

HOUSING ADVISORY COMMITTEE
DRAFT Minutes
Basement Conference Room City Hall
October 19, 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	
Jim Tolbert	X	
Tierra Howard	X	
OTHERS		
Edith Good	X	
Joyce Dudek – AHIP	X	

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

Welcome:

Chairperson Karen Waters welcomed everyone and thanked them for coming.

Updates from the Chair:

Minutes were reviewed. Kristin Szakos made a motion to approve and 2nd was made by Chris Murray, with the amendment to add a note that the Accessory Dwelling Unit and JABA Home Sharing Study have been added to the wiki-document. Minutes from last meeting were approved by a unanimous vote.

Karen Waters then advised that in order to accommodate Jim Tolbert (who would need to leave early) that she was flipping the agenda to allow staff updates to be presented first.

Staff Updates

Jim Tolbert thanked Karen Waters and went on to discuss the following relative to the role of the HAC as well as various issues related to the Charlottesville Housing Fund and other housing related matters:

- HAC involvement is needed to help with preparation of the housing report which is to be presented annually to City Council.
- HAC involvement is necessary to help the Planning Commission in drafting the Comprehensive Plan
- Would like to change up the review of Low Income Housing Tax Credit (LIHTC) applications so that a HAC subcommittee (to be appointed by the Chairperson) would provide feedback in conjunction with City staff review prior to vetting through the City Council.
- NDS has a request for proposal (RFP) out at this time for Elliott Avenue. Proposals are due on 12/16/11 and we plan to bring back proposals to the HAC for discussion/review. (Kathy is to send out a copy of the Elliott Avenue RFP to the HAC membership)
- Need HAC to review and provide feedback on our Section 3 Coordinator (suggestion was that Tierra Howard would come quarterly)
- Review CHF application by NDS staff has been completed (as authorized by City Council in September) and we anticipate that the CHF recommendations will go to Council in November. (Kathy is to send out a copy of the CHF City Council Memo to the HAC membership)

Karen Waters asked Jim Tolbert about a strategic housing fund and Jim went on to discuss how a request has been prepared and is currently going through the CIP process. He also advised that NDS is currently working with Aubrey Watts in Economic Development to effectively utilize the \$1 million set aside for housing in the strategic investment fund. Specifically, the project currently under consideration is the purchase of three (3) group homes currently owned by Region 10. The purchase of these homes would provide much needed cash for Region 10 to match a \$5 million grant and will also allow the City to work with a non-profit to turn the houses around for use as workforce housing.

Karen Waters also asked if the Region 10 homes could be used for another group home; however, Jim Tolbert responded that in order to add to neighborhood stability that the City would like to turn these into workforce housing with a focus on police, fire and teachers. Karen then asked if we could revisit this to look at a “re-entry” group home; however, Jim indicated that the issue is that these homes are zoned single family and have to meet the criteria associated with this zone.

Jim went on to explain that we have to repay funds to the strategic fund, so selling the units to recoup costs is essential. Further, right now we are currently building four (4) townhomes (two of which are being combined into one for Region 10) at the Nunley and Paton PUD.

Kristin Szakos stated that there is a big need in Charlottesville for this type of housing and that this need was just identified as the focus this year for IMPACT.

Karen Waters expressed concern that the Single Room Occupancy (SRO) facility is not going to offer any zero rents. She stated that we have a place for disabled persons, but not for the poor. Jim Tolbert explained that he understood that the model is based on a \$50/month minimum rent and that the target population is under-employed homeless persons. He went on to suggest that Allison with Virginia Supportive Services be contacted. Peter Loach added that the \$50 rent may be a tax credit requirement. Kristin Szakos suggested that support for paying the \$50 could be identified through other sources.

Chairperson Waters then asked Kathy McHugh if she had anything to share. Kathy then explained that she would like to secure support from the HAC for a local “visitability” ordinance.

Jim Tolbert went on to explain that visitability is more broad/general than accessibility for disabled persons. He then explained the basics of the Vermont statute and stated this is being included on the City Council’s legislative agenda for this year. Kathy McHugh mentioned that stacked townhouses are not an issue because the ordinance only applied to the lower level. Kristin Szakos added that the ordinance only applies to 6 units so we might want to find a way to “strongly encourage” everyone to incorporate these standards.

Chris Murray added that he would prefer to have the private market get involved because if use of these design features are legislated then it will be a “race to the bottom” to see how little they can do to comply with the law.

Chris Murray added that JABA is currently working with Albemarle County to sit in on all their pre-construction conferences to share information on visitability and universal design. Jim Tolbert stated that he would be glad for Chris to come to the City’s pre-construction conferences also.

Chris Murray suggested that the group look at standards developed by the University of Georgia which can be found at easyliving.org.

Peter Loach went on to make a motion to ask the City Council to request visitability ordinance authorization through enabling legislation. Ryan Jacoby seconded the motion everyone voted in favor of the motion.

Kathy McHugh then asked the group to look at the housing logo image (sent by Sasha Farmer) and to provide feedback. Karen Waters indicated that she would like to see some other options and Kathy volunteered to modify the current logo and send out some options with additional housetops and colors. HAC members were requested to vote on which option they prefer in order to select a logo for use with the comprehensive “poster” plan.

Tierra Howard was then introduced to the group as the new Section 3 Coordinator. Tierra provided a brief overview of what Section 3 is and what her job will entail.

Kristin Szakos asked what the goal for the Section 3 effort will be. Tierra explained that we plan to use the HUD goal of 30% for the City. Karen Waters asked about who is involved on the steering committee and Tierra listed those who are involved.

Ryan Jacoby recommended that Tierra work with the PVCC Construction Academy to register Section 3 residents.

Joyce Dudek then asked if Tierra would be certifying businesses. Tierra responded that the Steering Committee wants her to focus on this effort and that she is in the process of working toward development of the certification process and how best to reach out to businesses.

A discussion ensued and Joy Johnson advised that Section 3 also applies to the CRHA operating subsidy and that when training happens (e.g., Nan McKay) that CRHA is supposed to open it up to residents.

Jim Tolbert added that the City has gone a step further than simply requiring that Section 3 be adhered to in Federal projects. In fact, the Section 3 plan required that all City (non-HUD) projects incorporate Section 3 efforts to the maximum extent feasible and that the City will be looking to provide funds to support Section 3 efforts for some key larger projects.

Kristin Szakos stated that “we don’t have a stick, but we do have a carrot.”

Joy Johnson went on to tell the group that the National Low Income Housing Coalition has lauded Charlottesville for developing a Section 3 plan and hiring a coordinator. Councilor Szakos stated that we need to get this news out to the City Council because they needed to be made aware also.

Kathy Galvin mentioned an initiative by the Baltimore Housing Authority for residents in training or unemployed.

Karen Waters stated that she was hearing some of this for the first time and that there is no representation from TJACH, Region 10 or IMPACT on HAC, but that it is needed.

Kristin Szakos suggested having a newsletter for housing issues and Kathy McHugh indicated that she would work on something like this.

Chris Murray added that he wants to make sure that “leveraged funds” are being reported because the community cares about such matters.

Joy Johnson explained that low income persons don’t perceive that anything is being done because there are no new units for them.

The review of the strawman followed:

- Took out specific reference to CRHA in Strategies, as to not single out any one project.
- Richard Spurzem questioned the first line about “severe” housing crisis.
- Karen added that the 57 year old homeless woman she recently met would support the idea that we have a crisis on our hands.
- Kristin Szakos stated that sentences 2 and 3 should be read.
- Karen Waters advised that she is not willing to entertain any word-smithing at this time. This is a comp plan goal document and it is what it is.
- Ryan Jacoby questioned the first bolded sentence and Charlie Armstrong’s inclusion of 30% of income text. Karen explained the need for this is to make wording consistent with the 2025 report.
- Kathy Galvin wanted to add the workforce housing at goal #2, but Karen stated that she felt this was redundant.
- Kristin Szakos suggested adding this as a strategy (not a goal)
- Diane Hillman had a question about the wording “and uses” and Richard Spurzem agreed.
- Group discussion decided that this refers to both types of housing

In order to discuss concerns over the SRO, it was asked if Allison Bogdanovic could attend an 11/16/11 HA meeting. The meeting would only be held if she was available to speak to the group.

Karen Waters asked Kathy McHugh to send her information on the current composition of the HAC board.

Meeting was adjourned.