

HOUSING ADVISORY COMMITTEE
DRAFT Minutes
Basement Conference Room City Hall
September 28, 2011
12:00 pm

Attendance Record	Present	Absent
MEMBERS		
Art Lichtenberger		X
Charlie Armstrong		X
Chris Murray	X	
Dan Rosensweig		X
Jennifer Jacobs		X
Joy Johnson	X	
Karen Waters	X	
Kathy Galvin	X	
Peter Loach	X	
Randy Bickers		X
Richard Spurzem		X
Ryan Jacoby	X	
Sasha Farmer	X	
Diane Hillman	X	
Kristin Szakos	X	
NON VOTING MEMBERS		
Ron White		X
Vicki Hawes		X
STAFF		
Kathy McHugh	X	
Melissa Thackston	X	
Alex Smith	X	
OTHERS		
Jim Tolbert	X	
Joyce Dudek – AHIP	X	

The meeting began at approximately 12:10 PM with lunch provided for those in attendance.

Welcome:

Karen Waters welcomed everyone and thanked them for coming.

Updates from the Chair:

Minutes were reviewed. Sasha Farmer made a motion to approve and 2nd was made by Joy Johnson. Minutes from last meeting were approved by a unanimous vote.

Karen Waters advised that the group needed to discuss the strawman document as there had been limited comments on the wikidocument. She also provided a brief introduction to the document, per the following:

- Provided a brief history of development of the strawman document

- Stated that the HAC needs to have recommendations for City Council and Planning Commission for update of the housing chapter of the Comprehensive Plan
- Explained that this document would help synthesize information for use with the poster plan concept
- Advised of the need for overview by the group in order to provide feedback and improvement

The remainder of the meeting was devoted to a discussion about possible edits for the strawman and/or specific comments regarding the document.

Kristin Szakos stated that timing is important to make sure that the annual legislative delegation is aware of the strategy to “strengthen inclusionary zoning language in State Code”

Kathy Galvin added that she wanted to make sure that the information from her July 20, 2011 e-mail was included. Copies of this e-mail were then distributed to the group to facilitate review (also attached hereto).

Chris Murray advised that he wanted to strike language which reads “across the economic spectrum” because the HAC should be focused on affordable housing only.

Jim Tolbert emphasized that this effort is for the City’s Comprehensive Plan document and should be comprehensive, covering all types of housing.

Kristin Szakos asked “do we want to advocate for high end / upper income housing?” Kathy Galvin responded that she felt that this wording was the best compromise language in order to be comprehensive.

Jim Tolbert added that this wording has been used over the past several years and that we should try to be consistent.

Kathy Galvin mentioned adding reference to reports by Trip Pollard and the Orange Dot Project; however, for the purposes of brevity these were determined to be best used as supporting / reference materials only.

Chris Murray stated that the second paragraph is in conflict with the first and its focus on affordability.

Kristin Szakos and Kathy Galvin proceeded to discuss the rewording the first paragraph to clarify “across the economic spectrum.” One idea was to use “distribution across.”

After Karen Waters reading the introduction to the strawman, the discussion continued with Chris Murray adding that goal number two should be clear that rental options are necessary. After a discussion on this point (with comments by Kathy Galvin, Kristin Szakos, Karen Waters and Peter Loach), Peter suggested adding the word “both.”

Peter Loach stated that goal number three is not realistic because we cannot reduce what housing is built in Albemarle County. After a brief discussion by the group, it was decided that the wording should be modified as noted. Peter also suggested adding a goal about encouraging green building practices.

For goal number five, Kristin Szakos asked about public transportation options / alternatives and some modified wording was incorporated after a discussion on this issue.

Kathy Galvin suggested adding another goal to include “urban design principles,” so this was added to goal number six.

The remaining time was spent discussing alternative wording for the various strategies, which have been incorporated into the attached “review strawman” document.

It was agreed that the group would come back on October 19th to meet to finalize the strawman review and to cover the remainder of the agenda that was not covered at this meeting.

Meeting was adjourned at approximately 1:40 PM.