

HOUSING ADVISORY COMMITTEE  
Minutes  
Basement Conference Room City Hall  
July 18, 2012  
12:00 pm

<b>Attendance Record</b>	<b>Present</b>	<b>Absent</b>
<b>MEMBERS</b>		
Bob Hughes		X
Carmelita Wood		X
Charlie Armstrong	X	
Chris Murray	X	
Connie Dunn		X
Dan Rosensweig	X	
Diane Gartner Hillman		X
Frank Stoner		X
Jennifer Jacobs		X
Jennifer McKeever	X	
Joy Johnson	X	
Kaki Dimock		X
Kira Drennon		X
Kristin Szakos	X	
Mark Watson		X
Marnie Allen	X	
<b>NON VOTING MEMBERS</b>		
IMPACT		X
Ron White		X
Vicki Hawes	X	
<b>STAFF</b>		
Kathy McHugh	X	
Melissa Thackston		X
Jim Tolbert		X
Ryan Henderson	X	
<b>OTHERS</b>		
Ed Bain	X	
Edith Good - PHAR	X	
Joyce Dudek - AHIP	X	

The meeting began at approximately 12:00 PM with lunch provided for those in attendance.

**Welcome:**

Joy Johnson called the meeting to order and then welcomed everyone and thanked them for coming. Joy welcomed Marnie Allen as the newest HAC member and official representative of MACAA. Marnie responded that she is leaving MACAA to take a job with the City of Charlottesville and that Gary Nickelsen would likely be representing MACAA in the future.

**Updates from the Chair:**

Ms. Johnson then asked for a review of the May 16, 2012 minutes. There was one correction noted at the bottom of page 2 (should be GIS) that needs to be corrected. A motion to approve was made by Charlie Armstrong and as second by Kristin Szakos. These minutes were approved by unanimous vote.

Joy Johnson then announced sub-committee sign-ups (as follows) and asked for a point person for each (denoted below).

**1) Incentives for Creation of Affordable Housing**

Charlie Armstrong  
Bob Hughes  
Frank Stoner  
Chris Murray (Point Person)

**2) Affordable Housing Policy Review, Formulation & Best Practices**

Jennifer McKeever  
Dan Rosensweig (Point Person)  
Joy Johnson  
Kristin Szakos  
Frank Stoner

**3) Public Funding & Priorities**

Mark Watson  
Kira Drennon  
Diane Hillman  
Kaki Dimock (Point Person)

**4) Low Income Housing Tax Credit Review (Ad Hoc)**

Charlie Armstrong (Point Person)  
Frank Stoner

Chris Murray requested that he be added to the LIHTC Review Ad Hoc Committee and the group generally supported this; however, staff noted concern over potential conflict of interest due to the fact that JABA participates in LIHTC competitions.

Jennifer McKeever asked about what needs to be done by the subcommittees and Kathy McHugh advised that she would disseminate information regarding HAC envisioned roles/general thoughts for each subcommittee (see below from HAC brainstorming session which are incorporated herein for reference purposes). Note that this information was not available at the meeting.

**Incentives for Creation of Affordable Housing Sub-Committee**

Need to have more public-private partnerships for affordable housing. City has a great number of assets such as land that can help with development of affordable housing.

Incentives need to be examined for new and existing housing stock (e.g., accessory dwelling units).

Educating developers and builders about affordable housing and how to use as a bargaining chip would reduce the tug of war. Everyone needs to know the rules of engagement.

The private sector must be involved.

**Affordable Housing Policy Review, Formulation and Best Practices Sub-Committee**

Update housing section of the Comprehensive Plan.

Look at potential enabling legislation issues.

City involvement in Public Housing Redevelopment is a must. Need balanced approach to continuum of housing needs. CRHA is to present their master plan to improve both the relationship and integration of housing efforts.

Need energy and environmental emphasis and considerations.

Need holistic approach to the provision of housing that addresses the goals of de-concentrating poverty across the city, and lifting people and neighborhoods out of poverty.

Need to look at transportation, employment, etc... and the interplay between each.

Provision of housing, all types and densities, must be addressed in concert with the provision of public amenities such as parks, sidewalks and street trees, and desirable destinations, etc.

Need to be proactive in contributing findings toward development of the comprehensive plan, as the process is about to start, to include 1) mixed income; 2) city codes; 3) state enabling legislation; and 4) market forces.

Need to examine inclusionary zoning process (note that current situation actually worked against the total affordable housing outcome)

Need to look at a creative way to use Section 8 vouchers (note that the waiting list for Section 8 has been closed for 2 plus years).

Funding of Section 8 needs to be more creative.

### **Public Funding & Priorities Sub-committee**

Need to look at where public funding should be spent?

Where is the money and how is it being used?

Create policy recommendations (in concert with comprehensive plan) and funding opportunities in support of increasing our affordable housing stock in line with the 2025 Housing Goals Report.

Workforce housing is needed.

Need to build the SRO.

Need new affordable housing units.

Transition housing is needed for hard to house (e.g., felons and mental health patients) in order to facilitate their re-entry.

Need to preserve existing affordable housing stock.

It is important to rehab and upkeep the existing housing stock and pursue grant opportunities for rehab activities (i.e., lead paint).

Dan Rosensweig added that he does not think that there is significant work for the Affordable Housing Policy Review, Formulation and Best Practices Sub-Committee to do until the Planning Commission and Council adopt the Comprehensive Plan.

Transitioning into the next topic on the agenda, Joy Johnson also asked Ryan Henderson to provide a summary of his research on how communities track market rate affordable units (see handout). Ryan reviewed the information provided in the handout and then fielded questions.

Kristin Szakos asked if there is research being looked at about how to do this? Are there grant funds available? Joyce Dudek stated that the Housing Center at Virginia Tech does a lot of research on affordability issues and perhaps they would be a resource.

Jennifer McKeever was concerned that the research looked at only two cities and suggested potentially expanding this research.

Ed Bain asked if the Census looked at number of people paying over the amount of income allotted for housing.

Vicky Hawes stated that we would have a very difficult time doing this research because of basic issues such as having four or more unrelated people living together. Due to lack of enforcement of occupancy laws, there are multiple issues with trying to pinpoint market affordability.

Per Joy Johnson, she wanted to know if there is housing stock available for different income levels.

Jennifer McKeever asked "what is it that we are looking for?"

Chris Murray stated that he would like to look at supply and what is available a couple of times each year (using BRAC, Craig's List, Daily Progress, Cville, Hook, etc...)

Charlie Armstrong added that it is still very difficult to do this type of assessment because the snapshots do not take individual signs and word of mouth rentals into consideration. Use of tax assessor data could be beneficial.

Marnie Allen asked if we could look at waiting lists and obtain information from Woodard Properties.

Chris Murray discussed using AMI levels and working back to 30% AMI and then added that he would like to look at all units (taking the university apartments out of the mix).

Kathy McHugh interjected her concerns about the viability of undertaking such an effort without outside consulting help and the need for collecting such information given limited staff time. Kathy asked that the group provide direction (i.e., put it to a vote) as to what they want (being specific as to the end product) because staff has limited time to spend on researching and undertaking such projects. Specifically, she stated that research on market rate units is not in line with current 2025 goals which focus on affordability. Further, that the current focus for Ryan (this summer) is the affordable housing database (attempting to quantify what is affordable in Charlottesville) so that we can have a baseline for future 2025 goal comparisons. She advised that staff could not undertake both efforts and that if the HAC wanted to research information on possible techniques for analyzing market rate housing that she would need to redirect Ryan's time and basically abandon the current focus on the affordable housing database.

With no further comments from HAC members regarding a possible change of direction, Ms. McHugh stated that staff would continue with current efforts.

The discussion then shifted to the request from Frank Stoner, who asked that the HAC authorize a request to the tax assessor's office for number of units by different value ranges, broken down by tenure. The group discussed this briefly but asked that Frank Stoner be requested to make a presentation as to why he needs this and when.

### **Staff Updates**

Kathy McHugh then provided an overview of the information for the draft housing chapter of the comprehensive plan and the timeline of other efforts (focus group, planning commission joint session with Albemarle County, etc...) to date. She explained the staff directives for the update (as highlighted in the agenda) and that the "strawman" document (as drafted by the HAC and finalized on 1/18/12) was used to update current goals by incorporating strawman text into new objectives and strategies. She explained that the objectives and strategies were organized under the applicable goal to correlate with the following questions:

- What we want to do with housing? (maintain, improve, grow, and increase affordable)
- How we plan to promote maintaining, improving, growing housing and increasing affordable units? (establishing new incentives and providing financial support)
- How do we want housing to look? (design and location)

Dan Rosensweig stated that with limited time, it would be best if the group sent comments directly to Kathy McHugh regarding questions/concerns; however, from his viewpoint that the organization of the document is okay, but that he would like a stronger introduction (note: Dan provided a handout to the group that included three options for text to be used). He noted specifically (as a planning commissioner) that he needs data to help filter / tie break decision making efforts. He suggested incorporating most of the strawman preamble to provide the relevant information.

Dan went on to provide a specific example related to the recent planning commission consideration of the Lochlyn proffers. He stated that he wants language that states that housing development causes impacts on housing. Specifically, any land-use, funding, rezoning has impacts, both positive and negative for affordable housing.

Kristin Szakos explained that she would like to see bolded section from strawman to condense the words proposed by Dan.

Joy Johnson asked if there is wording about preservation/rehab of existing housing, to which Kathy McHugh responded that section 1.1(a) contains language that addresses this concern.

Jennifer McKeever, stated that she agrees with Dan and wanted to make sure that vision information (as current included in the green box text) is expanded.

Kathy McHugh requested that all comments be sent to her and that she would share these with the group upon receipt. Further, that we would need to come back in September to finalize the document.

Joy Johnson asked if there was other business, to which Dan Rosensweig reported that Habitat is pleased to announce that residents at Sunrise have moved into their new homes.

With no further business, the meeting was adjourned by Chairperson Joy Johnson.