

**Places29-Hydraulic Community Advisory Committee
Monday, September 9, 2024, 5:30 PM - 7 PM**

**Greer Elementary School
Media Center
190 Lambs Lane, Charlottesville
AGENDA**

- 1. Call to Order, Introductions, and Agenda Review (1 minute)**
Allison Wrabel, Liaison
- 2. Elections (5 minutes)**
Allison Wrabel, Liaison
- 3. Approve Meeting Minutes (3 minutes)**
Chair
- 4. Housing Albemarle and Affordable Housing Presentation (40 minutes)**
Stacy Pethia, Albemarle County Assistant Director of Housing
- 5. [SPEAR Report](#) (20 minutes)**
Kristy Shifflett, Albemarle County COO
- 6. Board of Supervisors/Planning Commission Liaison Updates (10 minutes)**
Supervisor Diantha McKeel and Planning Commissioner Julian Bivins
- 7. Other Committee Business (10 minutes)**
 - a. All CAC Update
 - b. November Meeting Date
 - c. Potential Future Topic Ideas
 - d. Early Voting Starting September 20
- 8. Adjourn (1 minute)**

Next Meeting

Wednesday, October 30, All CAC Meeting

Meeting Norms:

- Staff liaisons will be prepared, working with chairs to set agendas and provide necessary information.
- Committee members will come prepared having read provided materials.
- We will respect everyone's time by starting and ending on time. We will work to set and follow agenda topic time allotments.
- Everyone is responsible for helping to stay on topic. Speak up if you feel like we're getting off track and need to move an issue to a "parking lot" for possible future discussion.
- Everyone is encouraged to participate. You may be asked to share what you think, or we may ask for comments from those who haven't spoken. It is always OK to "pass" when you are asked to share a comment.
- Listen respectfully, without interrupting. Listen actively and with an ear to understanding others' views.
- One person speaks at a time. If you think you will forget an idea or question that comes to mind, write it down.
- Challenge ideas, not individuals.

1. Albemarle County Climate Protection Program and Economic Development Office recently hosted a webinar, "Introduction to C-PACE: Financing to Help You Invest in Better Buildings and Improve Our Community. How likely is Albemarle county to adopt C-PACE financing for some of its affordable housing initiatives?"

C-PACE financing can be used for multifamily rental housing, either new construction or for energy-efficiency upgrades. Should the County receive a C-PACE application from a multifamily developer/owner, it would be considered for financing.

2. How many people in Albemarle County are homeless? Is there enough housing for these individuals?

In January 2023 (the most recent year for which data is available), 191 individuals representing 165 households were identified as homeless during the annual Point in Time count. Fifty-three of those individuals were experiencing chronic homelessness. There are several multifamily projects either under construction or soon to start construction that will help meet the housing needs of these households. The 121 unit Hickory Hope Apartments, located in the Southwood community are under construction now. The 80 unit Premier Circle project will be starting construction in the next couple of months. Also, two projects selected for the UVA affordable housing initiative are currently in the planning stages, and should produce approximately 200 units.

3. Is the County looking at the use of tax incentives to encourage development of high-quality apartment buildings with affordable units and limited rent increases? New York State had such a program, referred to as 421-a (after a section of New York State Real Property Tax Law), that exempted certain new multiple dwellings from local property taxation for a period of time in exchange for those rental apartments being subject to rent stabilization, usually over the same time period as the tax benefits.

Albemarle County only has the authority to exempt certain types of individual homeowners from real estate taxes. However, the County is able to provide grant funding to developers to incentivize the inclusion of affordable units in their market rate developments. The County does this through the Albemarle Rental Housing Incentive Program (ARHIP), which provides a property tax rebate equal to 15% of the total taxes due on property for a 30-year period.