



REGIONAL HOUSING PARTNERSHIP Agenda

Thursday, January 24, 2018 at 9 am

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|---|---------------|
| 1. Call to Order | 9:00 |
| 2. Welcome and Introductions | 9:00 - 9:20 |
| a. Welcome | |
| i. Regional Emphasis | |
| ii. Public Meeting – Code of Conduct, Streaming | |
| iii. Housing Coordinator’s Report | |
| b. Partnership Member Introductions | |
| 3. * Partnership Structure | 9:20 - 9:30 |
| a. Organizational Structure | |
| b. * Executive Committee | |
| c. Bylaws | |
| 4. * Mission of the Partnership (Handout) | 9:30- 9:40 |
| a. * Consider and Take Action on Operational Framework | |
| 5. Meeting Schedule - Quarterly | 9:40 - 9:45 |
| 6. Spring Housing Summit | 9:45 – 9:55 |
| a. Goals, Timeline | |
| b. Spring Regional Housing Summit Committee | |
| 7. Presentation: Regional Housing Needs Assessment | 9:55 - 10:10 |
| a. Needs Assessment Summary and Discussion of Results | |
| 8. Presentation: Regional Strategies Status / Initiative | 10:10 - 10:25 |
| a. Regional Strategies Committee | |
| 9. TomTom – Civic Innovation Conference – Affordable Housing | 10:25 - 10:30 |
| 10. * Adjourn | |

**Proposed Action Items*



REGIONAL HOUSING PARTNERSHIP

Memo

To: RHP Voting Members
From: Christine Jacobs, Housing Coordinator
Date: December 21, 2018
Re: Regional Housing Partnership Meeting of Voting Members on **January 24, 2019**

Purpose: To inform the Regional Housing (RHP) Voting Members of actionable items prior to their first meeting on Thursday, January 24, 2019.

Administration

- RHP voting members may appoint an alternate to serve in their absence. If you would like to appoint an alternate, please send your alternate's name and email address to Christine Jacobs at cjacobs@tjpd.org prior to the first RHP meeting.
- Due to a full agenda for the first RHP meeting, a round table discussion will not be included. However, all future RHP voting membership meetings will include a round table discussion on housing-related topics.

Agenda Summary

1. Call to Order

2. Welcome and Introductions

a. Welcome

- i. Regional Emphasis – The RHP is an advisory board, created by the Thomas Jefferson Planning District Commission (TJPDC), in partnership with multi-sector stakeholders related to housing. The Partnership will address the housing needs of the TJPDC's region, to include: Albemarle County, the City of Charlottesville, Fluvanna County, Greene County, Louisa County, and Nelson County. The Partnership will take a comprehensive approach to housing, embedding housing-related issues such as workforce development, transportation, health, and economic development solutions into the creation of housing strategies for the region. The RHP will make recommendations to localities, with a focus on housing production, diversity, accessibility, cost, location, design, and increasing stability for the region's residents.
- ii. Public Meeting – All scheduled meetings of the RHP's voting membership will be open to the public. Meetings will be recorded and made available to the public via the TJPDC's website. A policy will be provided at each meeting.



b. Partnership Member Introductions

3. Partnership Structure

a. Organizational Structure – The RHP will consist of 20 voting members.

Regional Housing Partnership Voting Members:

| | |
|---|--|
| Heather Hill, City Council (Alternate - Mayor Nikuyah Walker) | City of Charlottesville Elected or Planning Commission Official (1) |
| Ned Galloway, Board of Supervisors | Albemarle County Elected or Planning Commission Official (1) |
| Gequetta Murray-Key, Planning Commissioner | Fluvanna County Elected or Planning Commission Official (1) |
| Jay Willer, Planning Commissioner | Greene County Elected or Planning Commission Official (1) |
| Robert Babyok, Board of Supervisors | Louisa County Elected or Planning Commission Official (1) |
| Jesse Rutherford, Board of Supervisors | Nelson County Elected or Planning Commission Official (1) |
| Anthony Haro, Thomas Jefferson Area Coalition for the Homeless Dan Rosensweig, Habitat for Humanity Sunshine Mathon, Piedmont Housing Alliance | TJPDC Appointed Non-Profit Housing Representatives (3) |
| Christopher Bremont, Bramante Homes, Inc | TJPDC Appointed Builder Representative (1) |
| Chris Henry, Stony Point Design/Build LLC | TJPDC Appointed Developer Representative (1) |
| Peter Holman, UVA Community Credit Union | TJPDC Appointed Financial Lender Representative (1) |
| Greg Powe, Powe Studio Architects PC | TJPDC Appointed Design Professional Representative (1) |
| Brandon Collins, Resident, Public Housing Association of Residents | TJPDC Appointed Citizen/Resident Representative (Urban) (1) |
| Mozell Booker, Resident, Fluvanna County | TJPDC Appointed Citizen/Resident Representative (Rural) (1) |
| Colette Sheehy, University of Virginia | University of Virginia (UVA) (1) |
| Keith Smith, Thomas Jefferson Planning District Commission | Thomas Jefferson Planning District Commission Commissioner (1) |
| George Krieger, Nelson County Community Development Foundation | Rural Representative – Appointed by TJPDC (1) |
| Jeff Waite, Chair of Workforce Development Board | Workforce Development Board Chair (1) |
| Diantha McKeel, Chair of Regional Transit Partnership | Regional Transit Partnership (RTP) Chair (1) |



A 7-person Executive Committee will include representatives from the voting membership and will make recommendations to the TJPDC staff and the RHP membership. At the first meeting, the RHP will elect the Executive Committee. Below, please find a recommended slate of members for the Executive Committee.

Executive Committee:

| | |
|----------------|----------------------------------|
| Ned Galloway | Elected Official |
| Brandon Collin | Affordable Housing Resident |
| Anthony Haro | Nonprofit Service Provider |
| Greg Powe | Private-Sector Service Provider |
| Colette Sheehy | UVA Representative |
| George Krieger | Rural Nonprofit Service Provider |
| Keith Smith | TJPD Commission Representative |

***Recommended Motion: Motion to appoint to the Regional Housing Partnership’s Executive Committee: Ned Galloway, Brandon Collins, Anthony Haro, Greg Powe, Colette Sheehy, George Krieger, and Keith Smith.** At their first organizational meeting, the Executive Committee will elect officers to advise the TJPDC staff and housing stakeholders on ongoing programs, projects, and issues and set their annual meeting schedule. The recommended date and time of the first Executive Committee meeting is **Tuesday, February 5, 2019 at 8:00 am.**

- b. Bylaws – At the first meeting, the RHP will determine if written bylaws are necessary at this time. If so, the Executive Committee, in a manner of their choosing, will draft a set of bylaws that will be brought before the voting membership for consideration.

4. Mission of the Partnership (Handout)

- a. Formally Consider and Take Action on Operational Framework– At the first meeting, the RHP will vote to formally consider the Operational Framework that was approved by the Thomas Jefferson Planning District Commission on September 7, 2018. Please review the Framework and provide any comments or feedback to Christine Jacobs by January 10, 2019 at cjacobs@tjpd.org.

***Staff Recommended Motion: Motion to approve the Operational Framework dated August 2018.**

5. Meeting Schedule

- a. As per the Framework, the RHP will meet quarterly in the first year until bylaws, a schedule of meetings, and a work plan are established. Meetings will then commence bi-annually or as established in the bylaws. When possible, the meetings will be held in conjunction with the two Regional Housing Summits.



The proposed schedule for 2019 meetings is:

- i. January 23, 2019 9:00 am – 10:30 am
- ii. April 19, 2019 – 4:00 pm – 5:00 pm (Regional Housing Summit Date)
- iii. July 18, 2019 9:00 am – 10:30 am
- iv. October 18, 2019 Time to be determined

6. Spring Housing Summit

- a. The goal of the Regional Housing Summit is to identify educational topics of interest on a given housing-related topic, no less than twice per year. The first housing Summit is scheduled for Friday, April 19th. It will be a full-day event consisting of two keynote speakers, two regional topics overviews, and six breakout sessions on policies and programs.
- b. At its first meeting, the RHP will identify members to serve on a Regional Housing Summit Planning Committee. If you are interested in serving on this committee, please let Christine Jacobs know at cjacobs@tjpd.org.

7. Presentation: Regional Housing Needs Assessment Results

- a. The Thomas Jefferson Planning District Commission and the County of Albemarle have contributed \$53,000 towards a Regional Housing Needs Assessment completed by Anita Morrison of Partners for Economic Solutions. An update on the analysis will be provided at the meeting with a summary and discussion of the current data.

8. Presentation: Regional Strategies Status/Initiative

- a. Phase 2 of the Regional Housing Needs Analysis is to develop priority strategies to assist in meeting the region's and each jurisdiction's housing needs. The TJPDC, on behalf of the RHP, applied for and was granted \$100,000 from the Virginia Housing Development Authority to develop the Regional Housing Partnership and undertake the development of Regional Strategies. The goal of the strategies plan is to meet housing needs through a regional understanding of need. At its first meeting, the RHP will identify members to serve on the Regional Strategies Plan Committee. If you are interested in serving on this committee, please let Christine Jacobs know at cjacobs@tjpd.org. The Regional Strategies Plan Committee will meet as needed to coordinate between stakeholders, identify regional strategies, and communicate with TJPDC staff and the RHP members.

9. TomTom – Civic Innovation Conference – Affordable Housing

- a. An update will be provided on the planned sessions on Affordable Housing at the Tom Tom Festival on April 10, 2019.

10. Adjourn

Regional Housing Partnership (RHP)

OPERATIONAL FRAMEWORK

Thomas Jefferson Planning District Commission
AUGUST 2018

RHP Overview

In the Spring of 2017, the Commissioners of the Thomas Jefferson Planning District Commission (TJPDC) identified that housing was a focus in several localities within the planning district. The Commission determined that housing should also be considered as a regional issue. The Commission saw several opportunities for improving the communication, coordination, and collaboration between both the six localities and the multiple sectors involved in providing housing solutions; the private, public, nonprofit, and citizen sectors. In January 2018, the commission hired a part-time Housing Coordinator to help facilitate, convene, and coordinate housing initiatives in the region.

In April of 2018, the TJPDC partnered with the Charlottesville chapter of Urban Land Institute to host seven affordable housing informational sessions during the Tom Tom Founders Festival's Hometown Summit in Charlottesville. The purpose of the sessions was to hear from service providers, elected officials, resident advocates, and experts in the private and public housing sector on the six steps to develop affordable housing: needs assessment, community engagement, policy, design, finance, and development. Nearly 50 panelists focused on developing and implementing effective strategies to address the local housing challenges.

During the Charlottesville Action Forum of the event, there was support for a Regional Housing Partnership, similar to the TJPDC's Regional Transit Partnership. The following document defines a draft operational framework of the Regional Housing Partnership (RHP) Advisory Board. This framework is a starting point from which to build and is intended to be revised as necessary.

Purpose:

The Regional Housing Partnership (RHP) is an advisory board, created by the Thomas Jefferson Planning District Commission, in partnership with multi-sector stakeholders related to housing. Composed of an overarching consortium of housing interests, the Partnership will enhance regional coordination and effectiveness. There are ten main goals of the Partnership, including:

- A. Establish Strong Communication Between Localities:** The Partnership will provide a venue for all six localities and beyond, to exchange information and address housing-related matters in the region.
- B. Facilitate and Convene Multi-Sector Stakeholder Meetings:** The Partnership will allow the public (government), private (developers, builders, designers, financial institutions), nonprofit (housing service providers), and citizen (resident and advocate) sectors to come together to discuss needs, opportunities, and solutions to housing in the region.
- C. Engage Citizens and Residents:** Emphasis will be placed on engaging citizens and residents in an authentic manner as critical stakeholders in the housing partnership.
- D. Develop a Regional Definition of Affordable Housing:** The Partnership will provide a long-needed, agreed-upon definition of the different levels of housing affordability that can be used throughout the region.
- E. Coordinate a Regional Needs-Assessment:** Subject to funding, the Partnership will coordinate and contract with an independent consultant who will conduct a thorough housing needs-assessment for the region.

- F. Provide Educational Summits:** The Partnership will identify education gaps, that if filled, would promote the creation of a range of housing types, prices, and rents to foster culturally and economically diverse neighborhoods. Educational summits will be used to deliver information from experts in the identified areas of weakness.
- G. Identify Strategies and Models to Increase the Housing Stock:** The Partnership will research strategies and models used in other regions that have successfully addressed specific housing needs. The Partnership will then assemble decision-makers and stakeholders to identify opportunities to implement new strategies and models in the region.
- H. Establish Regional Housing Vision and Goals:** The Partnership will allow multiple sectors to work together to craft a regional housing vision and goals.
- I. Ensure Affordable Housing Elements in Locality's Comprehensive Plans:** The Partnership will ensure that each locality has the data that they need to include the required affordable housing element into their Comprehensive Plans.
- J. Coordinate Directly and Indirectly Affected Planning Activities:** Coordinate consideration of housing needs and activities to be included in other local and regional planning activities of land use, economic development, environment, and transportation.

There are six main objectives of the RHP:

- 1. Further the Relationship Between Localities:** Trust is essential in engaging multiple localities in a coordinated housing vision. The Partnership will help the region build relationships and momentum for successes related to housing.
- 2. Address Unmet Housing Needs:** The Partnership will utilize the regional housing needs assessment report to identify strategies and models that will help address the unmet housing needs in the region.
- 3. Connect Housing Efforts to Transportation and Workforce Development:** The Partnership will attempt to embed transportation and workforce development-based solutions into the creation of housing strategies for the region. Emphasizing transportation costs within the affordable housing conversation highlights the benefit of "location-efficient" places as more livable and affordable for residents.
- 4. Preserve Housing Affordability:** Price appreciation continues for homes that are for sale and for rent in Charlottesville and Albemarle. The Partnership will identify strategies to preserve homes that are currently affordable.
- 5. Create a Formal Means for Sharing Information:** The Partnership will create a formal mechanism for exchanging information between housing sectors, localities, citizens, resident advocates, and other stakeholders.

- 6. Integrate Housing into Other Decision-Making:** The Partnership will advocate for the consideration that housing receive increased consideration in regional and local planning efforts.

Function:

The RHP will be an advisory board that generates research on housing-related issues and makes recommendations to localities. The Partnership will address the housing needs of the Thomas Jefferson Planning District's region, with a focus on housing production, diversity, accessibility, cost, location, design, and increasing stability for the region's residents. TJPDC staff on behalf of the RHP will:

- Provide a meeting space and coordination;
- Take meeting minutes;
- Prepare meeting packets;
- Coordinate studies and analysis for Partnership consideration;
- Develop and gather data and report on a 2-year basis, local and regional housing performance measures
- Facilitate continued communication, cooperation, and coordination on housing matters; and,
- Forward all recommendations to RHP members, member organizations, and other appropriate entities.

Each locality will maintain its existing structure for addressing housing-related issues. The RHP partnership will focus on macro-related issues, such as housing policies and coordination between stakeholders.

Funding:

As this is a regional housing effort, the TJPDC will staff the RHP with a half-time staff member from its local per capita funds. While convening, facilitating, compiling materials, drafting, organizing, and reporting is covered by the TJPDC staff member, additional studies and special project development will require additional or alternate funding sources.

Composition:

The composition of the RHP includes stakeholders from the public, private, nonprofit, and citizen sectors in the City of Charlottesville, Albemarle County, Greene County, Nelson County, Fluvanna County, and Louisa County. The composition may change with time as the Partners meet and identify other relevant stakeholders. Initially, the RHP will include one representative from each organization unless noted otherwise. The roster includes voting and advisory Members. Voting Members shall be appointed for one-year terms until official term and replacement criteria are identified in approved by-laws.

Members

Voting Members: Voting Membership includes the following 20 members:

- City of Charlottesville Elected or Planning Commission Official (1)
- Albemarle County Elected or Planning Commission Official (1)
- Fluvanna County Elected or Planning Commission Official (1)
- Greene County Elected or Planning Commission Official (1)
- Louisa County Elected or Planning Commission Official (1)
- Nelson County Elected or Planning Commission Official (1)
- TJPDC Appointed Non-Profit Housing Representatives (3)
- TJPDC Appointed Builder Representative (1)
- TJPDC Appointed Developer Representative (1)
- TJPDC Appointed Financial Lender Representative (1)
- TJPDC Appointed Design Professional Representative (1)
- TJPDC Appointed Citizen/Resident Representative (Urban) (1)
- TJPDC Appointed Citizen/Resident Representative (Rural) (1)
- University of Virginia (UVA) (1)
- Thomas Jefferson Planning District Commission Commissioner (1)
- Rural Nonprofit (Non-CHAACH) Representative (Nelson Community Development Corporation, Fluvanna/Louisa Housing Foundation, Skyline Community Action Partnership) – Appointed by TJPDC (1)
- Workforce Investment Board (WIB) Chair (1)
- Regional Transit Partnership (RTP) Chair (1)

RHP member may appoint an alternate to serve in their absence.

Advisory Members

Advisory Groups: There is a pool of stakeholders that will have an advisory role on the Partnership. In order to build relationships and facilitate meaningful coordination between the Partnership and the advisory groups, a plan will be developed for a member of the Partnership to attend periodic meetings of the advisory groups. The Partnership may revise this list of Advisory Group members as needed.

- Urban Land Institute (ULI)
- Charlottesville Area Development Round Table (CADRe)
- Charlottesville Area Association of Realtors (CAAR)
- Charlottesville/Albemarle Affordable Housing Coalition (CHAAHC)
- Charlottesville Low Income Housing Coalition (CLIHC)
- Public Housing Association of Residents (PHAR)
- Legal Aid Justice Center (LAJC)
- Blue Ridge Home Builder's Association (BRHBA)
- Charlottesville Housing Advisory Committee (HAC)
- Housing Directors
- For-profit Developers
- Manufactured Housing Representatives

- Planning and Coordination Council (PACC)
- Nelson Interagency Council
- Louisa Interagency Council
- Fluvanna County Interagency Council
- Greene County Interagency Council
- Charlottesville Area Transit (CAT)
- JAUNT
- Greene Transit
- Virginia Housing Development Authority
- Central Virginia
- Local Energy Alliance Program (LEAP)
- Interfaith Movement Promoting Action by Congregations Together (IMPACT)

Stakeholders: In addition to the voting Partners and Advisory Groups, there is an even larger pool of stakeholders that will intermittently engage with the Partnership and participate in twice-annual summits and discussions around regional housing issues. This list is not intended to be exhaustive as the Partnership will likely revise and add to this list as needed.

Public Sector:

- Charlottesville City Staff
- Albemarle County Staff
- Fluvanna County Staff
- Greene County Staff
- Nelson County Staff
- Louisa County Staff
- Charlottesville Redevelopment and Housing Authority (CRHA)
- Charlottesville Land Bank Representative

Private Sector:

- Financial Institution Representative
- University of Virginia (UVA) - Housing
- University of Virginia (UVA) - Real Estate
- University of Virginia (UVA) - Foundation
- Piedmont Virginia Community College (PVCC) – Community Self-Sufficiency

Nonprofit Sector:

- Habitat for Humanity of Greater Charlottesville (Habitat)
- Piedmont Housing Alliance (PHA)
- Thomas Jefferson Community Land Trust (TJCLT)
- Albemarle Housing Improvement Program (AHIP)
- Building Goodness Foundation (BGF)
- Nelson County Community Development Foundation (NCCDF)
- Fluvanna/Louisa Housing Foundation (F/L HF)
- Skyline Community Action Partnership (Skyline CAP)
- Charlottesville Area Alliance

Citizen Sector:

- Citizen Representatives – Rural areas
- Citizen Representatives – Urban areas

Organizational Structure:

The RHP would consist of an Advisory Board that includes all voting members as listed and as revised by the Partnership.

The voting members will at their initial meeting and then annually, at their Annual Meeting, elect an Executive Committee and a Chairperson and Vice-Chair to advise TJPDC staff and housing stakeholders on ongoing programs, projects, and issues.

The **Executive Committee** will include representatives from the following RHP membership:

- One elected official
- One affordable housing resident
- One Non-Profit Service Provider
- One Private Sector Service Provider
- One University of Virginia Representative
- One Rural Non-profit Service Provider
- One TJPDC Commission Representative

The Executive Committee will make recommendations to TJPDC staff and to the RHP membership.

Meeting schedule:

The RHP will meet no less than twice per year. When possible, the meetings will be held in conjunction with the two Regional Housing Summits.

Initially, the RHP will meet quarterly until bylaws, a schedule of meetings, and a work plan are established.

The RHP Executive Committee will have regular meetings every other month:

- September
- November
- January
- March
- May
- July

The Partnership may alter the regular meeting schedule or hold special meetings as approved by the chair of the Partnership. All Partnership meetings and advisory committees of the Partnership will be held as public meetings following Virginia Code of Law 2.2-3707.

Deliverables/Strategies:

In addition to recommendations, the RHP would be responsible for supplemental housing products and deliverables. These deliverables would be focused on ensuring continued communication, coordination, and collaboration. Documents and responsibilities include:

- **RHP Mission, Vision, and Goals:** This advisory board may develop a refined mission statement, vision, and goals.
- **Set the Work Scope and Budget:** The Partners will be responsible for synthesizing feedback from the Advisory Groups to form a scope of work and annual budget for the RHP.
- **Develop a Regional Definition for Affordable Housing:** The RHP would review existing working definitions of affordable housing, and draft a formal, mutually agreed upon definition. The initial and primary task would be to create a common vocabulary that could be used throughout the region when assessing and analyzing housing needs in the region.
- **Assign Working Committees (as needed):** Should a focus group need to be formed, the Partnership or Executive Committee would be responsible for creating working committees and assigning members to the committees. The working committees would function as technical support groups with a stated purpose and goals.
- **Coordinate a Regional Housing Needs Assessment:** The RHP would review existing Housing Needs studies in Charlottesville and the region, and draft, if necessary, formal contracts and agreements with independent consultants, to conduct a regional housing needs assessment (subject to funding). The TJPDC would be the contracting agency for all agreements.
- **Attend Meetings of the RHP Advisory Groups:** An RHP partner will participate in periodic meetings of the advisory groups, as appropriate. The purpose of this attendance is to build relationships and open the lines of communication between the Partnership and the Advisory Groups.
- **Request Periodic Agenda Items at Advisory Group Meetings:** The RHP partners will request that the RHP be permitted to occupy an agenda item on the agendas of periodic Advisory Group meeting agendas. This will ensure that time is allocated in the meetings for open communication between the RHP partners and Advisory groups.
- **Keep Communication Open:** The RHP will strive to make communication open and timely to facilitate strong collaboration between all stakeholders.
- **Coordinate Regional Housing Summits:** The Partnership would work to identify educational topics of interest to design and implement housing summits on a given housing-related topic, no less than twice a year.
- **Produce Annual Reporting:** The Partnership would develop a means to report on housing-related topics annually to all stakeholders.
- **Integrate Housing into Decision-Making:** The RHP would work to integrate housing considerations into planning efforts around the region. The Partnership would make recommendations to local planning efforts and projects.

- **Provide periodic reporting to TJPDC Commission:** Provide no less than twice a year reports of progress to the TJPDC Commission.

Timeline:

As there are immediate needs with identifying housing strategies that will best meet the unmet housing needs, the RHP will be established as soon as possible. The following timeline sets an outline for establishing the RHP and resolving pending concerns, while planning for future opportunities.

Task 1: Approval of Concept -COMPLETED

February 2017

The Thomas Jefferson Planning District Commission's board met in early 2017 and identified the need for a Regional Housing body to research and provide recommendations on housing strategies for the region.

Task 2: Develop FY2018 RHP Budget - COMPLETED

August 2017

The Thomas Jefferson Planning District Commission approved a half-time staff member from its local per capita funds.

Task 3: Identification of and Partnership Building with Housing Agencies - COMPLETED

September-December 2017

Task 4: Develop Roundtable of Stakeholders - COMPLETED

September-December 2017

Three stakeholder meetings were held November 20, 2017, December 7, 2017 and December 20, 2017 to solicit input and ideas from relevant stakeholders. Overall themes focused on the need for a common definition of the levels of affordable housing and the production of more affordable housing. Recommendations were made that efforts should be facilitated through the PDC.

Task 5: Hire of Housing Coordinator - COMPLETED

February 2018

A half-time Housing Coordinator was hired February 1, 2018. The staff member will convene, facilitate, compile materials, and organize, draft, and report findings to the Partnership and relevant stakeholders. Additional studies and special project development will require additional or alternate funding sources.

Task 6: Convene Steering Committee -COMPLETED

February 2018

An RHP Steering Committee was held Feb 27, 2018. Overall themes focused on the urgency of the need for a regional housing partnership to educate and coordinate efforts between sectors and localities.

Task 7: Participate in Tom Tom Hometown Summit Housing Sessions – COMPLETED

April 2018

The PDC, in partnership with the Charlottesville chapter of the Urban Land Institute, participated in 7 affordable housing sessions. The sessions were housed at the PDC and facilitated by various moderators in the housing sectors.

Task 8: Formalize Structure and Framework -IN PROGRESS

February - September 2018

The Housing Coordinator will draft the RHP Organizational Framework. The framework will serve as a draft of the Goals, Objectives, and tasks that the Partnership will adopt.

Framework approval – September, 2019

TJPDC & Member Appointment of Representatives – October, 2019

RHP First Member Meeting – November, 2018

RHP Executive Committee Meeting – January, 2019

Task 9: Coordinate Regional Housing Needs Assessment -IN PROGRESS

September 2018 – June 2019

The Partnership will work to obtain funding for an independent consultant to perform a regional housing needs assessment and regional/local strategy recommendations. Results of the assessment will be shared with the partnership and with all localities. Results of the assessment will drive regional goal setting and planning related to housing. A proposal is currently under consideration for funding and approval. Once funding is in place, the RHP will act as the Steering Committee for Scope of Work development and project implementation.

Task 10: RHP Operational Framework Introduction – COMPLETED

May 2018

The Operational Framework will be introduced to the Thomas Jefferson Planning District Commissioners during their regularly scheduled Board meeting on May 3, 2018.

Task 11: Solicit Feedback on Operational Framework from the Steering Committee - COMPLETED

May 2018

The Housing Coordinator will forward the RHP Operational Framework to Steering Committee members for review and feedback. Feedback will be directed to Chip Boyles.

Task 12: Prepare VHDA Application for Funds - COMPLETED

May-July 2018

The VHDA has expressed interest in partnering with the Regional Housing Partnership to develop the regional housing study and a dashboard that can be used to report out on local and regional metrics related to housing. The RHP will prepare an application to seek VHDA financial support.

Task 13: RHP Operational Framework Approval – IN PROGRESS

September 2018

The Operational Framework will be approved by the Thomas Jefferson Planning District Commissioners during their regularly scheduled Board meeting on September 6, 2018.

Task 14: Develop FY2020 RHP By-laws and Budget

January-March 2019

The Partnership will develop a budget for FY2020.

Task 15: Organize and Implement Educational Regional Housing Summits

Fall 2018-Spring 2019

In cooperation with the City of Charlottesville, the RHP will coordinate two summits per year with a combined Charlottesville and Regional housing focus.

Task 16: Develop and Produce Local/Regional Template for Reporting Housing Metrics

2019

After the Regional Housing Plan is developed, data will be used to establish current conditions and future housing goals. Templates for each jurisdiction will be established for uniform reporting.

Task 17: Develop Annual/Bi-Annual Monitoring and Reporting of Established Regional Housing Metrics

2020

A monitoring and reporting protocol will be developed to provide a public reporting measure of housing status every two years.

REGIONAL HOUSING PARTNERSHIP (RHP)

**REGIONAL HOUSING NEEDS ASSESSMENT – PRELIMINARY DATA
JANUARY 24, 2019**

REGIONAL HOUSING NEEDS ASSESSMENT

- Drafted by Anita Morrison of Partners for Economic Solutions (PES)
- The analysis distinguishes between the:
 - *Urban area*, which includes the City of Charlottesville and the urban ring of Albemarle County, and the
 - *Rural area*, which includes rural Albemarle, Greene, Louisa, Nelson, and Fluvanna

REGIONAL HOUSING NEEDS ASSESSMENT

- Housing Needs are defined to include¹:
 - households spending more than 30 percent² of their income for housing, particularly those spending more than 50 percent of their income;
 - replacement of public housing and Section 8-funded housing that have outlived their useful lives;
 - Homeless families and individuals and those temporarily doubled up with other friends or family members and at risk of homelessness; and
 - Substandard units, conservatively estimated based on those that lack complete plumbing fixtures.



¹ per The Partners for Economic Solutions Comprehensive Regional Housing Study and Needs Analysis - Virginia Planning District 10 - Draft - Submitted to TJPDC, January 7, 2019

² the accepted affordability standard established by the U.S. Department of Housing and Urban Development (HUD)

REGIONAL HOUSING NEEDS ASSESSMENT – PRELIMINARY DATA

In 2018:

- 9,820 renter households in the *urban area* (excluding student households) are paying more than 30 percent of their income for housing costs¹
 - 4,040 who are paying half or more of their income for housing
- In the *rural area*, 2,000 renters are paying more than 30 percent of their income for housing costs
 - 940 who are paying half or more

REGIONAL HOUSING NEEDS ASSESSMENT – PRELIMINARY DATA

By 2040:

- 11,920 renter households in the *urban area* (excluding student households) will be paying more than 30 percent of their income for housing costs
 - 5,330 who will be paying half or more of their income for housing
- In the *rural area*, 2,660 renters will be paying more than 30 percent of their income for housing costs
 - 1,320 who will be paying half or more

REGIONAL HOUSING NEEDS ASSESSMENT – PRELIMINARY HOUSING DATA

Homeownership¹:

- Almost 2,600 ownership households need affordable units or financial assistance in 2018 in the *urban area*
 - That number is projected to grow to 2,930 by 2040
- Despite the lower housing prices in the *rural area*, the homeowner's needs are somewhat higher, with more than 2,900 in 2018
 - That number is projected to grow to 3,750 by 2040



¹ Ownership housing needs focus on owners with severe cost burdens and substandard units

Tom Tom Summit 2019
Charlottesville, VA
April 8-14, 2019

The 2019 Tom Tom Festival is April 8-14, 2019. There are 6 Conferences:

- Youth Innovation, Tuesday, April 9
- Civic Innovation, Wednesday, April 10
- Renewable Energy, Wednesday, April 10
- Creative Ecosystems, Thursday, April 11
- Applied Machine Learning, Thursday, April 11
- Entrepreneurial Ecosystems, Friday, April 12

The **Civic Innovation** conference on April 10, 2019, includes topics on¹:

- Affordable Housing Strategies – This session seeks to celebrate and share existing solutions in architecture, policy, and Finance.
- Meeting the Eviction Challenge – Discover how smart interventions can prevent crisis before it occurs
- Budgeting for Economic Inclusion – Priority-based budgeting offers a financial framework for optimizing constrained government resources and discovering new assets for greater impact

Notable speakers related to Affordable Housing, Eviction, and Economic Inclusion:

- Chip Boyles, Executive Director, Thomas Jefferson Planning District Commission
- Roy Decker, Principal, Duvall Decker
- Chris Fabian, CEO, Resource Exploration (ResourceX)
- Sunshine Mathon, Executive Director, Piedmont Housing Alliance
- Andrew Mondschein, Assistant Professor, University of Virginia
- Matt Pritchard, President/Executive Director, HomeStart, Inc.
- Rusty Smith, Associate Director, Auburn University Rural Studio
- Barbara B. Wilson, Author/UVA professor, Resilience for All
- Josh Yates, CEO, Thriving Cities

The full list of programs will be announced in February.

¹ Session descriptions are from tomtomfest.com/civic/