

7/17/2019 HAC meeting – NDS Conference Room

Attendance:

Phil D’Oronzio

Chris Murray

Chris Meyer

Lisa Torres

Ridge Schuyler

Grant Duffield

LD Perry

Stephen Stokes

Janette Kawachi (proxy Anthony Haro)

Dan Rosensweig

Estelle Raines

Brenda Kelley

IAT update

Ridge: not ready to be shared with public. Rory is going through formulas for IAT tool, makes sure everything is calculating correction and consistent with needs assessment. Once review is complete, tool will be shared with others to get additional feedback and add more interventions to tool. Once that is complete, will come to HAC for review.

Dan: let’s put discussion of IAT on upcoming agenda for policy subcommittee to put pressure on its development

Strategy RFP update:

Phil: Strategy RFP is out there;

Brenda: Yes, has been released, closes August 16th. Also CAHF NOFA was released and funding window closes tomorrow at 4pm.

Phil: We need to schedule meeting with Trish Romer to get CAHF committee together

Chris Meyer: asked Chair to approve minutes, skipped on agenda

Chris Meyer: motion to approve minutes;

Lisa Torres: second

Ridge: abstained, was absent.

Update from Policy Subcommittee

Ridge: question of whether or not city of Charlottesville meets statutory requirements to operate the ??? program? Ridge met with attorney office, we meet the standards of the statute. Then Ridge met with the City Assessor’s office and they asked that Ridge/HAC look into other jurisdictions doing similar

things to ; So outside of what we do that he wanted assurance that this was ok. (I did not catch this conversation, I got lost in details – sorry!)

Ridge: A member of public introduced to the policy committee a policy idea that incentivizes landlords owning properties in high opportunity neighborhoods to take section 8 vouchers via tax incentives. Richmond/Hampton Roads currently doing. Looks at census tracts and applies to properties in neighborhoods where less than 5% of residents living in poverty. In Richmond, didn't work well. The tax incentive wasn't large enough (10 %?) and the housing inspection process was too burdensome. In Hampton Roads, the policy went into effect July 1st and they think it will do better there. Let's see how it works and keep track of it to see if worth pushing for here.

Dan: This is a key issue here in the city, building more affordable housing in high opportunity neighborhoods, we should keep an eye on this. Suggest we keep a running list of state policy items that we discuss at HAC meetings that we can include in a legislative packet that goes to City Council members for consideration. We have a list from past (post-RCLCO list) – perhaps it can be a starting place. HAC should put forward a ranked list of policies that goes to City Council for them to vet.

Phil: TJPDC also puts together a legislative packet.

Dan: let's hand this to Policy subcommittee to discuss at next meeting.

Update on C3/LEAP initiative

Chris Meyer: VEEP is acronym for pilot. We did some research and created a draft document for the pilot and got feedback at last HAC meeting; we also conducted a survey of landlords to determine if we have the right incentives included. We then presented another draft to policy subcommittee and got feedback and made more changes. This 3-page document represents most recent draft with subcommittee feedback incorporated. Goals include 5 new landlords accepting vouchers in next year, energy and cost savings by renters.

Phil: Policy subcommittee voted to approve the pilot with changes incorporated into the draft

Chris Murray: what about landlords that are currently providing low income housing via affordable rents but not necessarily for voucher holders, can they apply for this? Some owners are committed to providing affordable housing, receive CAHF funding, but don't necessarily accept vouchers.

Chris Meyer: No, they would not qualify under this pilot since it specifically targets landlords who are willing to rent to voucher holders. If they started accepting vouchers, they could.

Phil: did we clear concerns about Fair Housing?

Chris Meyer: Getting guidance from C3 about what legal provisions would need to be included in order to ensure that there are no Fair Housing violations.

Committee roles

Phil: All, please review the roster of committee assignments. Member are required to serve on a minimum of 2 committees. For those that aren't assigned, please get back to me about your preferences for committee participation.

Public Comment

Cliff Fox: You should think through the landlord incentives for this project, may not be enough to get buy-in. develop a couple of example spreadsheets that show actual financial benefit to landlord. If you are putting a lien on someone's property and there isn't a huge financial benefit, they are not going to be motivated to participate.

Chris Meyer: We did do a landlord survey to get this information and we developed the proposed incentives based on this feedback so feel comfortable with what we have but open to changing if nobody bites.

Update from County- None

Update from UVA - none

Update from City –

Brenda: NOFA due by tomorrow at 4pm. Staff replacement for Stacy in the works.

Chris Meyer: Just want to let people know that I am running for position on school board, I don't believe there is any conflict of interest, but just wanted everyone to know. Also, wanted to see what others thought about whether or not HAC should be involved in local discussions regarding taxes and regulations around Airbnb. Interested in understanding if/how Airbnb is putting pressure on local housing market.

Dan: this topic was included in the Housing Needs assessment, we should ask Anita to share additional information on this topic.

Chris Meyer: request for city staff to follow up with Anita and to also review the ordinance and provide HAC with overview at next meeting.

Brenda: yes, we can do that.

Ridge: The housing needs assessment report says that 200 units are being used as temporary housing through Airbnb.

Chris: ordinance says owner must be occupying the unit at least 180 days a year in order to offer up unit for Airbnb but I don't think this is being enforced.

Ridge: With impending changes to city council and upcoming Affordable Housing Strategy work we should think about getting joint city council/HAC work sessions scheduled on the books. Poke strategy committee with this task.

Public Comment;

Todd: Is there an update on the NOAH (Naturally Occurring Affordable Housing) survey?

Ridge: put together a draft, has been shared with Sunshine and it is now in his hands.
Dan: Move to adjourn.

Chris Murray: Second.