

MINUTES
JAMES CITY COUNTY BOARD OF SUPERVISORS
WORK SESSION
County Government Center Board Room
101 Mounts Bay Road, Williamsburg, VA 23185
February 23, 2016
4:00 PM

A. CALL TO ORDER

B. ROLL CALL

John J. McGlennon, Vice Chairman, Roberts District
Ruth M. Larson, Berkeley District
Kevin D. Onizuk, Jamestown District
P. Sue Sadler, Stonehouse District
Michael J. Hipple, Chairman, Powhatan District

Bryan J. Hill, County Administrator

C. BOARD DISCUSSIONS

1. 2016 Housing Conditions Study

Interim Director of Community Services, Rebecca Vinroot, addressed the Board and introduced Ms. Mel Jones from the Virginia Housing Research Center at Virginia Tech and Mr. Robert Krupicka from Czb Planning Consultants. She stated that she hopes the Board finds this a timely discussion as it ties in to the strategic planning process that the Board is currently undergoing.

Ms. Jones briefed the Board on the housing study methodology and the components of the study. She reviewed the data included in the PowerPoint presentation that was provided as part of the Agenda Packet.

Mr. Krupicka explained the data findings and helped to make sense of all the numbers. He stated that the majority of households are upper middle class with high income stability, which puts pressure on the housing market. Two-thirds of the jobs being added in the County are minimum wage jobs. There is a growing pressure on the low end of the housing market. Basically, if a household is making less than \$35,000 a year, then they are having a hard time making it in James City County. They have limited housing options, limited choice on where they want to live and a hard time dealing with commutes. The bottom line is that there is not enough affordable housing for the low-end workers that the economy in the County is demanding.

From the study, there are two general policy discussions that the Board should consider. First is catching up, determining how many affordable homes need to be created so that those who work in the County can afford a home in the County. Second is keeping up, determining how many units have to be created in real time as the economy and market matures.

Mr. Krupicka argued that having targeted pockets of affordable housing will serve the needs of the community as well as help preserve the rural areas by taking the development pressure off them.

General discussion ensued about the issues surrounding affordable housing that the County has seen over the years. Land-banking; land designation, planning and use; first time homebuyer programs; and other policies were discussed and how they can help mitigate some of the issues discussed.

ADOPTED

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**Board of Supervisors
James City County, VA**

Mr. Onizuk asked what the Board wants to do from here, should the Board give some guidance to the Housing Department.

Mr. Hipple stated that he believes this will pair into the strategic planning process. This gives information that can be used as part of that process.

Ms. Larson questioned if identifying places or pockets for development should be done sooner. The strategic plan process will take a year to complete.

Mr. McGlennon stated that he would like to see the results of what has been accomplished with the current policies in place. He stated that he is not very satisfied with the affordable and workforce development policy that is currently on the books and perhaps that should be reevaluated. He stated that he is most concerned with the low-end service worker that the community depends on so much.

Ms. Larson stated that she is in favor of cluster developments and that it tends to give an overall nice feel to the neighborhood.

Mr. Onizuk stated that he believes staff should develop some ideas to address the issue and bring those to the Board.

Staff reiterated that the Comprehensive Plan addresses some of these items and the Strategic Plan will help guide how much amplification is given to those issues addressed in the Comprehensive Plan. Those two plans really will drive those policy discussions and decisions.

Mr. McGlennon stated that if he is going to prioritize issues, there are 100 homes that are in seriously poor condition as identified in the study. He would like to know what can be done to help those residents.

Staff discussed the emergency home repair program and the successes and limitations of the programs that are offered by Housing and Community Development.

As there were no other questions, Mr. Hipple thanked staff and the consultants for their presentation.

D. CLOSED SESSION

1. Consideration of personnel matters pursuant to Section 2.2-3711 (A)(1) of the Code of Virginia: appointments to County Boards/Commissions, the appointment of the County Attorney; and discussion pertaining to the performance of the County Administrator

A motion to enter a Close Session was made by Mr. McGlennon and the motion result was Passed.

AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 0
Ayes: McGlennon, Larson, Onizuk, Sadler, Hipple

At 5:16 p.m., the Board entered Closed Session.

At 6:08 p.m., the Board re-entered Open Session.

2. Closed Session Certifications

A motion to certify the Close Session was made by Mr. McGlennon and the motion result was Passed.

AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 0
Ayes: McGlennon, Larson, Onizuk, Sadler, Hipple

3. Appointments to Board and Commissions

A motion to Appoint Individuals to Boards and Commissions was made by Mr. McGlennon and the motion result was Passed.

AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 0
Ayes: McGlennon, Larson, Onizuk, Sadler, Hipple

Mr. Daniel Schmidt was appointed to the Roberts District seat on the Planning Commission for a term beginning immediately and expiring on January 31, 2020.

Mr. Larry Waltrip was reappointed to the Chesapeake Bay and Wetlands Board for a new term effective February 28, 2016 and will expire on February 28, 2021.

Mr. Thomas Belden and Mr. Randall Davis were reappointed to the Purchase of Development Rights Committee for new terms beginning immediately and expiring on February 12, 2019.

4. Appointment of County Attorney

A motion to Approve was made by Mr. McGlennon and the motion result was Passed.

AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 0
Ayes: McGlennon, Larson, Onizuk, Sadler, Hipple

The Board voiced its support for Mr. Kinsman in his new role as County Attorney.

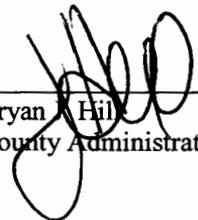
E. ADJOURNMENT

1. Adjourn until Regular Meeting

A motion to Adjourn was made by Ms. Sadler and the motion result was Passed.

AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 0
Ayes: McGlennon, Larson, Onizuk, Sadler, Hipple

Mr. Hipple adjourned the Board until the Regular Meeting at 6:30 p.m.



Bryan Hill
County Administrator