

HOUSING ADVISORY COMMITTEE

Special Meeting Notes

July 5, 2007

Present:

Charlie Armstrong
Art Lichtenberger
Noah Schwartz
Cheri Lewis
Overton McGehee
Theresa Tapscott
Peter Loach
Natasha Sienitsky
Angela Vanderhoof
Vicki Hawes

Absent:

Reed Banks
Dave Norris
Carol Clarke
Ron White
Joy Johnson
Mike Heckman

Guests:

Sena Floyd - JABA
Donna Scott - JABA

Staff:

Amy Kilroy

Summary of Meeting Notes:

- Meeting began at noon with a review of why we are here:
 - Housing Initiatives Fund (HIF) – in the past, applications had always been reviewed by staff and forwarded on to City Council on an ‘as received’ basis. No criteria, no guidelines, no advertising. HAC discussion involved formalizing the use of these dollars.
- Review of guidelines/documents presented by Guidelines Subcommittee:
 - Add a provision to the Retention Requirements regarding City/Non-profit lien in the amount of 15 years (for homeownership projects)
 - Discussion of Program Income generated by projects changing hands and where the money gets returned to – Add a provision regarding the submittal of a Program Income plan as part of application
 - Add a provision to Eligible Activities about the projects needing to be located within the City of Charlottesville
 - Discussion about new HIF criteria possibly clashing with Federal or State criteria (VHDA or DHCD more specifically)
 - Began a discussion about longer-term criteria (for projects beyond the current three in pipeline) and that discussion was tabled until a future meeting to keep the focus solely on this portion of the Housing dollars. Ideas such as Redevelopment/Adaptive Reuse and Green Building/Sustainability as priorities will be revisited in future discussions.
- Cheri made a motion to accept the proposed guidelines as submitted with the following three listed amendments/revisions:

1. Project must be located in the City of Charlottesville
 2. Liens must be incorporated into Homeownership projects (using HIF funds) for a period of at least 15 years
 3. For all projects, a Program Income plan will be submitted as part of the proposal to determine how and where the money will return to once the unit(s) of the project are sold.
- Natasha seconded the motion. All voted in favor to accept the guidelines including amendments except for Peter (PHA) and Overton (Habitat) who abstained.
 - Staff will make changes to proposal and forward approved guidelines on to Council for use when reviewing the three project proposals.
 - Meeting adjourned.
 - **Next *REGULAR* meeting date is set for: Thursday, July 19th @ 12:00** (Location: Basement Conference Room of City Hall)