



Housing Advisory Committee (HAC)

Wednesday, April 17, 2019

12:00 – 2:00 PM

Neighborhood Development Services (NDS) Conference Room
City Hall, 605 E. Main Street

Agenda

1. Call to Order / Introductions / Housekeeping / Minutes
2. Presentation / Report on CSRAP – Grant Duffield
3. Subcommittee Updates – respective chairs
4. Other Business
5. Public comment *

* Note – at the discretion of the Chair, public comments related to particular agenda items may be solicited at that point in the meeting.

(Interim) Staff Contact:

Brenda Kelley, Redevelopment Manager: (434) 970-3040 or kellybr@charlottesville.org

HAC Meeting 3/20/19 1200-1400 NDS Conference Room.
Notes by VC Lyle Solla-Yates

Convened 1205 - Roll Call and introductions – See roster for attendance.

Membership update

- Two new members: LD at large, Chris Murray, developer
- Ridge Schuyler is still on the HAC in a different position to be added by Council at next meeting if they wish
- New LEAP representative on the HAC

Review joint session from 1/16

- Joint session minutes taken by Council staff
- Intervention Analysis Tool (IAT) is an interactive funding tool to show inputs and outputs to guide housing strategy
- Heather Hill: "interventions" instead of new construction, concern that people think the IAT numbers are accurate instead of a best guess
- New working group: Sunshine, Murphy, Brenda Kelley, Ridge someone from NDS, to develop the tool, make it more useful for next CIP (new long range planner will do this)
- Stacy Pethia: tool should include LIHTC expiration periods

RFP:

Strategy/Land Use/Zoning, waiting on Planning Commission to see what PC needs for this. No ETA. Lyle will follow up with Lisa Green.

Ridge: Start to work on turning IAT info into narrative so it's more digestible

Dan: Have done 200 listening conversations, can share that data.

Phil: Should task to strategy and outreach

Ridge: Policy can do that

Phil: Will follow up with strategy and outreach

CAHF funding and budget:

Heather Hill: Plans to fully fund CAHF to \$1.5 million using surplus, asked about supplemental rental assistance surplus

Brenda Kelley: CSRAP program is still using 2018 FY dollars, almost a million sitting in an account unspent

Stacy Pethia: CRHA needs to send written request for 2018 dollars, they have not done so, Grant needs to do this, CRHA has not been spending its full allocation, no need to pull the money, need for landlord education

Stacy Pethia: Landlords don't know, also some discrimination, bad reputation as tenants

Dan Rosensweig: Need enabling legislation to ban discrimination based on source of payment (vouchers), needs full time staffer to spend surplus

Anthony: Housing Hub can do this.

Stacy: Lancaster is a good example of best practice, establishing a separate entity

LD: Landlords and tenants both need education, NAACP exec team, stereotyping is a problem, but is based on something, creative ways to do programming, CRHA can do things beyond current staffing, can change staffing, think long term,

Lisa Herndon (CAAR) : Landlords fear being locked in, have to deal with inspections, bad tenants, voucher program won't help. Partner with CAAR, dabble in rental, set up a forum with CAAR, property managers association, want to help, some is discrimination, some is education, can be a link

Dan: we need this data from CRHA, don't have absorption data

Alex: Put on next agenda, make Grant a presenter on agenda, April

Heather Hill: This body needs to be more regional

Lyle: This should live in Outreach?

Phil confirms.

Gary: This hub service could be managed by a regional economic development authority

Stacy: should be nonprofit

debate, Dan, Anthony, LD

LD: teach a man to fish story

Heather: need to review existing boards and commissions with new city manager,

Albert: April 11 IMPACT annual assembly at the MLK performing arts center at 6:30

Ridge Schuyler: UVA update: report went to Ryan, led to minimum wage raise, affordable housing was the second priority, report out March 28 at Charlottesville High School, 6:30 PM, child care offered, will share findings and recommendations

Trish Romer (UVA): Desire from Ryan for outreach to community, planning new 400 bed housing project, all students, goes out for bid in Fall, another first year building in planning for after that, about 900 beds in pipeline overall

Gary (Planning Commission, nonmember): Compared to enrollment growth

Trish: No planned growth, talk of second year requirement, been discussed a long time, would lead to more housing

Heather Hill: City wants second year requirement, no additional SUPs for student housing will be approved on West Main

Stacy: I will make housing a key pillar of County strategic plan

Heather Hill: important, it's our number one thing

Kelley, Brenda

From: Stacy Pethia <spethia@albemarle.org>
Sent: Wednesday, April 17, 2019 9:12 AM
To: d'Oronzio, Phil; Housing Advisory Committee
Subject: RE: April HAC Meeting Tomorrow -

Hi All,

As I am unable to attend today's meeting, and because I scanned the draft notes from the last meeting, I wanted to make a suggestion:

Page of the notes/minutes references the need to understand the "absorption rate" for the CSRAP. That should be changed to "utilization rate". The utilization rate represent the percentage of households who are able to successfully use their CSRAP vouchers to rent a unit before the voucher expires. "Absorption" is associated with voucher portability (e.g., using a Housing Choice Voucher from Philadelphia Housing Authority to move to Charlottesville), which is not allowed under the CSRAP.

Don't want there to be any confusion about what data is needed.

From: Phil d'Oronzio <doronzio@pilotmortgage.biz>
Sent: Tuesday, April 16, 2019 2:59 PM
To: HousingAdvisoryCommittee@charlottesville.org
Subject: April HAC Meeting Tomorrow -

HACers -

Linked please find the agenda for tomorrow and the draft notes/minutes for March.

<https://drive.google.com/drive/folders/1uXfKhzx4AbXuv3sUIVckQ-qcuRQ1Xheh?usp=sharing>

I will ping the listserv if/when further materials are uploaded.

See you all tomorrow!

Philip B. d'Oronzio (NMLS 283301 MLO-6187VA)
Pilot Mortgage, LLC(NMLS 246545)
1110 East Market Street, Suite 11J
Charlottesville, VA 22902
<http://w3w.co/tribes.jungle.copy>
(434) 964-1683 - Phone
(434) 964-1684 - Fax

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