

HOUSING ADVISORY COMMITTEE  
Minutes  
Basement Conference Room City Hall  
July 17, 2013  
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	
Frank Stoner		X
Joyce Dudek		
Jennifer McKeever		
Joy Johnson	X	
Kaki Dimock	X	
Kira Drennon	X	
Kristin Szakos	X	
Mark Watson	X	
Nancy Kidd	X	
Ryan Jacoby		X
Wes Bellamy		X
<b>NON VOTING MEMBERS</b>		
IMPACT		X
Ron White		X
Vicki Hawes		X
<b>STAFF</b>		
Kathy McHugh	X	
Melissa Thackston	X	
<b>OTHERS</b>		
Jen Jacobs - AHIP	X	
Edith Good	X	

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

Given the need to complete the presentation about the Strategic Investment Area (SIA) quickly, Kathy McHugh introduced Lee Quill with Cunningham Quill and let him proceed immediately. After introducing the members of his group, Lee proceeded to present a PowerPoint with highlights regarding the firm's proposed recommendations for the SIA and he announced to the HAC that there would be an evening presentation and Open House at the Jefferson City Center in case anyone wanted to hear a more detailed presentation and look at project sketches/drawings more closely. The timing for this would be 6 to 9 pm with food and transportation provided. Mr. Quill completed his PowerPoint and comments at 12:45 and the Cunningham Quill group then left to attend another scheduled meeting. Mr. Quill promised to send a copy of a modified PowerPoint (incorporating a more comprehensive overview) at a later time so that it could be shared with the group.

The May 15, 2013, minutes were then considered. A motion to approve was made by Kristin Szakos and a second by Bob Hughes. Vote was unanimous to approve.

Kristin Szakos asked about when the lead based paint subcommittee was planning to meet and Bob Hughes responded that the group was scheduled to meet next week.

Melissa Thackston then provided a brief report about the Strategic Action Team (SAT) effort and report that was presented at a work session of City Council on July 11, 2013. Melissa provided a handout with specific housing barriers and actions steps identified and then explained that the report was the result of a nine month process at which time, representatives of five City departments met and talked about various issues related to poverty and increasing the likelihood of economic self-sufficiency among Charlottesville residents. After a brief overview, Melissa noted that there was a point when the SAT group wanted to relegate housing to an appendix or have a separate report; however, that after much advocacy and discussion that a final decision was made to keep housing in the report and that ultimately NDS staff thought this was the right thing to do.

Kaki Dimock then provided several handouts including an information about the planned Housing and Homelessness Symposium, overview off the Components of Our Homelessness Continuum of Care System, and a copy of the New Yorker magazine story "Million-Dollar Murray" by Malcolm Gladwell. Kaki explained that the target audience for this presentation was supporters, decision-makers, potential funders and others that work with the homeless population in some capacity.

Kristin Szakos asked about housing for persons with mental disabilities and Kaki responded that there are 2 great programs in our area, but not enough capacity. Kira Drennon added that there is nowhere to move up to and people get stuck with nowhere to graduate. There was agreement that we need creative solutions for interim steps as we have deep end options and independent living options, but very little in the middle.

Joy Johnson asked a question about outcomes not being reflective of what has happened on the ground. Kaki agreed and pointed out that the Virginia Coalition to End Homelessness is looking at performance measures that get at real world success.

Dan Rosensweig asked about how do you keep people out of homelessness and what are the options? He stated that Habitat's involvement with Southwood mobile home park indicates that there is a need for a boarding house type of option.

Kristin expressed concern that City Space might be too small of a space and perhaps we could get the Omni as she understood that they have certain obligations to the City. The idea of lunch at the Haven was also mentioned.

Joy elaborated on her concern over what happens with the information collected from the symposium and that ultimately economics have to change because people get evicted from housing because they can't pay the rent. While our goal is 15% affordable, are we really meeting needs? How many units are really affordable for persons at different levels? She expressed personal concern over the lack of choices for persons of low wealth.

Dan then inquired as to how best to make the symposium "action-oriented."

Kristin stated that the symposium should help frame what is important and highlight the priorities that we need to fund.

Kaki added that a prior conference on re-entry of prison inmates had created a real "informed awareness" that had a community impact such that it was in the forefront of people's minds for more than a year.

Kathy McHugh then announced that City Council would hold a joint work session with the Planning Commission on the Comprehensive Plan on August 1<sup>st</sup> and that we are now in the final stages of moving toward adoption of the plan. She encouraged the members of the group to come if possible.

Joy Johnson then apologized to the group stating that Dan Rosensweig had contacted her but she forgot to ask for the Comprehensive Plan discussion to be placed on the agenda.

Dan then stated that he had some concerns/issues relative to the wording in goal #1 about regulating land use being omitted. He noted that this would be a huge change and that stripping this wording would be greatly disappointing.

He also stated that section 7.4 regarding the proposed housing suitability model had been added and that while the HAC had blessed the study on GIS location that it should be value neutral, noting affordable housing relative to location of support and community services.

Kristin Szakos added that one councilor's effort to rewrite the chapter was not necessarily what was envisioned.

Dan then asked Kristin where she thought this was going.

Kristin stated that she does not think that the Council would have the will to make significant changes without going back through the public process and that there is worth to pointing to the fact that there was a major public process in drafting this chapter.

Mark Watson added that too much work was put into this to change it now and Bob Hughes concurred that one person should not be able to make these kinds of changes. Kaki Dimock also echoed her agreement with Mark and Bob.

Joy Johnson asked if there was a motion and Kaki stated that the HAC should ask Council to reconsider the matter of revising the housing chapter of the Comprehensive Plan (as proposed by one councilor) by sending a letter reflecting HAC concerns. Kira Drennon seconded this and the motion carried by unanimous vote.

Dan Rosensweig then stated that it would be inappropriate for him to draft the letter as the Planning Commission representative and so the responsibility for preparing the letter was assigned to Kathy McHugh, who stated that she would prepare something and then send it around for comment.

Joy Johnson then reminded the group that Westhaven Days would be on August 3<sup>rd</sup> and that everyone should come and donations would be most appreciated.

Kathy then asked if the group could consider one more item regarding a letter to Congress about tax reform impacts on the Low Income Housing Tax Credit (LIHTC) program. Mark Watson added that he is concerned about maintaining affordability at Friendship County given that the HAP contract is about to expire.

Joy Johnson then suggested that she would like to discuss the SIA recommendations at the next meeting if possible.

Dan added that PHA had passed a resolution guaranteeing the affordability of the 150 units at Garrett Square some 11 years ago.

Mark Watson asked that the tax reform letter sent on behalf of City Council be sent to him and the remaining HAC membership voted to send a separate letter (on behalf of HAC) to Congress. The motion was officially made by Mark Watson with the second by Dan Rosensweig.

With no further business, the meeting was adjourned at 1:45 PM by Chairperson Johnson. The group was reminded that the next meeting will be on September 18, 2013.