

## HOUSING ADVISORY COMMITTEE

Minutes

Basement Conference Room City Hall

April 15, 2009

12:00 pm

### Members:

Art Lichtenberger  
Charlie Armstrong  
Dave Norris  
Theresa Tapscott  
Peter Loach  
Chris Murray  
Sasha Farmer  
Richard Spurzem

### Staff:

Jim Tolbert  
Teresa McCoy

### Others:

Helen O'Beirne  
Billie Campbell

Meeting began at 12:05.

**Introductions:** Introductions were made.

**Presentation of Action Plan:** Billie Campbell presented the FY09-10 Action Plan for Charlottesville and the Thomas Jefferson HOME Consortium. The plan outlines the plans for using CDGB and HOME funding, although specific allocations have not yet been received. There was a brief discussion on the feasibility of directing all HOME funding to one specific locality next year. The public comment period will end on April 27<sup>th</sup>, and the plan will go before City Council for a public hearing on May 4<sup>th</sup>.

**Presentation on Inclusionary Zoning:** Helen O'Beirne of Housing Opportunities Made Equal of Virginia, Inc. presented her work with current state level housing legislation. She discussed the importance of inclusionary zoning and how the process at the state level can hinder localities in creating inclusionary zoning ordinances. Inclusionary zoning ordinances that are flexible, voluntary, and offer incentives usually produce the most results. Because of Dillon's rule, localities must have enabling legislation at the state level in order to implement inclusionary zoning. Ms. O'Beirne's goal is to get a broad enabling statute to allow and serve as an example for clear, flexible, and voluntary affordable housing ordinances in all localities. There was discussion of Charlottesville's regulatory incentives for building affordable housing. In 2008 an ordinance passed that requires affordable housing when building at a higher density through a special use permit, with the added incentive of an expedited review process. For by-right developments, providing affordable housing is not required.

**Update from the Chair:** The by-laws are still in a draft format, but will hopefully be ready to review next month.

**Update from Staff:** Art Lichtenberger expressed interest in being involved in the interview process of hiring the new housing position.

**Approval of Minutes:** Motion to approve minutes made, seconded, and approved.

**Presentation of Boulder Model:** Jim Tolbert reviewed the housing report based on the model from Boulder, CO, which includes background information on housing in Charlottesville and a starting point for recommended housing targets. It was pointed out that the number of subsidized housing units in Charlottesville was both ill-defined and incorrect, as it included units in Albemarle, and left out Monticello Vista and any units not in affordable developments that are paid for using Section 8 vouchers. Staff will work to reach a more clearly defined figure. Members are to look over the report in preparation for a more detailed discussion next month.

Meeting Adjourned at 1:32.