

**AT A WORK SESSION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF JAMES CITY,
VIRGINIA, HELD ON THE 23RD DAY OF MARCH, 2004, AT 4:00 P.M. IN THE COUNTY
GOVERNMENT CENTER BOARD ROOM, 101 MOUNTS BAY ROAD, JAMES CITY COUNTY,
VIRGINIA.**

A. ROLL CALL

Bruce C. Goodson, Chairman, Roberts District
Michael J. Brown, Vice Chairman, Powhatan District
John J. McGlennon, Jamestown District
Jay T. Harrison, Sr., Chairman, Berkeley District
M. Anderson Bradshaw, Stonehouse District

Sanford B. Wanner, County Administrator
Leo P. Rogers, Deputy County Attorney

B. BOARD DISCUSSION

1. Affordable Housing Work Session

Mr. Anthony C. Conyers, Jr., Community Services Manager, introduced Mr. Richard B. Hanson, Housing and Community Development Administrator; Mr. Bill Massey, Peninsula Agency on Aging, Inc.; Mr. Joshua Gemerek, Vice President of Property Management for Bay Aging; Ms. Kathy E. Vesley, Senior Vice President of Bay Aging; and Mr. Bob Adams, Community Housing Partners, Corp.

Mr. Conyers provided an overview of the occupied units in the County and household incomes in the County.

Mr. Hanson provided an overview of what comprises affordable housing in the County and regional comparison of household incomes.

Mr. Brown and Mr. Hanson discussed the difference between affordable housing and low-income housing, and the Housing and Urban Development (HUD) income guidelines in reference to the two types of housing.

Mr. Hanson provided an overview of the Affordable Ownership Housing program in the County, limited availability of affordable housing in the County, and partnerships with builders, developers, lenders, and government financing agencies.

The Board and Mr. Hanson discussed mixed-housing projects and the success of such initiatives.

Mr. Hanson provided an overview of affordable rental housing and rental statistics.

Mr. Bradshaw requested clarification between "Project-Based" assistance and "Tenant-Based" assistance.

Mr. Hanson stated that Project-Based assistance is where landlords are allocated rental assistance and the assistance is available for those who occupy the unit. Tenant-Based assistance is where a renter is allocated a voucher and then can find a unit that will accept the renter, and if the renter moves, assistance goes with them.

Mr. Goodson inquired if Tenant-Based assistance is available to those who rent from private homes.

Mr. Hanson stated that it is and the private homes are inspected regularly to ensure it meets housing requirements.

Mr. Bob Adams, Community Housing Partners, Corp., provided an overview of the Federal Low-Income Housing Tax Credit program and showed examples of projects under the program.

Mr. Goodson inquired what the rents are in the Yorktown development.

Mr. Adams stated that for a two-bedroom apartment the rent runs about \$460/month.

Mr. Adams stated that the program is not public assistance housing or Section 8 housing, it is to encourage private investment into affordable housing.

Mr. McGlennon inquired how much of the tax credit is available through nonprofits

Mr. Adams stated that the figure is about 25–30 percent.

Mr. Adams described the process for allocating the tax credits and selection criteria for allocating the tax credits.

The Board and Mr. Adams discussed renovation of housing units for the program, prevention of qualifying units from falling into disarray, donations from the private sector for projects, monitoring of compliance with tax credit rules, and consequences of noncompliance with the rules.

Mr. Bill Massey, Peninsula Agency on Aging, Inc., provided a brief overview of home care, transportation, and housing for the elderly.

Ms. Kathy E. Vesley, Senior Vice President of Bay Aging, stated that Bay Aging provides housing for the elderly and services similar to Peninsula Agency on Aging, Inc. Ms. Vesley stated that many of the elderly in the Hampton Roads area are not able to afford a home and Bay Aging found grants for apartments for the elderly in the area; and stated that they are interested in providing similar opportunity in James City County.

Mr. Joshua Gemerek, Vice President of Property Management for Bay Aging, provided an overview of Section 202 Supportive Housing for the Elderly Program, and what type of housing is available through the program.

Mr. Brown indicated that this type of program housing would be more acceptable in communities.

Mr. Gemerek and Ms. Vesley stated that the Section 202 Supportive Housing program has been successful, has not met resistance from neighbors or communities, and the program satisfies the Bay Aging and Peninsula Agency on Aging, Inc., missions to serve the elderly.

The Board, staff, and Mr. Gemerek discussed the identification of property for the housing program and interest in such a program in James City County.

Mr. McGlennon inquired if the affordable housing issue is regional and how the Williamsburg area looks in terms of available housing for low-income residents.

Mr. Hanson stated that there is no location with adequate supply of affordable housing in the immediate area and commented on the interaction of localities in placing their employees and citizens into affordable housing.

Mr. McGlennon stated that this community is growing rapidly with higher-income residents and stated a concern that lower-income individuals are not being targeted by housing developers.

Mr. McGlennon recommended the County encourage some share point of housing in proposed developments and more mixed-use developments.

2. Strategic Management Plan

Ms. Rona J. Vrooman, Training and Quality Performance Coordinator, presented the proposed Strategic Management Plan that will be used to guide the County's work in Fiscal Year 2005.

Mr. Harrison inquired if the Pathways will be provided with a proposed funding amount,

Ms. Vrooman stated that the Plan will be provided alongside the funding requests for the upcoming year.

Mr. McGlennon inquired when the progress report would be presented on the Strategic Plan.

Ms. Vrooman stated that the update is usually provided in October.

Mr. Goodson commented on the format for the Strategic Management Plan.

Mr. Brown commented that some measures used to gauge the Plan are subjective and can be difficult.


Ms. Vrooman commented that the measures are reevaluated and modified to make sure they are meaningful.

Mr. Brown inquired if the goals and measures are also included in evaluating staffs performance.

Ms. Vrooman stated that outcome-based measurements are targeted and those are reflected in staff work plans and evaluations, which then gets reported on a County-wide basis and they show what were actually accomplished quarterly and get reported annually.

C. **RECESS**

At 6:10 p.m. the Board took a dinner break until 7 p.m.


Sanford B. Wanner
Clerk to the Board