

HOUSING ADVISORY COMMITTEE
Minutes
Basement Conference Room City Hall
September 19, 2012
12:00 pm

Attendance Record	Present	Absent
MEMBERS		
Bob Hughes	X	
Carmelita Wood	X	
Charlie Armstrong		X
Chris Murray		X
Connie Dunn		X
Dan Rosensweig	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	
Karen Shepard	X	
NON VOTING MEMBERS		
IMPACT		X
Ron White		X
Vicki Hawes		X
STAFF		
Kathy McHugh	X	
Melissa Thackston	X	
Jim Tolbert		X
OTHERS		
Ed Bain - TJACH		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: Kathy McHugh called the meeting to order and then welcomed everyone and thanked them for coming.

Updates from the Chair: Ms. McHugh then asked for a review of the July 18, 2012 minutes. A motion to approve was made by Jennifer McKeever and as second by Dan Rosensweig. These minutes were approved by unanimous vote.

Chairperson Joy Johnson arrived shortly thereafter and proceeded to lead a discussion regarding sub-committees, with a suggestion that these groups be treated as ad-hoc committees with members deciding as to when and how they should meet. Kathy McHugh added that if a subject comes up that

requires attention, then the HAC chair and/or staff can reach out to the point person to alert the relevant subcommittee to get involved and consider the matter.

Jennifer McKeever stated that she was not ready to concede sub-committees to an ad-hoc basis as she was not sure if the role of each sub-committee is clear to the membership.

Ms. Johnson suggested that everyone look at the list of consideration/action items provided previously and look to refine this, but that she does believe that the groups would work best as ad-hoc. She stated that she is personally concerned by what is happening at Blue Ridge Commons with the use of vouchers and unit rehabilitation as well as the situation at Hearthwood over affordable rentals.

Ms. McKeever stated that she believes a review of these written suggestions is a good starting point, but that she would like to see each of the groups meet initially to discuss the refinement and prioritization of work for each sub-committee. Kira Drennon stated that she agreed that the focus needs to be refined.

A list of each subcommittee and point person is as follows:

- 1) **Incentives for Creation of Affordable Housing** - Chris Murray
- 2) **Affordable Housing Policy Review, Formulation & Best Practices** - Dan Rosensweig
- 3) **Public Funding & Priorities** - Kaki Dimock
- 4) **Low Income Housing Tax Credit Review** - Charlie Armstrong

Dan Rosensweig explained that he has a hard time getting his head around what is needed. He went on to state that the HAC produced the 2025 housing report and it is being used by City Council as well as the Planning Commission. Further, he noted that the recent work effort to inform the Comprehensive Plan was timely and useful in shaping the planned update of the Comp Plan. While fruitful work has been done, there is concern that there is no sense of what it's for. He suggested that we take a step back and look at where work products are used and figure out what is next.

Kristin Szakos furthered this idea by suggesting that subcommittees look at these issues in more depth and then come back to City Council with what they want to do. Jennifer McKeever agreed with this recommendation and Dan Rosensweig stated that HAC should tell Council what they need and come up with an annual work plan. Councilor Szakos replied that the HAC should make a proposal and place it on the agenda to add/subtract from the current charge based on what the group (inclusive of all 4 subcommittees) develops.

It was agreed that all subcommittees would attempt to meet on October 17th and that Kathy McHugh would reserve a place in City Hall for use by each of the four groups. Ms. McHugh volunteered to send out an e-mail reminder to each group once this was done.

Ms. Johnson then introduced Frank Stoner, who proceeded to make a presentation to the group about Affordable Housing in Charlottesville (attached hereto). At the conclusion of the presentation, Frank pointed out a couple of take-aways which are highlighted in the conclusions portion of the PowerPoint.

Afterward, Bob Hughes pointed out that the FHA downpayment is 3.5% and not 10% as shown and that the housing stock that is considered affordable likely needs a lot of work. Dan Rosensweig stated that the presentation makes no distinction between investor and owner units.

Kathy McHugh followed up on the prior request by Frank to acquire data from the tax assessor's office. Jennifer McKeever suggested that the subcommittee look at data needs as well as Frank's request. Kristin Szakos concurred that data needs should be evaluated to determine what is needed, what is available, etc...

Staff Updates

Kathy McHugh then advised that the group needs to vote on the current version of the Housing Chapter of the Comprehensive Plan. She explained that she had not received any comments from HAC members since the last meeting, but that she had a couple of suggestions for minor changes to include: 1) removing some wording from 1.1a, 2) consolidating the word "state wide" at 1.1d, 3) adding an "and" at 1.2b, changing "\$25k / year" to "30% of AMI" at 2.1c, and 4) rewording 3.1a to add the words "market inclusion."

Kira Drennon asked about the reason for the plan and who is our audience. There was a brief discussion about this to provide a response.

Dan Rosensweig then added that due to Habitat's plans to redo Southwood Trailer Park that he would like to see us explore the potential for creation of a regional housing authority, but that this would need General Assembly action due to the charter.

Kristin Szakos then made a motion to approve the current version with the amended wording as discussed. Carmelita Wood seconded this and the group voted to approve by unanimous vote.

Kathy McHugh then stated that due to time limitations (as the time for the meeting was close to the end) that she would refer the HAC membership to review the latest newsletter for updates on both tracing market rate affordable units and the affordable housing database.

As time was over, Ms. McHugh informed the group that everyone was welcome to leave but that she would like to get feedback on MACAA's revised request for assistance. An overview of what is proposed was discussed and the following comments were received:

Kaki Dimmock stated that HUD has forced a major/significant shift in homeless funding, but that the MACAA Hope House program is important for Charlottesville and that it is about family stability and child abuse prevention, not just a housing program. Further, that this program is worth continued support.

Karen Shepard informed the group that MACAA has a commitment from one church and that this will help with others. Joy Johnson asked if this was in writing and Karen replied that it is not.

Jennifer McKeever stated that she thinks that it is important for the City to provide long term support for this program.

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