

HOUSING ADVISORY COMMITTEE

Meeting Notes
August 16, 2007

Present:

Mike Heckman
Overton McGehee
Reed Banks
Theresa Tapscott
Dave Norris
Ron White
Karen Reifenberger, PHA
Natasha Sienitsky
Joy Johnson
Karen Waters

Absent:

Cheri Lewis
Carol Clarke
Charlie Armstrong
Art Lichtenberger
Noah Schwartz
Peter Loach
Vicki Hawes
Angela Vanderhoof

Guests:

Jennifer McKeever
Tom Twomey
Edith Good
Janice Lewis
Janelle Parish

Summary of Meeting Notes:

- Meeting was called to order at 12:10, with Overton acting as chair. Meeting began with several announcements that have gone on since the last meeting:
 1. Dogwood Proposal – Dave updated on status of Dogwood and first reading before City Council. Tentative agreement has been reached to loan Mr. Woodard \$850,000 for five years, with provision to recapture funds after five year or renegotiate terms with Mr. Woodard. Units will be kept affordable for at least five more years.
 2. Developer Contributions (Proffers) – Dave gave an update that Council would like for this committee to put Developer Incentives/Contributions on the radar for coming up with proposal(s) to recommend. Issue came to a head at the last Planning Commission meeting when a project was denied due to too little a proffered contribution on behalf of developer. Schedule a meeting in the future with attorney's office to learn more about pushing the envelope.
 3. Committee volunteers – Amy is looking for HAC members to volunteer for the following positions:
 - Joint City/County Housing Task Force – group being assembled to work on identifying needs/gaps and making recommendations for programs/resources. Idea was suggested by IMPACT and would be a short-term group that would meet until spring 2008 (ideally). 2 volunteers needed – Karen Waters already signed up, saving other seat for one of our chairs (if possible)
 - Regional Housing Conference – organized by staff at TJPDC and other volunteers. HAC has been asked to send one representative to serve on the planning committee – Natasha signed up to represent this group. Overton suggested that Habitat's Volunteer Coordinator, Robin Francis, may be interested in joining too.

- Subcommittee presented proposed Guidelines/Criteria for reviewing the Charlottesville Housing Fund applications. Group walked through the drafted proposal and answered questions about methodology and intention as they went along. Several changes were made to the structure of the proposal:
 1. Maximum page length of Program Narrative was increased to 5 pages instead of 3.
 2. Reed suggested that in the future we could hold a training/meeting of the program guidelines and application procedures rather than having a Letter of Intent process. For now it was decided to continue with Letter of Intent in interest of time, but will take into consideration for next year.
 3. Definition of Special Needs was changed to read: “any person with a physical or mental impairment that substantially limits one or more major life activities, also to include: the elderly, abused/battered spouses and/or children, and homeless persons.”
 4. Objective for the Special Needs portion of funding was changed to read: “...and earn less than 30% of Area Median Income exclusive of medical expenses.”
 5. Proposed criteria involving the inclusion of resident participation and long-term affordability were moved up from the “Additional Criteria” list to the primary criteria list.
 6. One of the proposed criteria was changed to read: “Within the project, provides for a wide variation of income (within the range of 0 – 60% AMI) towards the creation of mixed-income neighborhoods, to reverse our long-standing practice of concentrating poverty and segregating our citizenry by race and class.”
 7. A new criteria was added to the list of Additional Criteria: “Funding preference will be given to projects with housing opportunities targeted at the very-low and extremely-low populations.”

Joy made a motion to accept the changes suggested to the proposal and approve the document for advertising and implementation by the CDBG Task Force. Theresa seconded. All members present voted in favor, zero were opposed.

Advertising for the Charlottesville Housing Fund Letters of Intent will begin on Monday, August 20th and will be due on Thursday, September 6th by 5:00 pm.

Meeting adjourned at 1:45.

- **Next *REGULAR* meeting date is set for: Thursday, September 20th @ 12:00** (Location: Basement Conference Room of City Hall)