



Regional Housing Partnership

June 10, 2019

3:00 PM

TJPDC Offices

Committee

Keith Smith
Greg Powe
George Krieger
Alice Raucher
Chris Henry
Anthony Haro
Collette Sheehy
Ned Gallaway – *called in remotely*

Staff/Other

Chip Boyles
Gretchen Thomas
Christine Jacobs
Stacy Pethia

Call to Order

Keith Smith called the meeting to order at 3:02.

Comments from the Public

None.

Consent Agenda

Mr. Smith asked for a motion on the minutes from the July 2 meeting, and Mr. Krieger noted that on page 6 where it says, "There are only 12 rental units available." It needs to be clarified that NCCDF only has 12 units available.

Mr. Krieger made a motion to approve the minutes with the noted change and Anthony Haro seconded the motion. The minutes were approved unanimously.

New Business

Election of Officers

Mr. Smith noted that Ned Gallaway could not be at the meeting physically, but requested to call in to the meeting. That action requires a motion. Mr. Powe made a motion to approve the call in, and Ms. Sheehy seconded and the motion passed unanimously.

Mr. Boyles noted that according to Virginia FOIA regulations, a person can call in twice a calendar year. They just have to make the request, state the reason, state where they are calling from and the board has to approve the call.

Ned Gallaway joined via conference call.

Mr. Smith noted that it is required by the bylaws to elect officers. He requested to stay on as Chair and asked Mr. Gallaway if he would like to stay on as Vice chair.

Mr. Gallaway said he would like to continue to serve in that capacity only if he can come to the meetings. He suggested either changing the date so he could be there physically or having Diantha McKeel, his alternate, take the position. He suggested the 4th Wednesday of the month in the afternoon, perhaps starting at 1:00 or 2:00 p.m.

Mr. Powe noted that it is important to have someone from the Albemarle Board of Supervisors on the Executive Committee.

Mr. Smith asked for a motion to move forward with the meeting date change and to have Mr. Smith as the Chair and Mr. Gallaway as Vice Chair. Mr. Haro made a motion and Mr. Krieger seconded and the motion was passed unanimously.

Old Business

Strategic Planning

Mr. Smith said there has been discussion with Ms. Jacobs, Mr. Boyles and others from the board on how to move forward on the strategic plan.

Mr. Powe asked that someone define “strategic plan for housing” for him.

Mr. Boyles said the board is working on a strategic plan for housing as a region, but that plan is much more involved and will not be until at least next June until it is completed. The strategic plan to discuss today is for the organization itself.

He went on to say that the Regional Transit Partnership just had a session with a consultant to help them develop the same thing, and it was very successful. Mr. Boyles said he is proposing the same thing for the RHP. There are three options from which to choose to get this accomplished.

The first would be to have the TJPDC facilitate a strategic planning initiative for the RHP.

The second would be to have an external facilitator conduct a strategic planning initiative to include conducting pre-retreat meetings, facilitating the retreat, and presenting a summary of the key takeaways and next steps at a cost of approximately \$5,000.

The third would be that TJPDC would contract with an external consultant to perform an in-depth strategic planning process to develop a 3-year organizational strategic plan for the RHP. TJPDC would seek bids from Virginia Housing Development Authority (VHDA)-approved consultants. This allows for the potential to have consistency if utilizing their pre-approved consultants during later phases of planning and implementation, which VHDA has grant funding for. The total estimated cost for this is \$20,000.

Mr. Boyles said he recommends the second model.

Ms. Jacobs said the VHDA has grant funding, but RHP would not be eligible for it until the full strategic plan is complete.

Mr. Powe noted that he thought it would be useful to have a facilitator.

Mr. Gallaway said that other board members are asking what the RHP is recommending so that they can pick the best policies for the County. He agreed that a facilitator would be most helpful to get this group to the place they need to be strategically.

Mr. Haro said it may seem as though the group has not “accomplished” anything, but the original goal was to do research and present findings and we have done that and feels like that is a big accomplishment. He agreed that a facilitator will be most helpful. He also expressed that he thought option two would be best for now, but option three should be kept on the table for the future.

Mr. Krieger asked if the consultants would have experience with housing, not just helping with strategic planning in general.

Ms. Jacobs said that not only do they have experience with housing, but the consultants would come from a VHDA-approved list.

Mr. Henry asked if the City and the County are currently working on their housing plans, has the RHP “missed the boat” in helping them coordinate regionally.

Mr. Boyles said RHP is working with the County by providing them the data previously collected by the consultant. The City is working on its own. He went on to say that this strategic planning is for the RHP only, not for the broader scope of “regional housing.”

He went on to say that the Board has shared the data collected by the consultant to all of the areas, except for the City because they had theirs done already. The Board will work with each one of the counties to help them do public engagement and stakeholder meetings. Each county gets to drive their own process. The Board will take back the feedback from the public and the staff, and make recommendations. The recommendations will be put into a format that they can adopt or amend in their comp plan. Then, when each county has their own individual strategies, then they will go into a regional strategic plan.

Mr. Powe said there are 21 competent members on the board and feels they should be engaged in the real issues more.

Mr. Boyles said that one of the counties specifically said they do not want to be told what to do.

Mr. Powe said that with the brain trust that is the Board, he feels it would be advisable for the counties to tap into the knowledge and experience that is available to them.

Mr. Powe also noted that the Enterprise Green/Enterprise Home may be helpful. The foundation has national experts and part of their job is outreach.

Mr. Smith said it was important to keep in the pool of approved consultant because there is a hope of future funding by doing so.

Mr. Smith proposed to move forward with option two.

Mr. Haro made a motion to move forward with option two for the full board. Mr. Powe seconded the motion and it passed unanimously.

Mr. Smith noted that the facilitator will be funded with the surplus money from the spring housing summit.

Mr. Kreiger made a motion to use no more than \$5,000 from the surplus funds from the Housing Summit to pay for a facilitator. Ms. Sheehy seconded the motion and it passed unanimously.

Round Table Discussion

Mr. Gallaway reported that Albemarle County has approved a Southwood agreement, which is a big public housing project and a big public/private partnership they have been working on. The County has been looking at a variety of public/private partnerships for the future as well. Lastly, he noted that the County is underway with the housing policy updates.

Mr. Boyles said another thing the County is doing well is exploring transit services to reach housing needs, particularly in Crozet and Hollymead area.

Mr. Powe said he is curious about what is going on at the City. They are still putting out an RFP for a facilitator and are still looking for a Housing Coordinator/Director.

Mr. Haro said there are no updates about the Coordinator except that they are trying to hire one.

Mr. Henry wondered why there is no one from the City on the Executive Committee.

Mr. Powe said it was deemed that there be one elected official on the Executive Committee and it was decided that it should be Albemarle County. There is one elected official on the Board, Heather Hill, but nowhere else.

Mr. Jacobs said there is no one from the City on the events committee or the strategies and analysis committee.

Mr. Smith said he would reach out the Heather Hill to join the Executive Committee.

Mr. Powe said once they get a Housing Director, it will be important to get that person engaged like Stacy Pethia is for the County.

Mr. Smith said Mozell Booker of the Fluvanna County Board of Supervisors noted that Charlottesville is only 1/5 of the population. She noted that while it important to focus on the 1/5th, she is going to focus on the other 4/5ths, and if the 1/5th wants to come along, great. If not, she is going to move forward regardless.

Mr. Henry noted that some of the rezoning that has happened on some of his properties included a proffer to include affordable housing on site, which his company has done. The last four of those units will be available at the end of the month. He has had communication with the County but no one seems to know what to do next. Their best advice was to call Piedmont Housing Authority. He feels there needs to be a more efficient way to handle this kind of thing. He asked for any advice.

Mr. Smith said Mozell Booker had the same issue with Fluvanna County. Perhaps this body could be a central point for information for issues such as these.

Mr. Boyles said that in other communities he knows of, there are clearinghouses, with no ties to any particular housing or area, that offer training on how to navigate the system and make recommendations.

Mr. Gallaway asked Mr. Henry to forward the email from the Housing Coordinator regarding his interaction. He said perhaps it would be better handled in a different department and would be happy to facilitate a solution.

Mr. Haro reported on Advancing Resiliency in Community Health (ARCH). TJACH is partnering with a non-profit finance fund and for the next two years they are offering technical assistance for how to best prepare for billing for Medicaid. This move will be significant to help increase capacity to do supportive services with a new funding source. He asked the members if they knew of any organizations who may benefit from that process. He also reported that TJACH was not selected for funding for the Housing Navigation Hub, but are still trying to find funding for that resource for the community.

Mr. Powe recommended VHDA, and Mr. Boyles said they have the most flexibility. Ms. Jacobs said VHDA has very recently revamped their funding and homeless services are now included. She recommended that he contact them particularly because it is a regional program.

Mr. Haro went on to say that they just finished their fiscal year and were reallocated \$34,000 from other communities in Virginia that couldn't spend it. They were able to help 17 people with that money. He mentioned that the Haven is working with private funding and they have helped 60 people in various ways with that money.

Ms. Sheehy said the University is in conversation about how they fit into the solution for this regional problem. She did note that this definitely has the focus of the University's president and he will want to make something happen.

Mr. Kreiger spoke to Chris Henry's problem with getting information about how to offer completed affordable housing units. He said each program has its own set of rules which are often in conflict with one another. He noted there is a systematic problem with the very limited vouchers.

Mr. Smith asked that each of the committee members read the email he handed out from Mozell Booker re: her frustration with the affordable housing system.

Mr. Smith adjourned the meeting at 4:20 p.m.