

**Planning and Coordination Council Quarterly Meeting**  
**February 19, 2009; 2:00 p.m.**  
**Room 241, Albemarle County Office Building at McIntire Road**

**Council Members in Attendance:** Ken Boyd, David Norris, Dennis Rooker, Leonard Sandridge, Colette Sheehy, Julian Taliaferro, Jim Tolbert (representing Gary O'Connell), Bob Tucker

**Also in Attendance:** Bryan Elliott, Wayne Cilimberg, Bill Letteri, Ron White. Also at the meeting: League of Women Voters representative, Neighborhood Representatives, Members from the Public, Media Representatives

**1. Call to Order – Bob Tucker**

Mr. Tucker called the meeting to order at 2:05 p.m. and opened up the floor for nominations. Mr. Rooker nominated Ken Boyd as Chairman for calendar year 2009. There being no other nominations, the motion was carried unanimously. Mr. Tucker nominated Dennis Rooker as Vice-Chair. There being no other nominations, the motion was carried unanimously.

**2. Approval of November 20, 2008 Meeting Minutes**

A motion to approve minutes from the November 20, 2008 meeting was made by Mr. Rooker and seconded by Mr. Tucker. Motion was carried unanimously. At Mr. Boyd's request, introductions were made around the table.

**3. Discussion: Economic Stimulus Proposals – City/County/UVA**

Mr. Tucker introduced Ridge Schuyler from Congressman Tom Perriello's Office to talk about the economic stimulus package.

Mr. Schuyler reported that President Obama signed the economic stimulus package on February 17<sup>th</sup> and Congressman Perriello is in the process of determining how this recovery package will impact the Fifth District. As has been reported, the stimulus package has a number of different components. Thirty eight percent of the bill will consist of individual tax cuts. Another pot of money, 35-40%, will meet counter-cyclical needs, a portion of which will be done by formula for schools. Under existing formulas, Albemarle County is estimated to receive \$3.8 million and Charlottesville is estimated to receive about \$2.5 million over the next two years to help with school budgets.

Congressman Perriello has asked his staff to visit with each locality in the Fifth District to help identify those projects which would qualify for stimulus money. One item that was identified early on included additional funds for community development block grants. From that effort, an additional 25% over and above what is normally funded in that program will be awarded.

As a first step, Congressman Perriello has hired Brennan Johnson, who will have an office located in Charlottesville. Ms. Johnson will begin to contact all localities in the Fifth District to identify a designee for that locality. From that point, a weekly conference call and/or a list-serve will be established so that each locality and/or entity will know what is happening in terms of the stimulus money. Beginning next week, Mr. Schuyler and Ms. Johnson will begin holding workshops in an effort to talk about what projects are likely to get funds and the process that needs to be followed to access those funds. Mr. Schuyler added that a lot of stimulus money will be made available through a grant-type process, either at the state level or at the federal level and Congressman Perriello's Office sees itself as being a partner with the Fifth District in making this work in each locality.

Mr. Tucker asked if the stimulus money will be accessed through competitive grants. Mr. Schuyler said the money that is not coming by formula will be coming through a grant process and it will need to be obligated within 30 days. There is a regular process that should be followed and his office will assist the localities with that process.

Mr. Tucker asked if the funds designated for schools would be used for infrastructure. Mr. Schuyler said funds for schools will be specific to Title I and IDEA (special needs). School construction money is a separate bucket. The Senate recommended that stimulus money designated for school construction should be filtered down to localities through the state. He added that part of the state fiscal stabilization fund, which is a \$53 billion fund nationwide, will be used to maintain the state's effort for Title I and IDEA, but its also money that is available for school modernization.

Mr. Rooker asked if the \$3.8 million that Albemarle County is scheduled to receive will be evenly distributed over the two years. Mr. Schuyler said the Governor has not made a decision on whether to split it evenly or provide a lump sum. He added that is something localities need to think about and pass along to the Governor.

Mr. Taliaferro asked if a portion of the stimulus money would be used to offset the state deficit. Mr. Schuyler explained that the bill has a maintenance of effort requirement that is imposed upon the state which prevents them from doing so.

Mr. Rooker asked if the maintenance of effort level is based on last year. Mr. Schuyler said there are two separate maintenance of effort requirements: one requires the state to maintain at FY 08 or FY 09 levels, whichever one is greater; the other pot of money must be maintained at FY 06 levels. In order to access the fiscal stabilization fund, the state must make an assurance that its going to meet the maintenance of efforts requirements and the money would not be made available unless the state coffers are built up to those levels. He added that part of the upcoming workshops will focus on what that means in terms of replenishing state coffers and the affect it will have on localities.

Mr. Norris asked what "shovel ready" means in terms of infrastructure spending? Mr. Schuyler said the grantors have to get a grant written, out the door and get responses back and make awards within 120 days for half of the money. The other half can go on beyond that, but for half of the money, there is a definite window.

Mr. Rooker asked if the 20% that is going for infrastructure has been segmented out into various areas. Mr. Schuyler said the amounts are definite and they are in the bill and they are to be obligated quickly.

Mr. Tolbert asked, since the City is an entitlement community, will CDBG money be an automatic formula allotment? Mr. Schuyler said the money is coming by formula, and has to be obligated within 30 days. When the President signed the bill on Tuesday, the 30-day clock started running.

Mr. Rooker said, with regard to transportation funds, it was his understanding there was priority being given to areas of high unemployment. Mr. Schuyler said the money designated for Virginia is going toward the State's six year plan. On the energy side, this money for renewables and efficiency and weatherization is the largest investment America has ever made in alternative energy. It's the largest middle class tax cut that has ever been passed. The hope is this will begin to stimulate the economy and get people back to work. This is an extraordinary, two year investment that, hopefully, will pay off for future generations.

Mr. Boyd asked about the broadband piece of the stimulus bill and how these funds might be accessed. Mr. Schuyler said the Department of Commerce has been instructed to create the Broadband Technology Opportunity Program as expeditiously as possible, but, no later than the end of FY 10 and that program will be funded at \$4.7 billion. There is another pot of money in an existing program (\$2.5 billion) earmarked to fund the USDA Rural Utilities Broadband Program.

Mr. Boyd asked if the broadband program would involve local governments or will it be handled at the federal level? Mr. Schuyler said, once the program is up and running, states and local governments will be eligible to receive funding. He added that the Assistant Secretary for the Department of Commerce may consult with governors to identify unserved and under-served areas within the state. So, it will be important for each locality to ensure those areas that are unserved and under-served are identified. Mr. Schuyler said Congressman Perriello plans to, in the next month or two, have a broadband roundtable to determine how to make this work for each locality.

Mr. Boyd asked about possibly partnering with a company such as Verizon that could provide broadband service since the basic infrastructure is already in place. Mr. Schuyler said it would be important to review the bill language to make sure public/private partnerships are possible. He added that if the locality can get some of the assets paid for, then it becomes more viable for the private sector to get involved. This is a service that is now so essential to our quality of life that the government wants to invest in this effort. It will be important in upcoming workshops for localities to help shape this effort.

Mr. Norris asked if there were any provisions in the stimulus related to affordable housing development. Mr. Schuyler said there is some help on the affordable housing issue and plans are to have discussions at upcoming workshops. It will be important to determine how best to leverage those funds in the best possible way.

Mr. Rooker added that hiring a person for the specific purpose of helping the Fifth District understand and take advantage of the stimulus money is very important and sounds like an excellent, thoughtful approach.

Mr. Boyd thanked Mr. Schuyler for providing the economic stimulus information to PACC.

#### **4. Task Force on Affordable Housing – City/County/UVA**

Mr. Boyd passed out a report from the Affordable Housing Task Force which included recommendations made by the Albemarle County Board of Supervisors at their meeting on February 11, 2009. He asked Ron White, Chief of Housing for Albemarle County, to summarize the report.

Mr. White said the Joint Task Force on Affordable Housing convened in December of 2007 and included representatives from the City, County and UVA. The Task Force was charged with reviewing gaps in service delivery and affordable housing programs for the lower of the lowest income residents. The Task Force prepared a draft report in August outlining its findings and a list of recommendations. This report was shared with both Housing Committees and Planning Commissions in an effort to get feedback and input before the report was finalized in December 2008. Priority recommendations included establishing permanent, dedicated annual funding and the creation of a regional housing fund which would pool public money with private donations. Another recommendation involved review of existing comp plans, and affordable housing policies and potentially amending or creating new policies as necessary. The report provided some direction and policy considerations for the City's Planning Commission. The County's Board asked the Housing Committee to provide additional analysis on recommendations related to proffers. One area the Housing Committee would like to move quickly on involved maintaining and/or promoting long term affordability using deeds of trust or deed restrictions. The County Supervisors suggested recommendations related to funding should be handled through its budget process. Regarding the stimulus bill/money, it was felt that pooling together resources will have a bigger impact and be a more efficient way of using those funds.

Mr. Norris asked how the regional housing fund would work, how decisions would be made on allocations and what it would fund. Mr. White said anyone who contributes to a regional fund would have the right to designate how the money is used. There may be a way of pooling money together from the City, County and UVA or others who might want to donate for specific projects, i.e., redevelopment of public housing.

Mr. Norris asked if this fund would be used for development activity as opposed to down payment assistance to homebuyers. Mr. White said the Task Force did not get into that level of discussion.

Mr. White added that UVA has agreed to consider doing higher density for graduate students and UVA employees. Additional items that were discussed with UVA included the living wage issue and regional transit networks and options. The Task Force felt all parties were working toward improving the transit network.

Mr. Boyd said, due to current economic conditions, it will be difficult to see additional funds being made available over the next couple of years to cover any more than what the County is currently providing and wondered where this area stands relative to the affordable housing problem nationwide. He added that funds from the stimulus package have the potential to change what is currently being done.

Mr. Norris said one of the initiatives the Task Force recommended was mutual support of the Single Room Occupancy Housing and pointed out there may be opportunities for the County to support that project in terms of allocating existing Section 8 housing vouchers to county residents who might be good candidates for this facility. Mr. Boyd said the Board has asked the Housing Committee to look into that and report back.

Mr. White said the Board has asked for additional information on support language for the Thomas Jefferson Community Land Trust (CLT). He said it will be 60 to 90 days before the CLT will be able to report on its status. He added that CLT is incorporated and has applied for a 501(c)(3) status and is looking at options for funding, land donations, and/or potential partnerships with developers.

Mr. Rooker said County programs have been geared primarily toward helping people acquire homes with down payment assistance and using proffers to require 15% affordability and asked if land trusts have been successful in helping those with lower incomes in the past. Mr. White said it depends on how much subsidy is available even beyond the value of the land. Some localities use the land trust to do neighborhood revitalization within cities. He added that they probably target lower income than is done in this area, and the Task Force tried to narrow it down. The Housing Committee is scheduled to provide additional information on this issue.

Mr. Rooker said Albemarle County is one of the few counties in the state that has an affordable housing policy and is perceived as being "cutting edge" with respect to down payment assistance programs. He expressed concern about going into areas that have been typically funded by federal money, and the expectation of meeting needs that were previously met by state and federal money. Perhaps the Task Force should stay together to meet with Mr. Schuyler's Office and the Congressman's designee to determine if there is anything of a regional nature that should be focused on in this grant opportunity.

Mr. Norris said he would not necessarily like to see the life of the Task Force extended indefinitely, but, agreed that he would like to see them have a fairly focused mission to figure out how the group can position themselves to take advantage of stimulus money as it relates to housing.

Mr. Boyd said the concept of working on the stimulus package regionally is a good one. He added that there were some recommendations in the County's recent utilization study as to how the County might look at Section 8 housing as a community.

Mr. Rooker pointed out that there is a limited period of time to put something together, and we should be thinking creatively as a community as opposed to individually, since these needs are across the community.

Mr. White said Thomas Jefferson Planning District Commission and the City share administrative responsibilities for HOME and CDBG money for this area. He added that there may be some increases in money for HOME and CDBG funds that are proposed in the stimulus bill and it may be appropriate that the Regional Directors Council be a part of that discussion.

Mr. Rooker said the single room occupancy housing idea is one that would probably fit that need better than anything else that has been discussed, whether its through the Task Force or through some other

group, and should include the City, County and the University at the table to try to move something like that forward using some of the stimulus money. He added that if we have to provide a matching amount, even in a bad time, and if it's well leveraged, it is certainly something that might move to the top of the pile.

Mr. Norris said the County's matching dollars could be vouchers that have real cash value, particularly when it is projected out 20 years. That's a substantial cash match even though it is not costing the County any money. He added that the County does a good job in terms of working with the development community on affordable housing. Piedmont Housing Alliance is a regional homeowner center that assists people who want to become home buyers, but there is one piece that is missing and it involves assistance to those people who are looking for rental housing. He said he would like to see this group work collaboratively to fill that gap.

Mr. White said the County's Housing Office is working on those efforts and information is already posted to its website but having paid staff dedicated to those efforts would help close the information gap.

Mr. Rooker stated the importance of getting a good application together for the stimulus package and asked Mr. White if he would ensure that the University, City and the County are involved and well represented in meetings with Ridge Schuyler and Brennan Johnson to identify opportunities for additional funding.

Mr. White asked if the Virginia Supportive Housing group had been in touch with City Council. Mr. Norris said they have submitted an application for funding. Mr. White will possibly invite the Virginia Support Housing group to a future PACC mtg. for a presentation.

Mr. Boyd thanked Mr. White for a good report.

There being no further business, Mr. Boyd adjourned the meeting at 3:15 p.m.

Respectfully submitted,

Diane Mullins