

CITY OF CHARLOTTESVILLE
"To be One Community Filled with Opportunity."
Housing Advisory Committee



Housing Advisory Committee (HAC) Policy Subcommittee Minutes
Tuesday, April 9, 2024
700 E. Jefferson St., 2nd Floor Conference Room, 12p - 2p

HAC Members Present:

** denotes Subcommittee members*

- *Sunshine Mathon, Vice Chair (SM)
- *Phil D'Oronzio (PDO)
- Heather Griffith (HG)
- Mike Parisi (MP), Secretary
- *Dan Rosenweig (DR), Subcommittee Chair
- Nicole Scro (NS)

HAC Members Absent:

- Joy Johnson, Chair
- Peppy Linden (PL)
- John Sales
- Michael Payne

Staff Attendees:

- Antoine Williams (AW)
- Madelyn Metzler (MM)
- Alan Peura (AP)

1. Welcome

DR calls the meeting to order at 12:22 pm

Noted that staff is unable to broadcast the meeting via Zoom, but it is being recorded.

2. Introductions and Attendance

SM: Notes from the last meeting on the 2018 Land Bank Ordinance are now included in the [document itself](#).

Key items to review:

- i. Define the legal framework of the Land Bank entity.
- ii. Strengthen language in ordinance allowing other jurisdictions to join, make it more appealing & flexible to allow for others' priorities.
- iii. Firmly anchor the Affordable Housing Plan as a reference point so that as it changes, so does Land Bank ordinance.
- iv. Define what the governance structure of the Land Bank entity will be.

3. Agenda Items

a. Legal Framework

PDO: Outlines three options:

1. New non-stock corporation that is an independent non-profit,
2. Organization directly under City authority (i.e., CRHA), or
3. Contract w/existing entity (i.e., TJPDC) to run land bank.

Notes that the ordinance makes the assumption that the land bank will use option 1.

SM: Pros & cons of option 1?

HG: Notes staffing and cost implications of starting a new entity.

AW: Ongoing staff conversation about a new hire for forthcoming rebate program. That new hire could also work for the Land Bank as a City staff “rental”, either from Economic Development or Office of Community Solutions (OCS).

SM: City staffer “rental” would have advantage of existing City HR structure, supervisor, though the new Land Bank entity would still need its own executive director and structure.

MM: Any staff member whose time would be rented to Land Bank would be accountable to Land Bank, not City.

PDO: Feedback is that subsidiary-owned entities are not flourishing. Ones conceived as authorities have more city involvement and so move more slowly.

NS: Is the Maggie Walker Community Land Trust an example of option 3?

SM: Yes. Having flexibility outside of the City’s salary structures could be an advantage. Both options 1 and 3 can have more agility than option 2.

PDO: Open question for option 3. Thinks it’s a bad idea.

DR: Let’s reiterate what we want the Land Bank to look like.

PDO: Should be driven by increasing supply of affordable housing in City and adjacent areas.

NS: Transparency important, though tension there with flexibility & agility.

PDO: Make it transparent structurally and strategically, but not tactically.

NS: Broad goals, act nimbly, but have accountability at the end of the process.

PDO: Should be an agile cooperator with other orgs. Buy properties quickly but sit on them when necessary.

MCP: Community input will be necessary at some point in the process.

PDO: Accountability piece takes care of itself. Acquisitions are public, community will be aware.

DR: Notes all agree on using option 1: a new non-stock corporation that is an independent non-profit.

b. Governance Structure

Cooperation vs. Competition among Applicants

HG: Land Bank purchases property, takes applications from multiple non-profits, then chooses a winner that buys it from the Land Bank?

NS: Could feel unfair not to have a competitive process.

SM: Among nonprofits there are existing efforts to coordinate in competitive contexts. To do this work all need to have a cooperative mindset.

Don't want the perception of unfairness, but don't want overly onerous applications either.

DR: Funding sources sometimes are obstacles to cooperation, have their own built-in rubrics that can put organizations in a box.

Can insert a “purpose & intent” section into the ordinance emphasizing cooperation & coordination, rather than competition.

SM: Land Bank can also access philanthropic dollars w/fewer conditions attached.

PDO: Not too concerned about getting the money flowing, can easily get a revolving line of credit.

Composition of Governing Board

SM: Existing ordinance language assumes city control, but we're talking something less city-heavy?

AW: Mandates in state statute about governing board structure?

NS: Can't have less than 5 members, very broad otherwise.

DR: Should have lots of at-large slots.

PDO: Initial board appointments will be by City, but ongoing from there will be by...?

AW: Have the governing board roughly mirror HAC structure?

PDO: Suggestions:

- City Council member for public accountability
- Planning Commissioner?
- Avoid too much slotting w/ categories.
- Smaller board better than larger
- Lived experience & community engagement pieces should live on advisory board, not governing board.

AW: Advisory board should grow in proportion w/governing board if more members are added there.

HG: Make it diverse as possible, include a real estate developer, real estate attorney.

PDO: Re: developers, there are strong no "self-dealing" rules for governing board members. No one on governing board can deal directly with the Land Bank, so DR & SM couldn't be on board for example.

NS: Will be hard to avoid self-dealing issue in a small town.

MM: Second real estate attorney being helpful.

AW: Land Bank could retain an attorney of its own instead of running things through City Attorney.

PDO: Majority of board should be City residents.

MP: Does the city staff member being "rented" to the Land Bank live on the governing board, or elsewhere?

SM: Tension between not over-specifying makeup of board vs. City Council likely wanting some level of structure for accountability.

Re: Habitat or PHA not being able to be on board, can put them on advisory board with neighborhood leaders.

How many board members should there be? The governing board will not be a day-to-day body but meet monthly or bimonthly. PHA board is currently 14, max of 21.

DR: Habitat board is currently 15—more than that is cumbersome, fewer leads to a handful dominating.

PDO: Likes 7 member board.

NS: Likes 9.

PDO: Outside financial, government orgs may require the board to sign off on things—board should be able to get to a quorum w/o needing a large number. If 7 members, quorum is 5. If 9, then 5.

ALL: No objections to including a City Council member, a Planning Commissioner, a City staff member assigned by City Manager.

AW: Should have a finance staff member involved. Also good to include a HAC member on governing board to assure alignment between HAC and Land Bank.

DR: Potential buckets left to choose among:

- Affiliations (HAC, CEDA, etc.)
- Specific skillsets (real estate attorney, lived experience, etc.)
- At-large

SM: Should recommend but not require skillsets, diversity.

NS: Why CEDA (Charlottesville Economic Development Authority)?

DR: In cases where Land Bank is considering non-residential economic development opportunities.

AW: OCS staff is working with CEDA on forthcoming rebate program, grants—makes sense there.

MM: 7 community members on CEDA.

DR: Recaps board makeup so far:

- City Council member
- Planning Commissioner
- City staffer
- HAC member
- CEDA member
- At-large spots

PDO: State land bank statute requires 4 year terms, so if a HAC or PC member's term runs out, do they remain on the governing board, or...?

NS: Can use language recommending HAC/PC/Council member resigns from Land Bank governing board if their other term ends.

ALL: Extended discussion whether a term MUST be four years or not, if HAC/PC members could be an issue.

ALL: Settle on “up to” 6 at-large spots, for a total of 5-11 board members.

4. Public Comment

No members of the public present.

5. Adjourn

MM: Next full HAC meeting is Wednesday, April 17th, agenda will be reviewing today's discussion.

Meeting adjourned at 1:49pm.