CENTRAL VIRGINIA REGIONAL HOUSING PARTNERSHIP

Agenda

Wednesday, March 24, 2020, 2:00 pm – 3:30 pm

Join Zoom Meeting: https://zoom.us/j/94204400481?pwd=M0xuKy9NZFJaS1BCRkZaTWFPeE5Ldz09
Meeting ID: 942 0440 0481
Password: 416505
Dial by phone: +1 301 715 8592 US (Germantown)

Central Virginia Regional Housing Partnership Members:

Alice Raucher (Alternate)	Diantha McKeel	Margaret Clair
Anthony Haro	Gequetta Marray-Key	Michael Payne
Brandon Collins	Greg Powe	Mozell Booker
Chis Henry	Jay Willer	Ned Gallaway
Christopher Brement	Jeff Waite	Peter Holman
Colette Sheehy	Jesse Rutherford	Robert Babyok
Dan Rosensweig	Keith Smith	Sunshine Mathon
Denise Bonds	Lloyd Snook (Alternate)	

1.	**Call to Order**	Chair	2:00
2.	**Comments from the Public**	Chair	2:00 – 2:05
3.	**Consent Agenda** a. *December 9, 2020 Draft Minutes – *Handout*	Chair	2:05 – 2:10
4.	**Events Committee Update** a. 2021 Series Update	Chair Stacy Pethia	2:10 – 2:20
5.	**Housing Resource/Locator Service Update** a. Housing Locator & Resources Site Update	Christine Jacobs	2:20 – 2:25
6.	**Regional Housing Plan Update**	Christine Jacobs	2:25 – 2:40
7.	**FY22 RHP Budget** a. FY21 and FY22 Budget – *Handout*	Christine Jacobs/Chair	2:40 – 2:45
8.	**Strategic Plan/Value Proposition** a. Review Strategic Plan – *Handout/Slide* b. What do you feel is the value proposition of the RHP?	Christine Jacobs/Chair	2:45 – 3:00
9.	**Round Table Discussion** b. Partner update	Christine Jacobs/Chair	3:00 - 3:30
10	**Adjourn**	Chair	3:30

**Proposed Action Item*

CY 21 Meeting Schedule

4th Wed of last month of each quarter from 2pm to 3:30pm	June 23, 2- 3:30pm September 22, 2- 3:30pm	December 22, 2-3:30pm

NOTICE OF ELECTRONIC MEETING
DUE TO COVID-19 STATE OF EMERGENCY

The Governor has declared a state of emergency due to the COVID-19 pandemic and the nature of this declared emergency makes it impracticable or unsafe for the Central Virginia Regional Housing Partnership to assemble in a single location. This meeting will be held utilizing electronic virtual communication with the Zoom software application and in accordance with virtual meeting procedures and policies as outlined in Item 4.0-01 of the Virginia state budget (HB 29), as effective April 24, 2020. The meeting will be recorded and made available to the public at www.tjpdc.org.

Central Virginia Regional Housing Partnership

December 9, 2020
2:00 PM
Via Zoom

Committee	Staff/Other
Anthony Haro	Chip Boyles
Brandon Collins	Christine Jacobs
Brenda Kelly	Susan Stimart
Christopher Brement	Gretchen Thomas
Chris Henry *(absent)*	Nick Morrison
Collette Sheehy	Shirese Franklin
Dan Rosensweig	Allison Wrable, Daily Progress
Diantha McKeel	Lucinda Shannon
Erin Atak *(absent)*	
Greg Powe *(absent)*	
Jesse Rutherford	
Keith Smith	
Lloyd Snook	
Margaret Clair	
Michael Payne	
Ned Gallaway	
Peter Holman	
Stacy Pethia	
Sunshine Mathon	

DRAFT

Call to Order

Keith Smith called the meeting to order at 2:04 p.m.

Comments from the Public

None.

Consent Agenda

Ms.Sheehy made a motion to approve the minutes from the September 23, 2020 meeting. Mr. Haro seconded and the minutes were approved.

Events Committee Update

Fall 2020 Series Update and 2021 Series Planning

Mr. Smith thanked the staff for a successful series so far.

Ms. Pethia reported that there was an average of 40 people at each event. She requested the board send their suggestions for future topics to her, Ms. Jacobs or Ms. Shannon.

Ms. Jacobs said that RHP will continue the virtual series in 2021 because people are still concerned about large gatherings. Staff will look into 2022 for the next larger gathering for an in-person conference.

Mr. Smith thanked Mr. Brement for creating relationships with CVPDC as they are asking for information about the RHP.

Housing Resource/Locator Service Update

Ms. Jacobs shared the site with the committee and reported that the fall speaker series in November rolled out the website. The PDC Board has also reviewed the website (http://www.socialserve.com/TJRHP).

Ms. Jacobs said marketing efforts are underway to get landlords and property owners to populate the site with affordable properties, particularly in Fluvanna. She also said they are working with a consulting firm to brand it so it will be easy to share and get out into the community.

Rent and Mortgage Relief Program (RMRP) Update

Ms. Jacobs gave an overview of the RMRP 1.0 program, reporting that $23.9 million has been distributed in under 9 months. She said RMRP 2.0 will contract only with Virginia Housing (landlords) and DEVAL (tenants and homeowners). There was a soft rollout of this program on December 1. The RMRP contract with TJPDC will end on December 30, 2020. To date, $1.646 million has been spent and by the end of the contract, the total will likely be $1.8 million.

Regional Housing Plan Update

Mr. Haro reported that the committee is moving forward on new chapters, including updating formatting, and is pleased with the progress being made.

Mr. Morrison reported that he is almost done with the Greene County chapter and said that Ms. Franklin is almost done with the Louisa County chapter. He reported that by the Strategies & Analysis committee meeting in January, both chapters will be fully drafted. They will move on to Fluvanna County's chapter next.

Mr. Jacobs said Albemarle County is currently working on theirs and are hoping to have it complete by the end of March.

Ms. Jacobs said the next step will be to go to the localities with their chapter(s), then to TJPDC's board for approval. She said she hopes to have an approved regional housing plan by May or June.

FY22 RHP Budget

M. Smith reported that the cost to run the RHP is approximately $75K. He also noted that the PDC will stop funding the RHP in July 2021 (FY22).

Roundtable Discussion

Ms. Clair said RMRP is keeping her busy.

Ms. Sheehy reported that UVA made a commitment to the affordable housing supply. She said they will be ramping back those efforts in January.

Mr. Haro said he has been keeping up the sheltering program. They have continued with congregant housing and hotel for those at risk with health issues. They are looking to purchase a hotel as supportive housing. He is concerned about evictions and foreclosures in 2021. He said they are working to get more tools to work with landlords to get people housed.

Ms. McKeel reported that Albemarle County is moving forward as best they can. She said there was recently a great meeting with the planning commission to talk about the regional housing plan.

Mr. Holman said they are continuing to offer financial assistance to their base. He reported that they will feel an impact with the CARES Act ending.

Mr. Rosensweig said that Habitat has been busy. They have distributed 5,000 meals and 180K masks from the PPP loan. Habitat is currently in build mode and Southwood broke ground in the fall. There will be 375-400 affordable units, 130-260 low-income housing tax credit (LIHTC) units, and 500 market rate units. He also reported that they have formally taken in homebuilding operations in Louisa and Greene. Every year they will be building 25 at Southwood, and 25 elsewhere.

Mr. Snook said the City has a consultant writing their comp plan. They are beginning to get drafts, including the affordable housing portion. He said the consultants will adjust their recommendations because of suggestions from the RHP. He noted that affordable housing is mostly in Louisa, Greene, and Nelson. He is interested in finding out more about how the City can work regionally re: affordable housing.

Mr. Boyles suggested to Mr. Snook that the City could partner with a surrounding jurisdiction on a housing project. An example of acting regionally might include if the City and another jurisdiction could purchase a hotel or motel for supportive housing.

Mr. Mathon said PHA is in partnership with six organizations who are acting regionally to support the homeless. PHA is creating a financial opportunity center, developed by LISK, that is aiming to open its doors in April of 2022. It will be a one-stop-for financial and housing counseling, benefits navigation, employment benefits, public benefits, and employee services. He also reported that Friendship Court Phase I groundbreaking is lining up for January. Phase II is planned for March. PHA will be working with Habitat to get 30 apartments at Southwood.

Lastly, Mr. Mathon said PHA and the Thomas Jefferson Community Land Trust are working to merge together to amplify the work they both are doing.

Mr. Brement did not have anything additional to report but was pleased that conversations were happening on the other side of Afton Mountain. He said if he is needed to make introductions, please feel free to reach out to him.

Mr. Collins said he is feeling confident in the City's draft affordable housing plan so far. He said public housing is just steps away from breaking ground. The full renovation of Crescent Hall and Phase I of South First Street's 62 apartments. Phase II at South First Street which, when

completed, will have an extra 110 housing units. The Housing Authority is taking a comprehensive look at how they can provide additional housing. They need to show a realistic vision of what can be done.

Mr. Collins also reported that the grocery program has been a success.

Lastly, Mr. Collins said the Housing Authority has a new director with a great team and has done a wonderful job so far.

Mr. Payne said the draft affordable housing strategy is complete. It is over 100 pages with very specific recommendations. He said perhaps other localities may want to read through it to glean ideas. He noted that the plan emphasizes regional partnership and recommended perhaps the region might create a land bank.

Mr. Rutherford reported that Nelson will be getting universal access to fiber internet which will increase the desire to relocate to that region. The supply shortage for affordable housing, and housing in general, continues.

Mr. Gallaway reported that the recent meeting with the planning commission was productive. He noted that decisions made during budget time "prove your priorities". There will be applications coming at the beginning of the year re: affordable housing. The Rio Road study work will be kicking off in January and there will be an infrastructure discussion at that time.

Ms. Jacobs thanked the RHP Board for helping the staff make all the various projects happen.

Mr. Smith adjourned the meeting at 3:33 p.m.

DRAFT

Dept. 729:Affordable Housing

FY21 Amended Budget

REVENUE			Notes:
	Federal	$ 25,000	*Federal CARES Act commitments for PorchLightVA - Afordable Housing Locator from Albemarle, Charlottesville, Fluvanna, Greene, Louisa, Nelson
	State	$ 7,438	*Virginia Housing and Charlottesville Area Association of Realtors Sponsorships - Fall Speaker Series
	Local	$ 16,750	*Charlottesville Area Community Foundation matching grant for PorchLightVA - Affordable Housing Locator Website - $12,250; Spring Speaker Series Sponsorships -
	Local per capita	$ 49,147	*Local TJPDC Per Capita Contribution
	Reserve Transfers	$ 4,695	*FY20 Omni Cancellation covered by Virginia Housing Grant received FY21 and returned deposit by Omni
	Total Revenue	**$ 103,030**	
EXPENDITURES			Notes:
Personnel			
	Salaries	$ 37,005	*Includes Staff Time for Hours below
	Fringe	$ 8,354	
	Overhead	$ 28,122	
	Total Personnel	**$ 73,481**	
Direct Costs			
	Postage	$ 15	
	Supplies	$ 500	
	Advertising	$ 1,080	*Paid Promotion of Speaker Series and PorchLightVA
	Contractual	$ 2,669	*TJPDC Website updates (meeting materials and housing resources page)
	Equip/Data Use	$ 2,900	*Emphasys Software annual maintenance fees (Affordable Housing Locator)
	Travel-Vehicle	$ 50	
	Professional Development	$ 535	*Staff Professional Development - Virtual Governor's Housing Conf.
	Total Direct Costs	**$ 7,749**	
	Grants Pass Thru	$ 21,800	*Emphasys Contract ($11,100) - Development of Affordable Housing Locator *Blue Ridge Group (10,700) - Identity and Marketing of PorchLightVA
	Total Expenditures	**$ 103,030**	
Revenue over Expenditures		**$ 0**	

Staff Hours	
Chip	70
Susan	401
Lucinda	238
Nick	50
Shirese	12
Dominique	3
Sara P	3
Gretchen	40
Christine	220

Dept. 729:Affordable Housing

FY22 Amended Budget

REVENUE			Notes:
	Federal	$ -	
	State	$ -	
	Local	$ -	
	Local per capita	$ 25,000	*Local TJPDC Per Capita Contribution
	Reserve Transfers	$ -	
	Total Revenue	**$ 25,000**	
EXPENDITURES			Notes:
Personnel			
	Salaries	$ 9,377	*Includes Staff Time for Hours below
	Fringe	$ 2,034	
	Overhead	$ 7,531	
	Total Personnel	**$ 18,941**	
Direct Costs			
	Postage	$ -	
	Supplies	$ 150	
	Advertising	$ 667	*Paid Promotion of PorchLightVA/Housing Resources
	Contractual	$ 1,000	*TJPDC Website updates (meeting materials and housing resources page)
	Equip/Data Use	$ 2,900	*Emphasys Software annual maintenance fees (Affordable Housing Locator)
	Travel-Vehicle	$ 742	*Travel - Virginia Governor's Housing Conference; Present Regional Housing Plan in 6 Jurisdictions
	Professional Development	$ 600	*Staff Professional Development - Virginia Governor's Housing Conf.
	Total Direct Costs	**$ 6,059**	
	Grants Pass Thru	$ -	
	Total Expenditures	**$ 25,000**	
Revenue over Expenditures		**$ 0**	

Staff Hours	
Lucinda	104
Nick	50
Sara	24
Gretchen	24
Christine	60
	262

Hours	**Staff Time:**
24	RHP/Exec Committee Agenda Setting Meetings
	-2 staff x 12 meetings = 24 hours
40	RHP Partnership Meetings
	-3 staff x 4 meetings (2 hrs) = 24 hours
	-1 staff 3hrs/meeting - Materials Prep = 12 hours
	-1 staff 1hr/meeting - Minutes = 4 hours
67.5	RHP Exec Committee Meetings
	-3 staff x 9 meetings (1.5 hrs) = 40.5 hours
	-1 staff 2hrs/meeting - Materials Prep = 18 hours
	-1 staff 1hr/meeting - Minutes = 9 hours
32	Staff Presentation of Regional Plan in 6 jurisdictions
	-2 staff x 6 meetings (2hr + travel time (8hrs))
163.5	

No Strategies/Analysis Committee
No Events Committee Meetings
No Porchlight Affordable Housing Locator meetings
No Metrics/Dashboard Development
No Director of Legislative Services Time

Strategic Plan Update

Central Virginia Regional Housing Partnership

This draft plan follows extensive organizational work on the part of the Central Virginia Regional Housing Partnership (CVRHP) to identify needs in the community and create an action plan to close the regional 14,000 unit/intervention gap for affordable housing. Elements of this plan were taken from the CVRHP's Statement of Objectives, from the Strategic Planning Retreat Report (Aug. 30, 2019), and from the RHP strategic plan discussion on October 15th, 2019.

The following slides demonstrates the work the CVRHP has accomplished towards the objectives.

Central Virginia
Regional Housing Partnership
Thomas Jefferson Planning District Commission

Develop a plan for education, outreach, and community engagement to support the development and implementation of regional housing strategies

Activities	Key Goal/s	Status
Develop a plan for listening to residents to develop and revise the Regional Housing Plan.	Hold housing-related stakeholder meetings and citizen community engagement meetings in each jurisdiction and deploy a digital and paper regional housing survey in each jurisdiction.	Complete
Hold an annual spring Regional Housing Summit.	Educate elected officials, locality staff, housing practitioners and community members on regional housing needs, best practices in affordable housing, and innovations in policy and programming for addressing housing needs; facilitate regional coordination to develop strategies for meeting housing needs.	Ongoing
Create a regional website.	Provide educational content/regional resources; Create links to available housing stock; Create a portal for residents to inform RHP and decision makers about housing challenges; Create access to and receive feedback on a regional housing legislative agenda.	Ongoing

Central Virginia
Regional Housing Partnership
Thomas Jefferson Planning District Commission

Create a holistic Regional Housing Plan for consideration by the TJPDC by September 2020

Activities	Key Goal/s	Status
Develop a plan for listening to residents to develop and revise the Regional Housing Plan.	Adopt a regional approach to housing provision and preservation that enables the right housing choices in the right places and that adds up to a reduction in regional housing deficit.	Ongoing
Review zoning codes, comprehensive plans and other key policy documents in the region.	To identify regional zoning and regulatory barriers to affordable housing.	Complete
Work with staff to identify zoning and regulatory barriers that promote healthy living.	To develop solutions to address zoning and regulatory barriers to healthy living.	Ongoing

Central Virginia
Regional Housing Partnership
Thomas Jefferson Planning District Commission

Develop metrics to evaluate progress over time on the strategies within the Regional Housing Plan by September 2021

Activities	Key Goal/s	Status
Develop clear metrics for each sector of the housing system.	Ensure measurable progress on the regional strategies to address housing needs.	
Develop a dashboard to report on progress over time.	Make information accessible to the community.	

Central Virginia
Regional Housing Partnership
Thomas Jefferson Planning District Commission

Create a consolidated regional policy platform for legislators to bring to the General Assembly in support of the regional housing strategies for the 2021 Legislative Session

Activities	Key Goal/s	Status
Review 2020 Legislative Priorities to identify common initiatives.	Identify regional housing legislative priorities.	
Develop regional legislative priorities that align and/or overlap with jurisdictional legislative priorities.	Impact legislation in 2021.	
Create a legislative round table.	Have an ongoing forum to update legislative platform as new ideas emerge and as necessary enabling legislation is identified in code audits; Help municipalities achieve the tools they need to realize their goals around zoning and policy related to affordable housing.	
Develop a plan to regularly engage legislators from Region 10.	Sponsorship and support of key legislation.	

Central Virginia
Regional Housing Partnership
Thomas Jefferson Planning District Commission

Key Deliverables

Central Virginia Regional Housing Partnership

1) Develop a plan for education, outreach, and community engagement to support the development and implementation of regional housing strategies.

2) Create a holistic Regional Housing Plan by September 2020.

3) Develop metrics to evaluate progress over time on the strategies within the Regional Housing Plan by September 2020.

4) Create a consolidated regional policy platform for legislators to bring to the General Assembly in support of the regional housing strategies for the 2021 Legislative Session.

Central Virginia
Regional Housing Partnership
Thomas Jefferson Planning District Commission