

THOMAS JEFFERSON PLANNING DISTRICT COMMISSION  
Draft Minutes of February 7, 2008 Meeting

City of Charlottesville

David E. Brown  
Jason Pearson, Treasurer

Albemarle County

Sally H. Thomas  
Ann H. Mallek

Fluvanna County

Charles W. Allbaugh, CPA, Chair  
Grant Tate

Greene County

Jeri Allen  
Carl Schmitt

Louisa County

Fitzgerald Barnes  
Jackson Wright

Nelson County

Fred Boger  
Connie Brennan, Vice Chair

Executive Director

Harrison B. Rue

**Commissioners Present:**

David Brown – Charlottesville  
Sally Thomas – Albemarle County  
Ann Mallek – Albemarle County  
Jeri Allen – Greene County  
Carl Schmitt – Greene County  
Jack Wright – Louisa County  
Fred Boger – Nelson County  
Connie Brennan – Nelson County

**Commissioners Absent:**

Jason Pearson – Charlottesville  
Charles Allbaugh – Fluvanna County  
Grant Tate – Fluvanna County  
Fitzgerald Barnes – Louisa County

**Guests Present**

Edith Good, citizen.

**Staff Present:**

Harrison Rue, Exec Dir (by phone at  
end of meeting)  
Billie Campbell, COO  
Melissa Barlow, Dir. Trans. Pgms

**Call to Order:** Sally Thomas called the meeting to order.

**Introduce New Commissioner:** Ann Mallek, newly elected supervisor and Commissioner from Albemarle County, introduced herself.

**Matters from the Public:** None.

**Consent Agenda:**

**Minutes and IGRs:** One IGR and an update on an earlier inquiry were distributed at the meeting. The update was loosely related to FY08-30 from the December meeting. There had been a bentonite spill on Swift Run in Greene County. Remediation began on January 10, vacuuming up the bentonite. There was an initial accidental fish kill, but DEQ judged there was no significant impact overall. Columbia Gas must complete the remediation to avoid fines or litigation. FY08-36 was also distributed, related to a DEQ grant application for EPA funding for the air monitoring program. This is an annual submittal. The application is for general program support, but noted that DEQ is expecting to implement an air monitor in Albemarle County during the grant cycle. **On a motion by Fred Boger, seconded by Jeri Allen, the Commission approved the IGRs and minutes of the January 3, 2008 meeting as submitted, with David Brown and Jack abstaining on the minutes.**

**Rivanna River Basin Commission (RRBC) Appointment:** There is a vacancy for citizen representative from Greene County. Robbi Savage, Director of the Rivanna Conservation Society has volunteered. **On a motion by David Brown, seconded by Jack Wright, the Commission approved the recommendation of Robbi Savage as the new Greene County citizen representative to the RRBC.**

**Commissioner Roundtable:** The issue for this topical roundtable was affordable housing.

**Albemarle:** Sally Thomas distributed a Summary of Albemarle County Affordable Housing Initiatives, based on FY06-07 activities. The summary covered Housing Choice Vouchers, Senior Housing, Homebuyer Assistance, Rehab and Emergency Repair, Housing Production, and Initiatives in Process, including Treesdale Park, Crozet Meadows, and Wilton Farms Apartments.

**Charlottesville:** David Brown reported that the Charlottesville City Council has a real estate tax relief program for low-income elderly and people with disabilities and a tax abatement program for homes under a certain value, amounting to a tax credit of \$250 or \$500. The City invests funds for rehabilitation through the Albemarle Housing Improvement Program (AHIP) and other entities. The City also has a downpayment assistance program, using funds from the HOME Investment Partnership and other funds. The City assists in other ways, such as donating land to the Piedmont Housing Alliance (PHA) for the 10<sup>th</sup> and Page neighborhood. The community has exerted some pressure regarding affordable housing, particularly through IMPACT, which called for \$2 million to be dedicated toward affordable housing. The City has done this, largely to serve those with special needs. There are eligibility criteria regarding residency in the City. The City has partnered with Region Ten. The Charlottesville Redevelopment and Housing Authority (CRHA) has seen a reduction in federal funding. CRHA is doing strategic planning, looking at redevelopment of some of its properties.

**Greene:** Jeri Allen reported that Greene has not done that much. They do have a tax relief program and have started conversations with JABA about low-income senior housing in the County. Greene County has not yet set goals for affordable housing or strategies on how to keep housing affordable. Greene does have some occupied affordable housing, which requires a greater cost in services than the revenue it produces in real estate taxes.

**Nelson:** Fred Boger reported that Nelson has limited initiatives regarding affordable housing. The Nelson County Community Development Foundation (NCCDF) handles housing, including Housing Choice Vouchers, downpayment assistance, rehabilitation and some rental development. The problem of housing affordability is growing due to increased property values. The private sector does finance housing, including manufactured homes. Nelson County has not set goals. Housing developments in the County tend to be small.

**Louisa:** Jack Wright said Louisa County has talked about the issue of affordable housing, but has not taken much action. The County has not developed a clear definition of “affordable housing.” The term is often used interchangeably with “workforce housing.” It’s possible to mix townhouses into single family developments, with similar appearance. Affordable housing includes rental, not just home ownership. The County is trying to set up a bonus arrangement. Land costs are increasing, leading to smaller lot sizes. The mind set is changing. The County has set aside ¼ cent of real estate taxes for the past three years, trying to set up a revolving fund for affordable housing, based on a five year period of affordability.

Next Topic: The topic for the February meeting will be revenue recovery for emergency medical services.

Vice Chair Connie Brennan chaired the meeting from this point forward.

**Chapter 527 Presentation:** Melissa Barlow gave an informational presentation on Chapter 527, which establishes procedures for localities to submit proposals to VDOT for review and comment. These Traffic Impact Analysis regulations are intended to improve land use and transportation coordination. Chapter 527 directs localities to submit development proposals that would significantly impact the state transportation system. Although “significantly” is not wholly defined, the regulations do identify submission thresholds based on submission type (comprehensive plans and amendments, rezoning and site plan reviews), traffic volume, type of development and location. Submitting proposals to VDOT for review does not affect local government authority to adopt plans and make decisions on proposed land uses and does not affect localities’ relationships with VDOT staff. Developers are charged fees and have

the responsibility for preparing the traffic impact analysis (TIA) based on standards established in the legislation.

**Mayor and Chairs:** The Mayor and Chairs met Friday, January 25, following the strategic planning session for TJPED. Billie Campbell provided a brief verbal summary of the meeting. David Blount gave a legislative update to the group, focusing largely on the provisions of SB 768 – a repeal of cash proffers and amendment to impact fee authority. The bill has traction and does not appear “fixable” within the time available. The best strategy at this point may be to advocate for carryover to next year. David also reviewed the bills submitted regarding the Comprehensive Services Act (CSA), the legislative priority established by TJPDC. Melissa Barlow briefed the group on public participation planning for the UnJAM 2035 update. The group requested that TJPDC staff preview UnJAM with the City Council and Boards of Supervisors prior to the public event. The event is planned for a Saturday, but the group also requested consideration of a two-hour evening event. Videotaping, podcast and web enabled participation were also discussed. An update on the NGIC expansion included distribution of the comments on the Environmental Assessment and a report on outreach activities from Susan Stimart. The decision is still not final on what divisions will be relocating. Attendance at Mayor and Chair meetings by elected officials was also raised. It may be more effective to have an elected official send out notices for the meeting. Another survey regarding meeting times and locations may also be needed.

**CDBG Program Regional Priorities:** Billie Campbell noted that the Commission would need to adopt a prioritized list of Project Types and Activity Categories at the March meeting. Bill Wanner prepared a memo included in the meeting packet on the categories and will be talking to localities about their proposal plan.

**Regional Housing Conference:** Billie Campbell directed attention to the media advisory and conference schedule in the meeting packet. The conference, titled “Finding Common Ground,” will be held on Thursday, March 13 at Covenant Church on Rio Road from 8:30 a.m. to 4:30 p.m. Commissioners noted that maintaining affordability was a key issue, as were subsidized rental payments and gentrification of neighborhoods.

### **Other Business**

**PWN Operator:** Harrison Rue joined the meeting by phone. He reported that Piedmont Virginia Community College (PVCC) has expressed an interest in becoming the operator for WIA funded services. PVCC is only interested if it can also take on the roles of staff to the board and fiscal agent. This would require a waiver from the Governor, since WIA guidelines call for a separation between governance and service delivery. The current operator, Culpeper Department of Social Services, is not interested in continuing as the operator for the Charlottesville area. The PWN Board is also working on a business plan and Request for Proposals (RFP) for the operation. Roxanne White is in place as a consultant to the PWN Board. A special meeting of the PWN Council and Board may be required before the next regularly scheduled April meeting.

**Adjournment:** There being no further business, the meeting adjourned.