

ALBEMARLE COUNTY DEPARTMENT OF SOCIAL SERVICES  
VIRTUAL ADVISORY BOARD MEETING  
TUESDAY, SEPTEMBER 8, 2020

**Chair:** Jennie More  
**Vice Chair:** Mary McIntyre  
**Secretary:** Lisa Jordan

**Present:** Katherine Burton, Jennie More, Phyllis Savides, Amy Laufer and Doug Walker.  
**Absent:** Karen Horridge, Mary McIntyre and Rae Juhan.  
**Guests:** Philip Holbrook- Albemarle Office of Housing and Stacy Pethia-Principal Planner with Community Development  
**BOS Members:** Diantha McKeel  
**Assisting with Zoom:** Serena Gruia from CAPE

Jennie More Chair called the meeting to order at: 3:30

**Agenda Item: Approval of the August 2020 Minutes**

**Discussion:** There was not a quorum so the minutes could no be approved.

**Action: August 2020 minutes will be added to the October agenda.**

**Agenda Item: Business from the Director- Information Items**

**Discussion:** The Advisory Board agreed to start the presentation at the beginning of the meeting. There was no time to review and discuss the informational items so this will be included in next month's agenda.

**Action: Questions regarding the September Information Items will be added to the Agenda for the October meeting.**

**Agenda Item: Business from the Director – Presentation-Affordable Housing through Community Development and Public Housing Agency Programming-Philip Holbrook and Stacy Pethia**

**Discussion:** Philip is our relatively new housing manager. Stacy Pethia is with Community Development and is a senior housing planner. Phyllis asked for a presentation combining Stacy's work developing an affordable housing policy for the County and the Housing Choice Voucher Program administered by the Office of Housing located under DSS. The Advisory Board introduced themselves and mentioned their Magisterial District and identified their respective BOS member. Philip Holbrook presented the mission of the Office of Housing and the steps

taken to meet the mission. Philip gave detailed information on the Housing Choice Vouchers (HUD program), Project Based Vouchers and Moderate Rehabilitation. Philip gave an overview of the formula used to determine who qualifies for vouchers and how the rent is calculated. Albemarle County Office of Housing has current and future initiatives including organizational improvements including going paperless and taking advantage of technology. Stacy Pethia from Community Development went over her proposed changes to the county's Affordable Housing policy. In 2004 the Affordable Housing Policy was adopted into the Comprehensive plan. In 2019 the Planning Commission passed a resolution of Intent to amend the current comprehensive plan with an updated housing policy document. Community input was gathered from community meetings, Focus Group discussions, online feedback and Stakeholder Committee meetings. Six objective and strategies were identified.

1. Increasing Housing Supply
2. Preservation of existing housing and communities
3. Community Engagement
4. Fair housing and community equity
5. Homelessness and special populations
6. Sustainable communities

A tool is to be developed in partnership with the County's Office of Equity and Inclusion.

- By the year 2040 Albemarle County wants to have 20% of its housing stock to be affordable. Other metrics include: 5040 affordable owner-occupied units by 2040.
- 5,555 affordable renter-occupied units by year 2040
- Preventing homelessness for 40 household annually.
- Permanent homes for 20 homeless annually
- Ten more shelter beds
- 150 new units of affordable and accessible housing by year 2030

The Advisory Board had questions for Philip and Stacy regarding what the reasons landlords are reluctant to rent to our clients. Stigma against low-income individuals and families? Concerns about what will happen to the properties?. Stacy informed Philip and the Advisory Board that the market rates have gone back up.. Diantha asked if Albemarle has an up to date list where vouchers are accepted. Her understanding is that they are concentrated within the urban ring. Philip says that we have an ongoing list that is regularly updated. By design HUD does not allow us to hand a list of preferred landlords to clients. It is an open market system and it is market driven. We do not have the ability or mechanism to tell clients they cannot rent in certain areas. We are to encourage clients to rent in areas that do not have a high level of poverty. Diantha wanted to clarify that her question is that owners/managers are not willing to rent to voucher clients. Philip said that they are planning to conduct outreach to landlords who are reluctant to rent to our customers. Philip can pull up a list of landlords that he works with to figure out which areas have vouchers. Phyllis asked if most of the vouchers are in the urban ring and Philip acknowledged that he does not have that data in hand. He agrees it is valuable information and will conduct that analysis.

**Action: Phyllis will send contact information for Philip to Katherine regarding her questions. Philip offered to share budget information with the Advisory Board if they are interested in that much detail. Diantha suggested looking at data from four years ago when**

**the data was presented at a BOS, Planning Commission and School Board combined meeting. Phyllis agreed that would be a good starting point to find that data.**

**Agenda Item: Business from the Board-Open Discussion**

**Discussion: nothing for September**

**Action: group discussion**

### **Message Out Points for Board Members**

- I am attaching the two presentations given by Dr. Stacy Pethia in Community Development and Philip Holbrook in our Office of Housing. Please share whatever information you would like to with your BOS member.
- Since the presentations took the whole meeting, we did not review the informational items but will do so next month.
- Katherine shared that the Covesville Baptist Church has opened their Fellowship Hall for students who do not have adequate Internet in order to do their virtual schoolwork.

Meeting adjourned at: 5:01 PM

The next Advisory Board virtual meeting will be Tuesday, October 13, 2020 at 3:30 PM using Zoom.

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Jennie More -Chair

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Lisa Jordan - Secretary