

HOUSING ADVISORY COMMITTEE

Meeting Notes
June 21, 2007

Present:

Charlie Armstrong
Art Lichtenberger
Dave Norris
Cheri Lewis
Noah Schwartz
Overton McGehee
Theresa Tapscott
Peter Loach
Joy Johnson
Natasha Sienitsky
Mike Heckman
Theresa Deese

Absent:

Reed Banks
Vicki Hawes
Carol Clarke
Ron White
Angela Vanderhoof

Staff:

Amy Kilroy
Missy Creasy
Jim Tolbert

Guests:

Mark Watson - PHA
Chris Murray - JABA
Musa Ansari - JABA
Blair French - IMPACT
Fr. McAuliffe - IMPACT
Edith Good - IMPACT
Susan Pleiss - IMPACT

Summary of Meeting Notes:

- Meeting was called to order, and Amy began by giving an update of several announcements that have gone on since the last meeting:
 1. Recap that several members of HAC were present at the CAAR Workforce Housing Conference held at the University at the end of April. Thanks to Natasha for all her hard work in putting this conference together.
 2. Collaboration will be sought by staff of the TJPDC to help prepare for a regional housing conference to take place in either February or March of 2008. More details to follow at future meetings.
 3. Oak Hill Fund – working with a consultant from Burlington to study whether or not the Community Land Trust model will work in Virginia, more specifically our region.
 4. City and County housing staff are coordinating a joint meeting of elected officials and representatives of each Housing Committee to discuss future joint housing initiatives.
 5. Charlie's e-mail address is wrong on the contact information sheet. Please update your sheet to read: Carmstrong@southern-development.com (I forgot the hyphen)
 6. City is working with Planning Commission to update its five year Comprehensive Plan document. Draft of Housing Chapter can be found on the City's website under the Department of Neighborhood Development Services (NDS). Please review and comment.

- City staff Missy Creasy and Jim Tolbert gave an overview of the R1-S Zoning classification and answered questions from the group about this tool and accessory apartments. Group is looking for ways to promote additional use of accessory apartments within the city as a means of affordability. At the conclusion, it was decided that further discussion and presentation would be helpful to further flush out and answer questions. Highlights from this discussion included the following:
 1. R1-S = Single-family, small lot designation (some neighborhoods have pre-existing smaller lots than others do)
 2. Accessory apartments can be either external as a separate structure from the main house, or internal such as a basement unit. Each have criteria that must be met in order to legally have the unit on your property.
 3. Currently staff is working with an intern to research the current number of accessory units in the city. Will report back at a future meeting with the data when collected.
 4. Reviewed the definition and code sections pertinent to accessory apartments
 5. Discussion of whether or not you can “condo-ize” the accessory unit to sell to a homebuyer? Would this work and what are the legal ramifications? Should the regulations for accessory apartments be separated out from other accessory structures (i.e. garages, sheds etc.)

- Dave gave an overview of what happened at the City Council work session on May 22nd. Discussion of how Council would like to allocate the approximately \$2 million dollars that has been set aside for housing programs.
 1. Walked through outline of original CAHIP proposal as it related to decisions made by Council at the work session; \$500,000 for less than 30% AMI, \$500,000 for less than 30% (Special Needs housing), \$50,000 to CRHA for Strategic Planning + \$160,000 for Operational funds, and \$1.1 million for other income groups.
 2. Council would like HAC to create guidelines and establish application procedures for these funds. Try to have these in place by late summer/early fall. Money becomes available for use on July 1, 2007.
 3. Discussed role of CDBG Task Force to review applications since multiple members of HAC would be applying for funds – more impartial, and an already experienced group with reviewing similar types of applications.
 4. Establishing some sort of monitoring benchmarks – more lenient than Federal guidelines associated with CDBG/HOME dollars, but enough to hold organizations accountable in their spending.
 5. Housing Initiatives Fund – in the past, applications had always been reviewed by staff and forwarded on to City Council on as ‘as received’ basis. No criteria, no guidelines, no advertising. HAC discussion involved formalizing the use of these dollars.
 6. Overton made a motion: While the HAC is producing the policy/application process for the new Housing funds, separate out the Housing Initiatives Fund portion (\$250,000) to be preserved as is. Let the three applications in the pipeline be reviewed by Council with new baseline/threshold criteria to be determined by the HAC. This will be done so that this portion of the funds can be spent without having the three proposals wait until the new procedures are in place. Cheri seconded.

7. Peter and Overton abstained from the vote, and Joy voted in opposition. All others present voted affirmatively.
 8. A special meeting will be held on July 5, 2007 at noon to determine the initial criteria for the Housing Initiatives Fund dollars.
- IMPACT representatives were present and asked to give a brief presentation to HAC of their priorities for these housing dollars:
 1. IMPACT would like to see additional units built for the 0 – 30% AMI population.
 2. Currently a 4,000 unit gap for very-low renters.
 3. CRHA looking to redevelop sites more than likely with increased density and greater total units. Not sure how many new units would be produced which would be available for the 0 – 30% AMI income range (as opposed to just redeveloping same number or greater of affordable units already on site)
 4. Want to see the City commit to supporting the working poor
 5. IMPACT advocates supporting the discussion of the Dogwood proposal presented during the meeting.

 - **Next *REGULAR* meeting date is set for: Thursday, July 19th @ 12:00** (Location: Basement Conference Room of City Hall)