



**Housing Advisory Committee (HAC)
Policy Subcommittee Meeting**

Wednesday, January 9, 2019
12:00 – 2:00 PM
NDS Conference Room
City Hall

Agenda

1. Call to Order / Introductions
2. Discussion of materials to be presented to the HAC and City Council for the January 16 work session
3. Review of a draft funding model to meet the needs identified in the Housing Needs Assessment
4. Other Business
5. Public comment

(Interim) Staff Contact:

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MINUTES

Housing Advisory Committee

December 19, 2018, 12noon
NDS Conference Room, City Hall

Members present: Albert Connette, Phil d’Oronzio, Anthony Haro, Gary Heaton (for Lyle Solla-Yates), S. Lisa Herndon, Heather Hill, Nancy Kidd, Sunshine Mathon, Dan Rosensweig, Ridge Schuyler, Steve Stokes, Frank Stoner, Lisa Torres
Staff: Brenda Kelley, Alex Ikefuna

Phil d’Oronzio called the meeting to order at 12:12pm.

Mr. d’Oronzio presented the minutes for approval. Dan Rosensweig made a motion to adopt; Ridge Schuyler seconded. All in favor.

It was reported that there will be a joint City Council/HAC work session on 1/16/19, 6-8pm at the Water Street Center. This joint session will stand as the monthly HAC meeting.

Mr. d’Oronzio stated that the policy and strategy sub-committee discussed topics for the joint work session, including, definition of affordable housing, available resources, now also need to discuss “how much will all of this cost?”, what funding looks like over a length of time.

DanR gave an overview of the spreadsheet shared at the sub-committee meeting; city study identifies 4000 units needed; spreadsheet is a static “model” not a plan; prioritized need based on assessment as well as what has been heard collectively; community outreach is next step; then City Council will need to make decisions on how aggressive implementation needs to be.

Alex Ikefuna asked HAC to look into source(s) of revenue/funding as part of the “model” and make that recommendation to the City Council. DanR asked who to work with in City Hall? AlexI suggested they work with Chris Cullinan in Finance.

Frank Stoner asked if there is any reason that CRHA units are different \$ than PHA units (per spreadsheet). Sunshine Mathon responded that structural parking is considered in PHA costs, CRHA units may be smaller (1 & 2 BR need). Anthony Haro asked that an AMI column be added to the spreadsheet.

It was discussed that the plan is to put a version of this spreadsheet in front of the City Council at the joint work session, as well as answer questions from the City Council, i.e. RAD. SunshineM suggested that the agenda be limited for the meeting and focus on the spreadsheet.

Ridge Schuyler suggested that a document on RAD be structured.

AnthonyH asked if HAC could look into putting funds into the Landlord Risk Reduction Fund (security deposit assistance). RidgeS suggested that this program be put back on a timeline.

Mr. d’Oronzio began discussion on an update on the RFP. SunshineM reported that not a lot has happened over the last month, Jen was putting the document into RFP format, staff turnover, etc. AlexI

reported that he spoke with JenniferS and she is waiting for feedback. SunshineM stated that city staff need to take the lead. Mr. d'Oronzio asked AlexI to include SunshineM and himself in updates on the status.

Councilor Hill reported that there is a need to look at a larger issue of capacity of staff and work needed and community engagement. How do we get this done – coordinate HAC and PC work – how do we line up timelines and coordinate resources – it is disjointed now. There is a joint City Council/Planning Commission work session on 1/5/19.

DanR stated that there is no context for a land use map without a housing strategy. SunshineM asked if it makes sense to put together a joint CC/PC/HAC to discuss capacity, scope, resources, community engagement, etc.

Mr. d'Oronzio suggested moving forward with a strategy with the understanding that there may be a next phase to include further scope. Councilor Hill suggested that the strategy/scope include what PC is doing. SunshineM suggested that a joint meeting would be about combining scopes/resources, not necessarily a map. Councilor Hill suggested a smaller group meeting, 2 PC/2 HAC, unless no concerns about public meeting notice.

The discussion then turned to the HAC membership. The membership evaluation needs to discuss what members bring to the table. Charlottesville Works Initiative needs to be brought to the table. LyleS-Y and Mr. d'Oronzio to revisit and bring back. It needs to come back to HAC first and then the City Council. Also terms are coming to expire date, as well as City Council appointments. Councilor Hill advised that according to Sarah, the City Council is making those appointments no later than March. Mr. d'Oronzio suggested that he will pass around the 2012 Resolution (regarding membership) at the next meeting.

There were public comments:

- VA Governor came out with an Executive Order regarding housing, and to reduce evictions; supply side type initiatives are needed - support existing affordable housing, state wanting/looking at LIHTC initiative; demand side – HCV program, need to create YIMBYism
- Reinforce regional housing partnerships; this group should move forward as quickly as possible

The meeting adjourned at approximately 2pm.

TO: Charlottesville City Council
Charlottesville Planning Commission

FROM: Philip d'Oronzio, Chair, Charlottesville Housing Advisory Committee

CC: Mike Murphy, Acting City Manager
Leslie Beauregard, Assistant City Manager
Alex Ikefuna, Director, N.D.S
Ryan Davidson, Sr. Budget and Management Analyst

DATE: January 7, 2019

SUBJECT: F.Y. 2020 – 2024 Proposed CIP

Mayor Walker, PC Chairwoman Green, Commissioners and Councilors:

As you know, the proposed CIP allocates significant city resources to affordable housing. The challenges facing us in this area very serious, even daunting, and it is reassuring to see the city laying down an eight figure marker. However, because the challenge is so great, and the needs so complex, it is crucial that the planning and processes brought to bear in the use of these dollars be driven by a developed strategy, maximizing City dollars invested, and matching need to that investment.

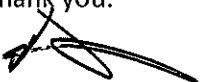
The CIP as proposed does not allow for strategic, coordinated deployment of the resources it allocates and effectively circumvents the processes now in place to develop a comprehensive housing strategy. The HAC, under the direction of City Council, is developing a comprehensive, multiyear housing funding model. The model is a live document intended to synch with the development of a comprehensive housing strategy that will no doubt include many if not all of the items funded by this CIP draft. The next hearing on that model is Wednesday, 1/9, and a discussion of the model will form the basis of the Joint Council/HAC work session scheduled for Wednesday 1/16. Whether Council elects to move forward with that model or another mechanism like it as a core component of a housing strategy, the CIP as adopted must be structured to support and realize that coordinated effort.

As presented, the CIP "zeros out" the Charlottesville Affordable Housing Fund. This too is extremely limiting, and counterproductive. In recent years, the City has developed a process to allocate CAHF funding via a Notice of Funding Availability process. This insures that each year the projects that are ready to go and that meet the City's targeted goals for housing receive timely funding.

The aggregate number in the proposed CIP of ~\$32,000,000.00 is a solid start, but the assumptions underlying its particulars are arbitrary and limiting. As presented, it authors a future strategy, rather than being positioned to support one. The more prudent, flexible, responsive and responsible course is to project the five year lump sum and allocate it to the CAHF. Then, let the housing strategy, funding plan and Council priorities set the annual NOFA prerogatives.

In sum, we would ask that the CIP as adopted consolidate all of the housing initiatives into a single line, the CAHF, and allow the processes in place to provide for comprehensive plan to distribute it.

Thank you.



DRAFT HOUSING NEEDS FUNDING FRAMEWORK

10-YEAR TIMEFRAME		
Total Families Housed		4,162
New Affordable Housing		1,537
Existing Housing made affordable		2,625
Total Cost	\$	333,832,039
Investment Needed	\$	138,565,518
Leverage Percentage		42%
Distribution of Housing		
<30% Area Median Income		
30%-60% AMI		
60%-80% AMI		
>80% AMI		

15-YEAR TIMEFRAME		
Total Families Housed		5,387
New Affordable Housing		1,537
Existing Housing made affordable		3,850
Total Cost	\$	380,522,704
Investment Needed	\$	169,860,326
Leverage Percentage		45%
Distribution of Housing		
<30% Area Median Income		
30%-60% AMI		
60%-80% AMI		
>80% AMI		

Projected Inflation Rate (insert)

4%
