

APPENDIX A: ALL WEBINAR Q&A

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Affordable Housing Plan Webinars

Questions and Answers from November 11, 2020 (Wednesday, 6:30-8:00pm)

(In the order of responses given, not in the order questions were submitted)

Comment/Question	Response
I hope there will also be recommendations about state and federal policy changes the city and housing advocates can lobby for, and a plan for collaborating with organizations working for those policies.	We talk about that related to tenants' rights. There are ways in which Virginia law limits what the city can do so we are making some recommendations around advocacy that the city can take on at the state level in order to expand what it is able to do.
What tax implications does the dedicated \$10 million annual funding have? How does the consultant demonstrate the fiscal impact of this funding on the city?	We haven't made recommendations about the particular funding sources. The level of funding is close to what the city's already providing. In the plan, we provide examples of types of funding. This would either require new funding sources or reallocating funding from other programs.
HAC's intervention assessment tool (IAT) produced a \$10 million figure; how did the consultancy validate/assess that need/level of funding?	The IAT included a number of different programs that we do not recommend. The number from the HAC did inform some of the work that we did and the estimate of funding needed but this came from looking at past and future spending that the city has committed. We've also included funding for administrative costs.
Zoning is a much less expensive way to accommodate additional supply; why is the consultancy focused on funding? Soft density is a very fluid way to provide diverse housing types and forms. Can you define soft density in the ways the consultancy is considering using the strategy in Charlottesville?	Zoning will not meet the needs of the lowest income households. That is why a comprehensive approach to affordable housing is one of the guiding principles of the plan. We can't solve Charlottesville affordable housing needs through supply alone, but it is a really important part of meeting the needs.
Doesn't housing cost depend on the amount and type of supply?	Absolutely. However, you would have to produce far more housing than there is land in Charlottesville in order to meaningfully shift

	that supply curve to lead to a decrease in housing costs. Generally, because of the cost of land and new construction, increasing supply can help to stabilize cost increase but it won't decrease cost increase. Charlottesville is part of a regional housing market, so one of the key ideas that we have throughout this plan is that the changes that happen in Charlottesville should also be echoed within the urban ring. That's one of the greatest opportunities for supporting an additional supply of housing in the region and is a really important part of expanding supply in Charlottesville.
Wouldn't by-right effective soft zoning produce competitive units for LIHTC development? It's a simple supply/demand formula.	They are two different products and both would help to increase the availability of affordable units. Low-income housing tax credit (LIHTC) developments are rental units; they're usually multi-family and they're the most common type of subsidized housing. When we're talking about "soft density" we're not talking about subsidized housing; we're talking about increasing the number of units that can be developed within single-family neighborhoods.
Greater supply of soft density units would provide more options to residents than LIHTC.	LIHTC developers have a very different model and it's a pool of funding that is available at the federal level to provide affordable housing. If there is an opportunity to build LIHTC and if it could be done given local regulations, developers will work to make it happen. It is a fundamentally different model than soft density housing.
Wouldn't low-income family/individuals in predominantly BIPOC [Black, Indigenous and People of Color] neighborhoods benefit from soft density that would create income?	There are a couple of different things to consider when you think about increasing the density of zoning in single-family neighborhoods. It can create opportunities for additional units for renters to move into neighborhoods that they might not be able to buy in, but it also provides property owners with the opportunity to build wealth by creating opportunities for rental income from units on their property. The key is going to be balancing that wealth-building opportunity with potential displacement pressures and that's absolutely something that the zoning code update will consider.
Where would the multifamily go? Which zoning districts?	The next step in this process is defining how we are changing the zoning ordinance. If this is something that moves forward as a final recommendation, then we'll look at how we reflect that in the future land use map in the Comprehensive Plan and then also in the zoning ordinance.
Are there specific mechanisms being recommended to help prevent more density from driving displacement and gentrification, especially in already lower-income neighborhoods?	One of the subsidy recommendations is that the city should maintain and expand, as much as it can, its property tax relief program to help low-income households maintain affordable home ownership. We make a few other recommendations about maintaining affordable homeownership in low-income communities as a tool to help prevent displacement and gentrification. As far as the specifics of how zoning is changed and how that can be used to minimize and mitigate displacement, that is something that the team is very aware of and will be dealing with when we get into the specifics of the zoning code update.
Please contact Chip (John) Dicks, the legislative liaison to the Virginia legislature regarding enabling legislation	I believe we talked with some local representatives as well but it's always good to talk to more people about opportunities to support state-level legislation.

in the context of Virginia's Landlord Tenant Act.	
A regional approach to income building is especially important, or else low-income folks from throughout the region will continue to need subsidized housing in the city.	Agreed that is important, but it's not something that's currently contained within the affordable housing plan. Wealth building, access to good jobs and training - that's all something that can come out more in the Comprehensive Plan. It obviously connects in with this affordable housing plan but that is something that we'll be exploring further.
Would you include long-term real estate tax abatement programs to promote affordable housing development?	We do talk about tax abatement for affordable home ownership in the home ownership section. For rental affordability, we don't talk about tax abatement specifically but that is another opportunity or another type of subsidy that could be provided for low-income housing tax credits in addition to low interest loans and grants, as something that could be done. I'm not sure about the legality in Virginia; it may not be possible. Upfront financing is a really crucial tool for the preservation or the production of subsidized rental housing.
If the private sector puts land into a PPP [public-private partnership], investor and city investment could produce multiple types and forms of affordable and mixed income housing.	<p>The city doesn't have a large volume of available sites that could be used for affordable housing development. But that is another form of subsidy that can be used to support the development or redevelopment of affordable housing.</p> <p>Essentially, the gap financing tool that we're talking about from LIHTC does that. That is used when a private developer is looking to develop affordable housing but has a financial gap due to high land or other development costs, and would include finding ways for the city to help reduce and close that gap by providing affordable financing. That is very much the PPP model.</p>
Is the intellectual infrastructure for PPP in place in Charlottesville?	The City absolutely has the ability to pursue public-private partnerships. The recommendations to expand City capacity and establish competitive & standardized processes to award funding are geared toward expanding this capacity and the impacts of the City's efforts.
AHIP provides assistance for home repairs to maintain affordability, but the city has reduced its funding. I hope this will be considered in this plan - the participation of nonprofits that can leverage public funding with private fundraising and volunteerism.	Absolutely, that's one of the reasons why that consistency of funding was so important in the funding section. The success of these programs relies on the ability of non-profit organizations to plan for the long term and maintain a consistent volume of programs and funding. Maintaining and increasing funding is crucial to the success of these programs.
When will a draft land use plan/map be provided that considers the implementation of some of these housing tools?	We don't have a draft land use map right now; we wanted to have some discussion about these land use recommendations as part of the affordable housing plan. Once we've gotten feedback from the community, from the City Council, from the Planning Commission, and others, will be working on initial drafts of the land use map.
Are there any thoughts about "second chance" housing for folks coming home from serving their time in prison? It's difficult for folks with felonies to find housing in the Charlottesville community.	We have not made specific recommendations about citizen re-entry. We have talked about making sure that programs are designed in such a way to minimize potential barriers to access to housing and would hope that that would include returning citizens and other people who have barriers to housing. That may be something that we need to address more explicitly throughout.

Do you address homeless housing?	We do not talk about shelter housing, but we do talk about the needs of households that are either facing homelessness or coming out of homelessness. We also talk about the level of need of homelessness in Charlottesville.
Does your report envision an optimal population or suggest that the City should provide housing for anyone who wishes to live there in whatever type of housing he wants at the price he can afford?	The housing plan takes the view that Charlottesville is growing, and there are a lot of people who are moving to the city. Therefore, the city needs to take steps in order to accommodate that growing population. The goal is to make sure that the city can continue to accommodate the needs of its population.
I'm disabled and I was standing in the line for years for a tenant voucher. My pension is \$1,199, my rent is \$1,140. Is this considered as an emergency situation as emergency help toward rent?	I believe that if an eviction has been filed or if you're facing eviction proceedings, that's where the current emergency rental assistance programs would kick in.
I applied through the social services housing for a Section 8 voucher. I've been there for quite a few years. They said it's a lottery-based system – they're not going by the line, they're going by the random number and then they select the person. Is that true? If that's true, is it fair? Some people wait for years.	Several cities do use a lottery-based system. We will reach out to you with more information about who may be able to assist in finding a response to your question.
How do you consider transportation in supporting affordable housing and making sure that people in affordable housing have access to jobs, grocery stores, etc.?	In the Affordable Housing Plan, we do recognize the importance of access to opportunity both within the city and the urban ring in the region more generally. We have talked about that, especially in the multi-family by-right section, but we have not made specific recommendations about where and how to make those changes. That's going to happen through the Comprehensive Plan and the zoning code update. If you look through the vision statements for the Comprehensive Plan, they talk about making sure people have access to transportation options. Though we didn't put out maps of where we envision potential multi-family going and whatnot, we'll be thinking about how we can align that with transit access.

Other comments not addressed directly during the presentation:

- All of the tools [from the housing recommendations] are in the IAT.
- HAC is laden with conflicts of interest; it should be dissolved and replaced with a new non-partisan 3-5 group.
- Most folks would love [housing] options.
- The greatest need is single units from all the prior studies
- [Related to the webinar poll] It's hard to pick just one [priority]! Also support inclusionary zoning as tied for most important.
- I second re-entry housing as a special consideration. Section 8 landlords find ways to make it very difficult.

Questions and Answers from November 17, 2020 (Tuesday, 6:30-8:00pm)

(In the order of responses given, not in the order questions were submitted)

Comment/Question	Response
Who are you all and how was this group established?	We are all a part of the consultant team hired by the City of Charlottesville to work with the Department of Neighborhood Development Services. Phillip Kash works with HR&A Advisors, LaToya Thomas is with Brick & Story, and Deana Rhodeside and Jenny Koch are with RHI.
Do potential impacts include a look at unintended consequences (such as demolition in some more affordable neighborhoods in order to build larger buildings)?	Yes, and we'll talk about this more on the land use slide. We make a series of recommendations about allowing for more development both of multifamily and single family housing, and one of the biggest concerns is how might that contribute to displacement or later the destruction of existing affordable housing.
How did you determine the three initiatives? Research? City directive? Community input? Specifically, how did you determine the zoning initiative prior to the zoning phase of the studies?	It was a combination of community feedback and feedback from conversations we're having with the advisory committee, along with our professional judgment. When we look at a market like Charlottesville where you have strong growth, it is extremely difficult. We don't know of any communities who have done this successfully without looking at land use. For example, in DC, the city has gone strong with subsidies but is losing ground because they haven't taken many steps on the land use side, or on the tenants' rights side. Charlottesville is a strong market, and that will put pressure on the lowest income households.
Are you all Anglo American?	No. The firms that are part of this team are diverse in staff and leadership. Brick & Story, in particular, is black- and woman-owned.
Are you aware that three companies who received a great deal of funding from the City have a great deal of influence upon the City's Housing Advisory Committee [HAC]?	We looked closely at how the HAC runs things and we think that they have done a very good job of managing conflicts of interest and keeping things separate. However, there's a real perception that those who are getting funding have a lot of influence regarding how things are allocated. Our recommendation is that HAC should make recommendations on inclusionary zoning policies, land use, and housing policy. The Affordable Housing Fund Committee will make recommendations about funding allocations and that group will not include those that are receiving funding. We're going to set up different conflict of interest requirements so we can address that more directly. We think there's a way to get the expertise and have involvement from those who know these programs without putting them in a position where there's any perception that they're having influence on how the funding is allocated.
If the land use strategies presented could have negative consequences on our most vulnerable people and neighborhoods, then why are they being considered?	If you don't build more housing it will have a negative impact on your most vulnerable communities. This is really about how we accommodate that growth pressure without leading to displacement. We're trying to figure out that since there's growth pressures there, how do we accommodate it without avoiding that displacement structure. If we build nothing, the demand doesn't go away.
Can the consultants make an educated guess as to how many affordable units could be achieved with these land use	Land use regulations are tools that will produce the fewest number of affordable units. The benefit is more about stalling the growth in rents overall. Of the policies recommended, only the inclusionary zoning policy will directly produce affordable units. It would need to be an

recommendations? (Follow up to response: The numbers are short but the impact to historic neighborhoods is irreversible. Many of our more vulnerable historic neighborhoods, though nationally recognized, are NOT protected from demolitions at the local level.)	aggressive inclusionary zoning policy, which I do not know would be viable in Charlottesville. An aggressive policy would be 12-15% of any new development, but likely closer to 30-40 units per year in Charlottesville. Helpful, but certainly not enough.
What tenant rights would you imagine Charlottesville could have outside of public housing? On the state level, there is no authority for tenant rights and landlord-tenant law is written in favor of landlords. How can you propose tenant rights (outside of public housing) without changing state law?	We think that supporting tenants' rights through developments receiving assistance and establishing funding for counsel are the two best ways to do it.
Are you really recommending replacing single family neighborhood with apartment filled neighborhoods?	No. We're recommending that in a single-family neighborhood, somebody who owns a home could redevelop it with "soft density." In some cases, this would not apply to every single-family home, because it would depend on the lot size and other restrictions. Most of Charlottesville's neighborhoods already have this kind of housing stock in there, it's just not currently legal to build any new ones. It shouldn't dramatically change the neighborhoods.
Why isn't the reclaiming and repurposing of the city's under-utilized industrial and car-dominated landscapes, particularly along its corridors that have been slated for growth since the 2000 Torti Gallas corridor study and every Comprehensive Plan update since (2001, 2007, 2013) in the form of small area plans, considered an affordable housing strategy? You can't expand the supply of affordable housing needed just by adding missing middle housing into SFD zones.	I don't want to say for certain, since this will happen in a future phase of this effort, but the corridors are where we're looking for more of the multifamily housing and potentially looking to reposition some of those areas toward commercial development and mixed use. We do want to build on and work with existing small area plans. It's not explicitly asked, but it's an important point - I have not talked about the regionality piece of the guiding principles. We recommend that many of these changes be explored not only for Charlottesville but also for the urban ring (County land around Charlottesville). A lot of the potential development areas are along those corridors.
Are you going to consult with UVA at all about creating more affordable housing options in the Charlottesville community? I know that off campus student housing can affect the market by increasing prices and primarily marketing to typically affluent students, thus taking more affordable options away from permanent members of the community.	We would really like to coordinate more with UVA. They have made some commitments at a high level on affordability, so we're hoping to talk to them more. UVA is the economic driver for the city and the region, and they both have obligations about affordable housing and play a major role in shifting it.

I don't think you can have mandatory inclusionary zoning that requires a number of affordable units without getting enabling legislation from the VA General Assembly.	Charlottesville got enabling legislation this cycle, but that was true until very recently. Even now it's still more complicated in Virginia than other places even with the enabling association there's some nuance to it, but it is now possible.
Do you define 'gentrification' with having racial connotations?	In Charlottesville, generally yes, but it's complicated. Income is not race and race is not income, and when we made recommendations about representation, we made two sets of recommendations. One is about making sure the composition of each one of these committees reflects the racial composition of the city. The second is those who are participating in housing programs are actually represented in the decision-making process because they are in the best position to give feedback on whether things are working well and meeting their needs or not.
Define what you think historic districts are please.	We use the official definition of established historic districts. Certainly, there's a desire to do rehabilitation and use existing structures wherever possible and particularly where it's more cost effective. Nothing in what we're recommending or what we're looking to do with land use should lead to razing large numbers of buildings and massive construction.
Can you also clarify the statement that soft density does not threaten existing family neighborhood form (stated on page 71)?	These are largely types of buildings that you already see in many neighborhoods. When you look at most Charlottesville neighborhoods, you actually see duplexes and triplexes and quads mixed into the neighborhood. Soft density is not a plan to buy up whole blocks and bulldoze them and turn them into apartment buildings; it wouldn't allow that and it's not viable. Infill soft density should be in keeping with the character of what you already see.
Couldn't you demolish existing house that fits into neighborhood and build a much larger house on that site? Again, question of demolishing existing to build a duplex/triplex/quadruplex for rentals and what would ensure that these include affordable units? Or are you hoping that the additional supply would simply reduce the rate of rental increases? Still address issue of demolishing existing housing and thus disrupting neighborhoods (like the replacement of smaller houses by Big Houses in Bethesda).	If you bought a single-family lot and demolished it and built a triplex there, it would not necessarily have any affordable units in it. It's possible that it would just be helpful because it increases supply of housing. You could use public funding under single family infill development to help pay for that and actually get maybe one of the one of the three units would be affordable as a result. It's possible you could use public funding for that, but generally, it would be about increasing overall housing supply and not directly creating affordable units.
The same author who did the Housing Needs Assessment (i.e., the Form Based Code Institute and Partners for Economic Solutions) also studied and recommended a synthetic tax increment finance district (TIF) as a way to target a %	Yes, it was explored. A TIF is where you create a legal district, and you have a certain set property value at a given time. As those property values increase you actually legally take it over and you can bond against it. With a synthetic TIF, you don't create the TIF district. Instead, local government just agrees to draw some boundaries and agrees that it will set aside a portion of the income taxes from this area. So, essentially, if the city makes a commitment to \$10,000,000 in the

of the real estate tax revenue from private redevelopment into the Charlottesville affordable housing fund automatically and annually. This strategy was applied to four build out scenarios on the 1x property within the Strategic Investment Area and it generated enough revenue to fund 99 rental vouchers for very low-income households. Was this explored, and if not, why? If it was, then why wasn't a synthetic TIF included in this set of tools?	Housing Trust fund annually, it's doing the same thing functionally as a synthetic TIF, but there's more guarantee about the money and likely more money than you would get out of a synthetic TIF.
There are contradictory elements in the plan. Property tax relief for low-income residents sounds great but I thought the strategy was to avoid strategies, like up zoning, that would threaten these people.	I wouldn't frame it as contradictory, but I would frame it as those are two different ways to manage the same concern. Property values are rising in Charlottesville already, we don't want to make that worse with the up zoning but even if we don't make it worse it's already a problem. So, we need something to alleviate it even if you were successful at not making it. It's already growing faster than incomes for many homeowners in Charlottesville.
Please explain to me again what you mean by soft density.	Soft density is allowing townhouses, duplexes, triplexes and quads in areas that currently only allow detached single-family housing.
What about the Bethesda model? Tear down smaller to build bigger — build out to lot size.	That's already happening and we're certainly not proposing recommendations to make that happen more because that doesn't help housing affordability.
Do you have any recommendations on avoiding “back door” gentrification whereby projects and or developments raise the tax burden on generational type homes?	We think the property tax relief is helpful on that front. There's limitations on how far this can go based on state law. The most important tool is having property tax freezes so the property tax pressure doesn't force displacement. We also think if you have these kinds of projects and you're looking at your owner-occupied rehabilitation or even your down payment assistance program, targeting those where you think you have the gentrification pressure can also be a way to help. It's both funding the program and making sure the outreach is actually in the community.

Other comments not addressed directly during the presentation:

- Do you include an increase in rooming housing?

- Plug for the value of older housing stock - LIHTC housing units are 25-40% more expensive to build per unit than rehab of existing units. We need to protect existing housing in our neighborhoods and those that are not in ADC districts are threatened.
- Though infill is desirable and can be appropriate, I'm worried that it will be used instead to demo modest older buildings already serving an affordability purpose just to build new, and as you not, not necessarily affordable units.
- I also want to reiterate that local historic districts are not the same as national register districts. We have many nationally listed or eligible for listing districts, some are our historically African American ones, that have no local ADC designation therefore no PROTECTION from demolition at the local level.
- Can you project the increased numbers of affordable housing under various scenarios described throughout? In other words, is there a way to find out where we might get the most bang for the buck / the most affordable housing per a given policy change?
- [Related to the webinar poll] I am not sure which is better fund or subsidy vouchers but was forced to vote.
- UVA student rentals drive the prices up for rentals. Houses with two or three bedrooms can be priced per bedroom and fit a student budget while the total house cost would be too much for middle income people living near the university. At risk neighborhoods include 10th and Page and North Venable.
- Do you have examples of smaller cities utilizing soft density, not just larger ones like Minneapolis or Portland?
- Instead of encouraging elderly people to remain in their large homes, shouldn't they be downsizing?

Comprehensive Plan Webinars

Questions and Answers from November 14, 2020 (Saturday, 10-11:30am)

(In the order of responses given, not in the order questions were submitted)

Comment/Question	Response
What does human-scale mean? What things are not human scale?	We want people to feel comfortable when they are walking around in their city or neighborhood. There is a scale of things, the building, the development. Human scale indicates that things should be comfortable to a person walking around. For example, if a building is much larger than the other building in the neighborhood or the area, that may make someone feel like it is looming over them and that would not be ideal human scale.
Are neighborhoods able to vote on proposed zoning changes for their region? E.g., when applying for Virginia Landmark designation, VADHR requires at least 50% of property owners in favor. If the code rewrite includes density (quadruplexes etc.) in R1 areas will residents/property owners have the chance to vote on the proposed change?	We're not at the zoning phase yet but I do not think there is a plan to have an official vote on zoning changes. We will also be having community discussions, similar to the ones we have been having as we move forward.

I think you should answer more clearly the question about neighborhoods voting on proposed zoning changes. Please explain that neighborhoods and residents have an option to comment to Council but only Council with recommendations from Planning Commission. Residents do not have direct control over zoning changes.	Only Council votes on zoning changes. We will also have extensive community engagement throughout the zoning rewrite. Citizens can also influence those changes by participating in Council and Planning Commission meetings and submitting comments.
Please explain how you balance “human scale” with increased density and increase height in downtown areas. This definitely needs more discussion. It can be read minimizing building height & density.	There does need to be a balance there. We will be thinking about the impacts in each community where the scale might be changing. We cannot just put a lot of density in one neighborhood. One thing we heard was that people want to see more housing throughout the city and balancing density in that way, for example. Balancing human scale does not necessarily need to mean increased height. Each area of the city needs to be considered separately.
Regarding the question of appropriate scale of building within a neighborhood, there has been a parallel discussion about the need for higher density in order to achieve our affordable housing goals, often hallmarked by building height? Is greater density a fundamental requirement for affordable housing, and if so, can higher density and appropriate urban form (i.e., scale) be achieved simultaneously?	Greater density does not always need to be thought of as high-rise options or solutions. The context is something that one needs to keep in mind: the location within an area, whether it is on a major transit way or on a large street that is of a single-family neighborhood, etc. There is not just one definition of higher density or density. There are some options that provide “softer” or less intense density as well, and the reason for that is that they are compatible then with their surroundings and yet still meet some of the density requirements that one will need to have in order to provide more options for housing which will ultimately lead to more affordability of housing in Charlottesville.
When talking about climate, we need to be able to respond to drastically changing conditions (including emergencies) and the Comp. Plan needs to set us up for that. Please be explicit about that; modelling best practices in building design, for example, will not be sufficient.	Part of what we are doing with the Comprehensive Plan is including the goals that have been set already for climate, but you are right that we need to respond to how that plays out throughout the Plan. Built form, transportation, environment chapters all have a piece to play when it comes to climate change. There is a process happening in the city to do the Climate Action Plan as well and we will be working with that team to see what might be coming out of that process while we are currently in the Comprehensive Plan phase and how we can dovetail with that to make sure that they are working together and speaking to each other as documents.
In general, I think the term “human scale” is too nebulous and can be interpreted differently. This term is often misused to argue against much needed efficient land use in urban areas.	Agreed, we will work to clarify that in the plan.
Isn't the best place to increase density the low-density zones? This is the place that has the most room to grow.	In the draft Affordable Housing Plan we are putting out specific recommendations and though they do not point out specific neighborhoods for types of zoning changes, they are proposing both what they are calling "soft density" and then "multi-family." It is looking at different ways to increase density in different neighborhoods. Charlottesville does not have a lot of space to put new housing, so adding additional density into neighborhoods in

	<p>different scales is how we are going to get more density within the city itself.</p> <p>Density does not just mean high-density; density means a scale of densities. When we talk about human-scale or we talk about relevance to existing neighborhoods, there is a range of density that needs to be considered. It is not just an either/or situation but a situation of a range of those densities.</p>
<p>The current draft is silent on the topic of reclaiming, repairing, and reimagining areas in the city (and county) now dominated by auto-centric and aging industrial sites via neighborhood-focused and people-driven small area plans (aka urban development areas required by the state's Smart Scale funding.) Such sites are often the results of urban renewal from 60 years ago that destroyed Black neighborhoods and walkable, block and street networks. Such an approach is a principle of Equitable Smart Growth. Should this be a statement of principle, a goal, or a strategy?</p>	<p>That's an interesting thing to think about - reclaiming, the repairing, reimagining. You are right, those are not words we have included here and I think that is worth a larger discussion. Especially in Charlottesville, there are communities in these places, even though the places may look different the people sometimes are still the same. Sometimes, with the word "reimagining," that can be kind of scary for communities, but thinking of reclaiming and repairing, I think that is an interesting idea. I would like for us to consider that.</p>
<p>Will there be an implementation chapter, with performance measures? Will there be a future "equitable and sustainable development" map that identifies the areas that need more grassroots, fine grained planning (aka small area plans or UDAs?) What will happen to the four small area plans already completed?</p>	<p>Yes, there will be an implementation chapter with performance measures. In terms of identifying areas that need more small area plans or urban development areas, we are thinking about what the future land use map looks like. It could potentially identify those types of areas for additional planning needed. I think it is likely that we will not be able to get in the Comprehensive Plan level of detail that might be needed for certain neighborhoods. I would not rule out that there would be some areas identified for future planning efforts. On the question of the small area plans already completed, we have reviewed those plans and they will be used as we are updating the future land use map. We reviewed them early in this process as well and recognize that there are a lot of people who were involved with those planning processes. Having a way to make sure that they are involved in this Comprehensive Plan update will also be important. I believe the plan is to do some direct outreach to those stakeholder groups as we move forward.</p>
<p>Is there a glossary page(s) that defines all the terms: e.g., human scale, equitable, well utilized, density, etc. Scientifically based (rather than impressionistic) language and transparency requires perfectly clear definitions - in common sense language. We already see exceptional confusion, and apparent fluidity and imprecision with these terms.</p>	<p>Yes, in the Comprehensive Plan document, the final version will have a glossary.</p>
<p>How does this proposal clearly and explicitly address the patterns of</p>	<p>We are starting to consider this in the draft Affordable Housing Plan, and it may be reflected on the future land use map in some</p>

segregation that was reinforced through Jim Crow housing patterns and model employing concentrations of density of incomes?	ways. There is such a wealth of knowledge in Charlottesville. One of the first things when we came in and started our project last year, people were saying there is a mapping project that is going on that you need to be aware of in Charlottesville, where people are mapping out those locations where there were restrictive covenants written into property documents. This has been a part of our conversation from the very beginning.
Ridge, Fifeville, 10th & Page, and Rose Hill were the predominant Black neighborhoods and were not destroyed in any way shape or form. The 20 acres of the area now called Vinegar Hill were insignificant in the total square mileage of Black neighborhoods.	I agree that there are many predominantly Black neighborhoods that have not been as historically impacted by land use decisions.
In the community engagement section, is there anything like programs for educating regular citizens about how cities are made and how to be more involved? I have seen "Planning College" and the like in other places.	<p>There are programs that other cities put on to make sure that people know how different steps that happen in terms of planning. We are not at this stage yet of having specific goals and actions, but I think something like "planning college" or "planning 101" would be a really great item to consider as an action in Charlottesville.</p> <p>It is also a two-part effort. There is the opportunity to provide educational opportunities around what planning is, how folks can actually participate in the process but there is also the opportunity for the city to actually change or revise how it communicates that information to the larger communities so that the information around planning. There is the education aspect that the city can benefit from but there is also a shift from the city side in terms of how they are sharing planning information. Even how they are scheduling meetings and making certain meetings available to people to participate in the planning process in a way that is more accessible than what is going on right now.</p>

Other comments not addressed directly during the presentation:

- With climate change, I think you should focus on a goal for 2030 not 2050 — too far in advance.

Questions and Answers from November 18, 2020 (Wednesday, 6:30-8:00pm)

(In the order of responses given, not in the order questions were submitted)

Comment/Question	Response
Can you explain what “infill” means?	When we talk about “infill,” we are talking about development that isn’t necessarily coming up in a currently undeveloped area. It’s looking at gaps where we can fill in development. Either places where there is not development now but there’s development around it, or places that are currently underutilized, or they’re not being used to the extent that they could be.
Shouldn't there be a guiding principle that recognizes the interests and needs of businesses in order to ensure economic vitality, prosperity and opportunity?	<p>That is something that could be considered, but what we’re trying to do with these guiding principles is have some sort of cross-cutting statements. So, if we’re talking about recognizing the interests and needs of businesses, and it’s specifically focused on businesses, that might fit best under the vision statement in the economic prosperity and opportunity chapter. That might fall into the existing guiding principles under “Equity & Opportunity” - opportunities for small businesses, minority-owned businesses, those that may lack support now; looking at that equity and opportunity guiding principles to get them some more support. Things like connections and access, making sure people could be located along transit locations in order to access jobs, etc.</p> <p>It’s something we definitely will consider. The purpose of having these meetings is to hear these ideas and to receive this feedback because what you’re seeing tonight is not locked in place and this is the kind of feedback that we’re asking for. So, we will take this forward and hear what suggestions we receive as we present this in the next several weeks.</p>
Are any of you on the consulting team Charlottesville residents?	We are largely based in Alexandria, VA, and elsewhere in the DC Metro area. Several of us have been working in Charlottesville for many years and we’re very familiar with the city. The reason that we focused on a lot of community engagement during this process is because we really want to make sure that we’re hearing from people who live in the city. I mentioned our peer engagers; they’re sort of like an extension of us right now. They’re helping us get out into the community.
Outreach attempts...can you explain a little bit the efforts made for those in housing?	<p>Assuming you mean public housing, we have been working with some of our steering committee members and others to distribute flyers and emails. We also have the peer engagers going door-to-door, neighborhood-to-neighborhood in some places to share information. We’re trying to focus on people that we did not hear from a lot in the first round of engagement. That would include, in many ways, public housing residents; we heard from some but would love to hear from more. I will note that in the first round of engagement, we did have some partners working with us distributing, printed surveys. In this round of engagement, the survey is just one way that we’re getting input from people so we’re really focusing on a flyer and getting out information about the plan at a high level.</p> <p>In the first round of engagement, we did a mailing of the flyer in partnership with CRHA where we included information about the process and how folks could get connected to the phone number, to the survey, to all the ways that we were sharing information. We sent a utility mailer earlier in the summer when we were launching a lot of the public engagement processes. One of our peer engagers has also done direct, resident-to-resident outreach to get information from residents, to get them to complete the survey and to share flyers.</p>
Is there data to show the emergency response time for certain areas?	At this point, we have not looked specifically at that data. It likely exists; I do not have access to that right now, but we can follow up afterward and see if we can find that for you. That could be something that comes out in the next couple of

	months as we're looking at specific goals and actions that need to be taken in these different areas. I think something like emergency response time in different neighborhoods could be an important thing to look at.
A majority of the steering committee members are UVA associated; has the consultancy analyzed that membership impact/influence?	We haven't. In Charlottesville, we recognize that there are a lot of people who are connected with UVA in various ways - they attended the school, they work at the school, or whatnot, and that's sort of the nature of a town like Charlottesville. We do have one direct representative of UVA on the Steering Committee, Alice Raucher, who is the University Architect.
Have you met directly with any neighborhood associations?	We have not, but we have reached out directly to neighborhood associations. At each engagement phase, we have emailed neighborhood association contacts, and ask that they help us to share the information/flyer with people in their communities. We do recognize that there are a lot of neighborhood associations and we do want them to be involved, including people who are leaders in those associations as well as others. As we move forward, we're going to continue to reach out. There is also a representative from the body that represents all of the neighborhood associations on the steering committee.
Who are your peer engagers, or where can I find their names? Are the peer engagers being paid?	We haven't told them we'll be announcing them publicly and sharing their names, so I want to make sure they are comfortable with that first. then I think it's a great idea to share that information and help people know who they are because we're glad they are on board. We will try to get clearance for that then get their names on the website or out in another way. Yes, they are being paid.
Housing costs are increasing for everyone at all price points. Increasing tax valuations make both, rental and owner-occupied housing more expensive. How will that be addressed? At this point, the plan and housing study appear to be more about increasing inventory overall than increasing affordability. That'll make both entry-level home ownership and aging in place in place more expensive. When you look at the survey results from that first survey there were a lot of people who lived here more than 10 years, many of them probably own or rent housing with increased tax burdens but the value of their properties exceeds the city caps on house value for tax reductions.	<p>The main point being brought out here is, how are we addressing increased tax valuations that make it more expensive for both, renters and homeowners as well as other elements that make things more expensive rather than just looking at supply. The draft Affordable Housing Plan is looking at continuing and potentially expanding the subsidies that exist now. As you have noted, there may be cases where the property value exceeds the limit to receive those subsidies. I will note that with the Affordable Housing Plan, we have looked at ways to not only increase inventory but to address those affordability needs.</p> <p>I encourage you to come to our upcoming webinars and engagements to ask the Affordable Housing Plan team those questions directly. In addition, I recommend that you review the draft housing plan because there are many recommendations in that plan that don't just talk about increasing inventory overall or increasing supply as a solution. There is a recognition that there are many strategies that will need to be put in place in order to make this an effective housing plan and housing strategy for the city. The team has suggested a wide range of different tools to be applied in Charlottesville.</p>