



## MINUTES

### Housing Advisory Committee (HAC) Meeting

#### When

Wednesday, February 16, 2022  
12:00noon

HAC members attending: Phil d’Oronzio, Steven Stokes, S. Lisa Herndon, Alice Raucher, Emily Dooley, Nancy Kidd, Elise Noyes, Ridge Schuyler, Chris Meyer, Councilor Payne, Frank Stoner, Moriah Wikins, John Sales, Sunshine Mathon, Rory Stolzenberg, LD Perry (by phone)  
City Staff: Alex Ikefuna, Brenda Kelley, Erin Atak

Meeting started at 12:05pm.

Motion to approve the minutes by S. Lisa Herndon, seconded by Chris Meyer. Minutes approved.

Phil d’Oronzio and Ridge Schuyler provided an update on the status of the tax abatement program. Interesting items to note:

- focused on partial abatement on rehab of older properties; that is just one of the tax abatement statutes available; another can provide benefits of naturally occurring affordable housing; another can encourage improvements in specified zones in the City
- common across all statutes should be the look at how much rent is charged, as well as renting to low income residents; what came out is 2 options: what rent? and renting to low income, who certifies?
  - o Use some 3<sup>rd</sup> party entity to certify; is there a cost associated?
  - o (like City of Richmond program) up to applicant to provide evidence that tenant is low income

Overall, the amount of benefit gained is not that great; if the increase of value of property by \$75,000, get \$712 benefit; if \$200,000 investment, get \$1,900 benefit; more like reward for doing good, than incentive. Cost to City for revenue gone is \$150,000/year. Is it worth using these tools, or let City use \$150,000 to benefit low income in other way(s)? Phil d’Oronzio stated that the program is currently not used towards a benefit to low income tenants; this is an existing program that can be modified. If we “retire” this program we have to do that procedurally and then procedurally determine how else to use the money. S. Lisa Herndon asked if the program can include multifamily? Ridge Schuyler responded yes. S. Lisa Herndon recommended don’t get rid of the existing program, use the Richmond model, don’t want to limit

or set barriers. Ridge Schuyler clarified that, essentially, the City would be hiring a 3<sup>rd</sup> party as a vendor to certify incomes. S. Lisa Herndon stated that she is opposed to adding another expense to the City; the less beauracracy the better. Ridge Schuyler asked for confirmation from group: let's not scrap this tool; put onus on applicant to provide documentation. Group consensus confirmed, Ridge Schuyler will proceed with next steps.

Alex Ikefuna provided a City update.

Councilor Payne provided an update on the City budget discussions. Following significant conversation, the group determined that the Policy subcommittee should meet to discuss City budget considerations.

Brenda Kelley provided Stacy Pethia's County update.

Alice Raucher provided a UVA update on development of potential sites. Significant questions and discussion followed.

Rory Stolzenberg is permanently replacing Lyle Solla-Yates on the HAC.

Meeting adjourned at 1:27pm.