

CITY OF CHARLOTTESVILLE

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Housing Advisory Committee



Wednesday, September 18, 2024 Minutes

City Space Conference Room 12pm - 2pm

HAC Members Present:

- Phil d'Oronzio (PdO)
- Peppy Linden (PL)
- Mike Parisi (MCP)
- Michael Payne (MP)
- Nicole Scro (NS)

HAC Members Absent:

- Joy Johnson, Chair (JJ)
- Sunshine Mathon, Vice Chair (SM)
- Heather Griffith (HG)
- Dan Rosensweig (DR)
- John Sales (JS)

Staff Attendees:

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

1. Welcome

MP: Calls meeting to order at 12:10pm.

2. Introductions and Attendance

3. Staff Updates

AW: City Council's work session on the Land Bank Ordinance (LBO) is scheduled for October 7 at 4pm.

PdO: Has the City's legal team looked at the LBO?

AW: No communication on that so far. HAC members are encouraged to attend 10/7. SM & NS are expected to present the LBO and related Memo respectively. Discussion and Q & A will follow with Council and any HAC members present.

MP: After the work session, City Council will work with legal.

AI: Myself, AW, and Deputy City Manager James Freas will meet tomorrow with legal to discuss the LBO.

PdO: Suggests the HAC LBO Working Group should attend. Point of the working group was to coordinate with the City Attorney and others if changes or questions come up.

NS: Working group could help avoid going over ground the HAC has already covered and potentially save some time.

AW: Doesn't think tomorrow's meeting precludes a meeting with the working group. This meeting is to prepare for the 10/7 presentation to City Council. More stages are coming up where the working group can plug in. Encourages PdO to contact City Manager Sam Sanders (SS) with concerns.

PdO: Wants to review any changes or questions that come up, and not have changes in LBO be made and presented to City Council that aren't in the spirit of HAC's intent.

AI: After this review, presentation to City Council 0-10/7, then LBO can potentially return to HAC.

NS: Can AW let us know what happens in tomorrow's meeting?

AW: Yes.

PdO: Will reach out to working group members and SS.

MP: October 7 will be a good time for Council's discussion, then try to make sure LBO process doesn't stall before budget season gets underway given money for LB was moved to the Carlton Mobile Home Park purchase.

AW: Feedback from JF was this 10/7 date was the only available date to discuss LB before end of year.

AW: Other items of note: HOPS grant application is open, closes 10/18. CAHF application opens in October.

4. Agenda Items

i. Open Discussion

Lived Experience Board Member Supports

NS: Did we cover the schedule of HAC topics that was discussed a couple meetings ago?

AW: [Brings up the calendar he composed and presented at the previous meeting.]

NS: So, in the short term, discussion of next Land Bank steps, then exploring next steps in establishing structures around recruiting and supporting board members with lived experiences.

PdO: What is HAC's role beyond advocating for this set of practices?

PL: Would like to sign up to help this process.

MP: Deputy City Manager Eden Ratliff is in charge of board and commission review, not sure of timeline. He will also look at whether and how certain boards should continue to exist or not. Will involve review of supporting lived experience members as well. Payments can be made to advisory boards, but City would need to pay all board members equally. Cannot pay certain boards like CDBG and PCOB however.

NS: Is need-based compensation allowed?

MP: In the last conversation on the topic with a previous City Attorney the answer was no. Childcare, food, on-boarding process, and partnering with nonprofits are all allowed.

MCP: We should invite Eden Ratliff to a HAC meeting asap.

AI: Can set up a meeting w/Eden and MP, PL.

PILOT (Payment in Lieu of Taxes)

MP: Other items?

NS: Other Aug/Sept item was discussion of a PILOT program.

MP: HAC could recommend Council pass a resolution to explore PILOT.

MCP: Can a public university such as UVA participate in PILOT, and if so how?

MP: University of Michigan participates in PILOT with Ann Arbor. Less than 10% of UVA budget comes from the state, and it has a large fund earmarked for outward-facing initiatives.

PdO: Who in the community has engaged in PILOT advocacy? Can HAC coordinate? Lead?

MP: UVA professor Jalane Schmidt, some UVA student efforts. Might not be the HAC but another group that is formed to lead efforts.

PdO: Nervous about too many uncoordinated efforts.

MP: New board of visitors may be more open to PILOT because of some conservatives being in favor of universities paying taxes.

NS: Seems like UVA should pay PILOT. We can send HAC members to meet with community members.

MP: Can put individual HAC members in touch with community members organizing around PILOT.

AI: If HAC has concerns it should send them to City Council, not directly to UVA.

MCP: We can at least set a goal of HAC presenting precedents like University of Michigan and a letter of in support of PILOT to City Council.

NS: Next steps are MP, NS, PdO meeting, will send MCP summary of discussion.

ADU Manual Review

NS: ADU Manual due to go before Council Nov 3. Will HAC discuss this beforehand?

PdO: Planning Commission is discussing ADU Tuesday 9/24. First year we're doing this review of manual, PC will do annually going forward.

MM: Staff has been compiling comments during the year about potential changes to the ADU Manual.

NS: Will forward own suggestions to staff.

MP: City Council doesn't have a timeline for voting on any changes.

AI: No firm deadline in NDS either.

PdO: PC will hear ADU Manual comments that have been given to the City to date. Encourages NS to send her concerns to PC as well.

October HAC Meeting Items

NS: What should we put on the agenda for the October HAC meeting? (to AW) Put ADU Manual on October agenda?

AW: OCS and NDS both collecting ADU items for review, will send to NDS as part of next PC meeting. HAC members can be sending comments at any time. Fee-in-lieu of affordable housing units has had many comments in particular.

PdO: Timeline will be tied to PC's review and sending recommendations to Council. PC's ADU Manual comments & suggestions won't be sent in isolation but within larger context of zoning ordinance review.

MCP: For October we could discuss LBO post-Council discussion and financial incentives for Inclusionary Zoning units.

AW: JF, Office of Economic Development, and OCS are collaborating on a tax abatement plan for IZ. Looking at adapting Richmond's model.

PdO: But you are not looking at financing?

NS: Just providing tax abatements in order to make up for the reduced revenue that comes with IZ units?

AW: It's sometimes referred to as a "Synthetic TIF (Tax Increment Financing)" in other jurisdictions.

PdO: We also need a financing instrument.

ALL: Agree to push the approval of 8/21 meeting's minutes to the next HAC meeting.

5. Public Comment

No public comment.

6. Adjourn

Meeting adjourned 1:10pm.