



## **Housing Advisory Committee (HAC) Allocations Subcommittee Meeting**

### **Approved Minutes**

Tuesday, August 27, 2019

12:00noon

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

### **Agenda**

1. Call to Order / Introductions
2. Discuss Applications for Charlottesville Affordable Housing Fund (CAHF) following Notice of Funding Availability

### **Introductions**

Guidelines: No public comment, internal discussion only.

Heather: not a specific scorer. Just helpful to have someone on council aware of discussion

CAHF: 800K allocated by city. 792K can be awarded today.

- Heather: this is one of the first things that Council wanted to fund

PHIL: Scoring model: expropriated from NOVA, LIHTC grading, apples to apples, rubric needs to be re-looked.

### **Application Discussions----**

#### **General:**

- Lisa T.: Stated she does not feel well about the scoring matrix
- Phil: The matrix is not the final decision maker it is merely a way of ensuring we looked at the different categories of the matrix.
- Brenda: NOFA supports housing goals outlined in city comp plan; SIA
- Lisa T: matrix run-through? Matrix is nebulous. IAT tool being developed?
  - o Phil: this is not really a good decision making tool.

## Pros and Cons

### 1. Virginia Supportive Housing

- Phil: This project seems bigger and better than the Crossings. They have a very extremely conservative budget which leaves a lot of room. The soft cost has a lot of room. We should ask (Do they have other commitments for this project?)
- Heather: property selected currently owned by the housing authority. No site control. *Please address site control and the decisions on the use at this location. (Brenda collection questions to ask for the applicants) Has there been any previous problem with the Crossings?*
- Been around for a long time
  - o # units, affordability (Strengths)
- Phil: Budget extremely conservative. Financing cost is hard \$. Impressive. Seems like they have room in this budget. Do they have other commitments? Do they have other funding sources? 10 funding sources, where are they?
- Phil located they have identified 10 funding sources other than CAHF so we should know if anyone has actually committed to funding the project already.
  - o If they do have commitments from other who are they and for what?
- Estelle: Stated we should talk about checking to see if the funds can be paid back. Should do an ability to payback for everyone.
- Phil: The funds generally aren't allocated to a person but an organization.
- Estelle: The organization should be responsible for completing the ability to payback for all of the clients. Some may be able to pay something per month I understand not everyone will have the capability of paying something but there are some people that can.
- Phil: But that goes against our goals.
- Heather: What other sites are they considering?
- Lisa T.: How did they come up with the 20 year affordability period?
  - o How do we know it will be affordable for 20 years?
- Phil: It's a 21 to 1 leverage which is very impressive
- Estelle: How do we know that it is enforceable?
- Questions: Are there other funding commitments (from who, how much, applications)?; how did it come to 20 years affordability- is this enforceable?; provide information on funding operations, commitments and wrap-around services?

### 2. AHIP

- Concern: Many Stakeholders
- Phil: directly scalable.
- Request does include \$ for the Howard House
- We can prioritize funds to certain projects....
- Use of CAHF funds for 30K per unit or less
- The Howard House needs to be separated due to the cost of the project.
- S. Lisa: If we take the Howard House it reduces the per unit cost drastically
- Have they requested funding from any other organization?
- There was some discussion about their wait list but the committee was able to gather the answers after looking through the application.
- Questions: Are there applications to other funding sources in regards to the Howard house?; Is there any repayment plan over time?

### 3. Thomas Jefferson Community Land Trust

- Phil: Amount per unit is 100K. (A lot per unit)
- We need to know who they sold the previous homes to.

- Do they have a specific site in mind yet?
- Can the PHA HOME funds be used for non-fee simple ownership?
- How is this deal different from a lease hold?
- 4 units
- The units sell quickly
- Do not have site control. Looking to HAC for site control/land acquisition assistance
- Living study? "Why don't you live here and what would it take for you to live here?" Employee survey 2015
- Questions: Are there any sites identified (for these 4 lots)?; Who are your buyers?; Do PHA/HOME funds be used for non-fee simple ownership?; How is this different from a leasehold?

#### **4. Habitat**

- Is the AMI breakdown a goal or historically their results?
- Application was 1 minute late, and there was a page missing. Format that was submitted in was a strikethrough revision document. Giving them another chance
- Heather: Additional funding will probably be added to CAHF at the end of the year by the City Council which could help fund this project so we shouldn't throw them out. Homeownership has been a big objective for the City Council.
- Sale of Rehabs was on CRHA budget 7-8 years ago...
- Brenda: Housing Authority Scattered sites map
- Dollars per unit in the middle. (Heather).
- Questions: Is the AMI breakdown a goal, or historical trend?; Provide further clarity on how equity is accrued. Provide an example.
- S. Lisa: Lochlyn Hill good review

#### **5. 624 Booker**

- Half baked?
- Staff's criticism: application significantly late; no dollar amount requested
- No coherent plan. This plan is not finished. No established sale price of the property.
- Heather: innovative attention.
- We agree something needs to be done with the property and it has community support but this proposal is just not ready yet.
- No Zoning approval
- We do not know what we are being asked. Cannot commit money to this
- What is the goal for zoning?
- How much funding is requested to complete this project?

#### **Next Meeting;**

- Questions need to be answered ASAP (Brenda)
- Schedule the next meeting for committee- Sept. 10 noon
- Need to distribute minutes ahead of time. Let the applicants know what questions were being asked.
- Let the applicants know the questions were asked.
- S. Lisa moved to adjourn the meeting; Heather second the motion.