

HOUSING ADVISORY COMMITTEE

Meeting Notes
February 21, 2008

Present:

Dave Norris
Cheri Lewis
Charlie Armstrong
Art Lichtenberger
Reed Banks
Natasha Sienitsky
Overton McGehee
Theresa Tapscott
Noah Schwartz
Peter Loach
Mike Heckman
Kathy Galvin
Joy Johnson
Karen Waters

Absent:

Carol Clarke
Vicki Hawes
Ron White

Guests:

Edith Good
Tom Twomey
Logan Pugh
Molly O'Rourke
Angela Briggs
Kristin Lambert
Patrick DiGregory

Staff:

Missy Creasy
Lee Richards
John Gunter

Summary of Meeting Notes:

- Meeting was called to order at 12:10 and began with introductions of the group and all of the guests.
- Amy had a series of announcements to make:
 1. Joint City/County/UVA meeting – Thursday, Feb. 28th @ 3:30 (City Hall)
 2. Joint City/County/UVA meeting – Thursday, Mar. 20th @ 3:00 (TBD)
 3. Next HAC meeting – Thursday, Mar. 20th @ 12:00 (City Hall)
 4. Charlottesville Albemarle Community Foundation (CACF) has a housing grant that is available to be applied for. Handouts are available to anyone that is interested in applying. Deadlines are approaching in the spring.
 5. Regional Housing Conference – Thursday, Mar. 13th from 8:30 – 4:30. Additional information and online registration at www.HousingConference08.org
 6. Group of Public Policy students from UVA are interested in working with the HAC committee to do some research and make recommendations to the group about affordable housing. Students will attend HAC meetings and work with staff to further develop this project idea. Ideas and suggestions are welcome.
 7. Group of students in the Neighborhood Leadership Institute is working on a Consolidated Housing Resource Guide. Let Amy know if there is anyone wishing to assist this group or make suggestions about information that can be included in their project. Deadline is April 16th.

- Next on the agenda was a presentation and discussion led by Mr. Lee Richards, City Commissioner of Revenue about local Tax Relief and Rebate programs:
 - Handouts were provided about each of the programs discussed
 - Overview of the Property Tax Relief program –
 - Advertised often in the paper
 - There are currently enough resources available to meet the needs they have
 - Deadline for application is March 1st, but can be extended if necessary
 - Program is helping a percentage in the city, but know they can reach more
 - Information available on the Commissioner of Revenue’s webpage – www.charlottesville.org, then look for the department’s page.
 - CHAP/CHOP program –
 - A program designed to meet the needs of middle-income homeowners in the city. Set up to resemble an existing program in Alexandria, VA.
 - Based on income – wanted to streamline the guidelines, make it user friendly.
 - Earn less than \$25,000 = \$500 rebate
 - Earn between \$25,000 and \$50,000 = \$350 rebate
 - Rent Relief program –
 - Charlottesville has the only program like it in the state
 - Must earn less than \$50,000 and have less than \$125,000 in assets
 - Receive a one-time check that can be applied against their rent
 - Work with Region Ten and MACAA to support their clients
 - Formula based – income cannot outstrip their rent, otherwise doesn’t qualify
 - Typically have other family members involved so that in case something happens, staff have additional points of contact within a family
 - Can only qualify for one program or the other, not both.

IDEAS GENERATED DURING the WORK SESSION:

Issues & Initiatives –

- Mixed-income presentation
- Discussion about Housing Funding Sources
- Consolidate and make format of housing information more consistent
- Zoning / Inclusionary Zoning
- Better document / map out where existing affordable housing is, where it could go
- Martha Jefferson Hospital properties – what to do with them? How to be involved?
- Maintenance of existing affordable units
- How to improve distribution of housing-related information, find a consolidated place to list/explain resources available
- Establish guidelines/criteria from Council and HAC committee to applicants – use CDBG Task Force members as well
- Use the information gathered from the Joint City/County/UVA Task Force to inform HAC
- Follow-up on the Lending Discrimination study
- Discuss how there is not enough support for housing from leadership – staffing, financing, etc

Goals & Objectives –

- Annual budget recommendations – at least once, if not twice each year
- Quarterly policy recommendations to Council
- Learn more about mixed-income communities
- Gather support for a dedicated funding stream for affordable housing
- How to locate Workforce Housing nearer to the schools?
- Provide an update/education about the City and CRHA Consolidated Planning processes
- Lines up goals of the Comp. Plan / Cons. Plan / Strategic Plan with HAC Committee
- How does HAC relate to each of these documents?
- Public / Private partnerships
- CRHA Redevelopment
- Work to keep existing homeowners in their homes
- City / County relationship
- Re-examine the Charlottesville Housing Fund guidelines
- What % AMI do we want to be serving? Need to make the definitions/vocabulary more consistent
- Maintain affordable owner-occupied units
- Maintain affordable renter-occupied units
- Create affordable owner-occupied units
- Create affordable renter-occupied units
- Explore new housing types/products to be implemented in our market –
 - Homesharing
 - Accessory dwelling units
 - Others?
- What are the barriers to affordable housing? (regulatory and otherwise)
- Affordable housing for all city employees
- Support for the Community Land Trust model from City Council

Meeting adjourned at 2:00.

- **Next *REGULAR* meeting date is set for: Thursday, March 20, 2008** (Location: Basement Conference Room, City Hall)