



MINUTES

Housing Advisory Committee (HAC) Meeting

When

Wednesday, July 21, 2021
12:00noon

HAC members attending: Phil d’Oronzio, Lyle Solla-Yates, Steven Stokes, S. Lisa Herndon, Councilor Payne, Joy Johnson, Sunshine Mathon, Cory Demchak (in for Jen Jacobs), Juandiego Wade, Anthony Haro, Gary Palmer, Stacy Pethia, John Sales, Frank Stoner, LD Perry (by phone)
City Staff: Sam Sanders, Ashley Marshall, Brenda Kelley, Erin Atak, Alex Ikefuna, Jeremy Johnson

Meeting started at 12:03pm.

Motion to approve the minutes by Lyle Solla-Yates, seconded by S. Lisa Herndon. Joy Johnson abstained. Minutes approved.

Phil d’Oronzio reported that Ridge Schuyler wants to pull the subcommittee together on August 11th, to further review the tax abatement program. He then proceeded to introduce Deputy City Managers Sam Sanders and Ashley Marshall who were invited to discuss how we (HAC) can contribute to implementing the Affordable Housing Plan. Sam Sanders shared insight, stating: #1 priority is filling the NDS Director position; which can then start “re-imagining NDS”; then hire the housing coordinator position. He then reviewed the HR&A additional scope of work to look at affordable housing planning. Funding will be the next item – when those funds become available, how we go forward; need to also look at staff/capacity.

Sunshine Mathon asked that a spreadsheet be developed to track each recommendation in the plan, with a timeline. Some items fall to staff, some fall to HAC.

Joy Johnson stated that she also hopes that they [consultants] show what has “NOT” been done; and address affordability <40-50%AMI; need to define affordability that truly fits this community.

Sam Sanders asked that HAC identify a small sub-committee to work on this spreadsheet. Intend to circulate a version before we engage with the consultants. Joy Johnson, Juandiego Wade and

Phil d'Oronzio volunteered for this small sub-committee. It was noted that it will need to be reduced to 2 (HAC) members if wanting to meet outside public meeting requirements.

Sunshine Mathon advised that there are other topics in the plan that require partnerships with other entities. He highlighted that these items need to remain included in a full comprehensive nature.

Councilor Payne advised that we need to look at LIHTC projects and mobile home communities. We need to focus on an action plan to address maintaining affordability.

Sunshine Mathon reported on a focused advocacy at the state level. 10% at minimum of ARPA funds allocated at the state level be dedicated to funding affordable housing initiatives. DHCD put forward \$500 million budget request to affordable housing (programs).

Phil d'Oronzio advised that a big part of implementing the plan is staff capacity.

Sunshine Mathon advised that there are other things not in the plan that we need to address:

- Stalled landlord incentive program
- Tenant education program

Phil d'Oronzio added Land Bank.

S. Lisa Herndon asked that items be brought to the HAC, for body consensus, before going to City Council.

Joy Johnson discussed CRHA redevelopment. This is not just public housing but also more affordable housing. Since HUD won't allow us to add public housing units, we are preserving existing ACC units and also adding more affordable units.

Lyle Solla-Yates shared a link to an article on taxes in Charlottesville:

<https://centerforpropertytaxreform.org/2021/06/14/shifts-in-property-and-land-tax-in-charlottesville-va/>

Stacy Pethia provided an update on the County's affordable housing plan.

Meeting adjourned at 12:56pm.