

HOUSING ADVISORY COMMITTEE
Minutes
Neighborhood Development Services Conference Room, City Hall
January 21, 2015
12:00 pm

Attendance Record	Present	Absent
MEMBERS		
Amy Nofziger	X	
Bob Hughes	X	
Carmelita Wood	X	
Dan Rosensweig	X	
Frank Stoner	X	
Jane Andrews	X	
Jennifer McKeever		X
Joy Johnson	X	
Kaki Dimock		X
Kira Drennon		X
Kristin Szakos		X
Mark Watson	X	
Nancy Kidd	X	
Phil d'Oronzio		X
Ryan Jacoby		X
Ridge Schuyler	X	
Steve Stokes	X	
Tim Leroux	X	
NON VOTING MEMBERS		
IMPACT		X
Ron White (Albemarle County)		X
Trish Romer (UVa)	X	
STAFF		
Kathy McHugh	X	
Melissa Thackston	X	
OTHERS		
Lena Seville	X	
Edith Good	X	
Howard Evergreen	X	

The meeting was called to order by Joy Johnson around noon. Introductions were made by all in attendance.

Joy announced to the group that Jim Murray (Chris Murray's Dad) had passed away and that she would like for the group to send out a card. She then distributed it and asked people to sign and Kathy to collect and mail it to Chris Murray.

The minutes from November 19, 2014 were then considered and Mark Watson made a motion to approve as presented. A second was made by Bob Hughes. With no discussion, the members voted to unanimously approve the minutes.

Joy then explained that since Chris Murray is no longer on the HAC that we need to elect a new Vice Chair. With no volunteers, Dan Rosensweig nominated Mark Watson and Frank Stoner seconded the motion. Mark agreed to serve and was unanimously approved by the group.

Joy then asked Kathy McHugh for a staff update. Kathy advised the following:

- Housing & Homelessness Symposium has been moved to March 19th (Thursday) and will be held at the same place as last year. Staff will let the group know times and other details as soon as they are provided. TJACH is taking the lead this year, with City staff supporting efforts and planning to present.
- At their January 20th meeting, City Council approved two projects from the CAHF. 1) VSH Rental Assistance for 5 units at the Crossings and 2) TJACH rapid rehousing rental assistance for the Spring for Housing program, a short term concentrated effort to house those coming out of thermal shelters at the end of the PACEM 2015 season at the end of March.
- Planned for March 2nd City Council Meeting – 1) Funding for RCLCO Housing Study; 2) PACE change of non-profit to PHA and funding schedule to allow them to get partial funding from the current fiscal year; and 3) AHIP Orangedale and Prospect (O&P) Planning Study & Emergency Repair Program funding.
- Staff has worked with CRHA to arrange a loan from the Strategic Investment Fund (SIF) to repay CDBG funds used for Avon Street garage. Council action is tentatively scheduled for February 17, 2015 at this point. Melissa Thackston will be following up in the near future to solicit applications for use of these funds.
- TJCLT which has experienced challenges with selling 1312 Nunley Street. While the City paid for the development of the unit by Habitat, it was transferred to the land trust to secure long term affordability for the unit. It has been on the market for quite some time now and issues with both the Region 10 group home and TJCLT requirements appear to be impeding a sale.
- CRHA board has adopted a preference for homeless families.
- Announced that the Code Audit Subcommittee will meet next Wednesday on 1-29-15 at noon.

Following staff updates, there was a general discussion, as follows:

Selling of Nunley Street property generated several ideas and thoughts, including the following questions/comments:

- Can TJCLT sell the unit on the market without restrictions to recoup costs and look to reinvest the funds in another property?
- Can price be lowered? It has been sitting on the market for two years so this should be proof that the price is too high.
- Could the JAG school buy the property?
- There is a HOA exclusion against renting out the unit, but there is a military exclusion where it must be occupied by the owners 2 out of 6 years.
- Asked Melissa Thackston to send out informational flyer about the house to the HAC.

There was also a discussion over the use of CAHF for rental subsidies for the homeless. Specifically, Dan Rosensweig advised that while he is very support of TJACH that we have a massive inventory shortage of affordable units and that CAHF is reserved for new units, not subsidies for existing units. He went on to explain that the HAC made recommendations that the City needs 15% supported affordable housing by 2025 and that funding to support this goal flows through the CAHF and the CIP process. He said that support for VSH Crossing funds and TJACH Spring for Housing are a shift in policy and that if these types of subsidies

continue that it will impact funding for the 15% goal. There was a suggestion that maybe we need to ask Council about setting aside money for rental subsidies.

Moving to the round table discussion, the following is a brief description of items mentioned by various HAC members:

Joy Johnson – Stated that she would like to see the City and CRHA work together and to discuss the recommendations included in the MOU report from 2011. Joy asked Kathy to resend this to the group.

Carmelita Wood – Mentioned that there is lots of moving in and out in Orangedale and that she would like to see more homeownership to stabilize residency. (Kathy noted that the AHIP study noted above might help).

Steve Stokes – Noted that JABA is looking to do more low income housing.

Jane Andrews – Noted that AHIP has lengthy scattered site rehab and emergency repair wait list. There is more demand than supply and that they continue to work with LEAP on energy efficiency. Madison Housing is working with AHIP to provide volunteers.

Trish Romer – UVA Community Safety Committee is looking at working with local landlords to improve safety. This would include education about off grounds housing (i.e., legal implications of the lease), as well as use of a landlord ranking program (e.g., U Penn's "rate a landlord" program) and possible self-certification program targeted at evaluating safety (i.e., lighting, smoke detectors, etc...).

Mark Watson – Stated that PHA is coming up on its 1 year anniversary of a new Executive Director. He noted that they are looking to do mixed income apartments, some in the City and some outside of Region 10. He also commented that PHA is serving as the CHDO at Harmony Ridge and as the non-profit partner for the PACE LIHTC project.

Frank Stoner – Reported that Phase 2 & 3 submittals have been provided to the City for Lochlyn Hills. While there is some affordable housing included, the housing trust fund will only be useable for a very thin slice of the market. Further, that flexibility in public policy is needed to make affordable projects work.

Amy Nofziger – On behalf of CRHA, nothing to report.

Howard Evergreen – Expressed an interest in seeing the City and University work together to get students to understand what it means to live in a community and the impact that it has.

Nancy Kidd – Stated that MACAA looked at the Nunley property to purchase with Hope House funding but that the Region 10 group home turned them off. She noted that they are about to have two openings for Hope House families and they are looking to buy duplex units in the City and/or Urban Ring. She stated that they are willing to rehab units if necessary.

Bob Hughes – On behalf of CAAR he noted that this should be a very active spring.

Tim Leroux – Advised that Lesley Fore has left LEAP to go work for Weather Seal and that he is the new HAC representative. He also noted that Charlottesville is one of 50 communities being considered for the Georgetown Energy Prize, to be awarded based on actual reductions in energy usage. Additionally, the RESI program provides green initiatives for renters and the Clean Energy Fund provides low (0%) interest loans for commercial entities to make energy improvements. LEAP is working to become a self-sustaining organization.

Ridge Schuyler – Work continues on efforts to move families to self-sufficiency. Both the income and cost side have to be addressed – meaning housing costs need to be lowered.

Lena Seville – Liked the idea of the RESI program, because renters typically pay the utilities.

Edith Good – News regarding the homelessness initiatives is encouraging. PHAR continues to work with those coming out of prison with its Believers and Achievers Program.

Kathy McHugh – noted that Jim Tolbert would be leaving NDS to take a job in Sandy Springs Georgia.

With no other reports, the meeting was then adjourned.