideas/research for the conference. Based largely on a HUD conference she attended in New York.
 - Work to bring together public/private/non-profit organizations
 - HUD funds are currently available to fund a regional conference in our area, and a group called Newport Partners will work with HUD to help us organize
 - Date originally booked for March 23rd – after more discussion, sounds like we’ll need more time to pull everything together. New date is TBD.
 - Current sponsors include: CAAR, PHA and the UVA Planning Department
 - Looking for additional community/stakeholder input
 - Need to find an accessible community location to host the event. Possibility of the university not being an ideal location in terms of how the community will view the conference.
 - Look to further the dialogue with university – bring them on-board as part of the conference.
 - Want to include broad enough topics to get a variety of speakers/participants to the table.
 - Questions raised during discussion:
 1. What are the overall goals/objectives of this conference?
 2. What can be accomplished by the event?
 3. What about focusing on things we are already doing in the community – bringing them to greater attention?
 4. How to go after major employers to get them to sponsor the event?
 5. Do we want to get buy-in from our surrounding counties?
 - Natasha is looking for any and all assistance in helping put this conference together.
 - Item will be first on our next agenda for further discussion
 - Karen mentioned that QCC would like to be included on list of sponsors
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- **Next meeting date is set for: Thursday, January 18th @ 12:00** (location – Basement Conference Room)
- **Future agenda items include:** Affordable Housing Conference, Report from Nominating Committee, update on status of CAHIP proposal.