

RICHMOND REGIONAL PLANNING DISTRICT COMMISSION
Minutes of Meeting
April 14, 2016

Members and Alternates (A) Present

Parker C. Agelasto.....City of Richmond
Chris Archer Henrico County
Jonathan T. BalilesCity of Richmond
Karin Carmack Powhatan County
Steve A. Elswick Chesterfield County
Evan Fabricant..... Hanover County
Richard W. Glover Henrico County
Kathy C. Graziano, Treasurer.....City of Richmond
Gloria L. Freye Chesterfield County
Leslie Haley..... Chesterfield County
Jimmy Hancock..... Henrico County
James M. Holland..... Chesterfield County
Dorothy Jaeckle, Vice Chairman..... Chesterfield County
Angela Kelly-Wiecek Hanover County
Susan Lascolette Goochland County
Floyd H. Miles, Acting ChairmanCharles City County
Larry Nordvig..... Powhatan County
Patricia S. O'Bannon..... Henrico County
W. Canova Peterson Hanover County
Edward W. Pollard New Kent County
Randall R. Silber (A)..... Henrico County
George SpagnaTown of Ashland
Frank J. Thornton Henrico County
C. Thomas Tiller..... New Kent County
Christopher Winslow..... Chesterfield County

Members Absent

Tommy Branin Henrico County
Timothy M. Davey Chesterfield County
Michelle Mosby.....City of Richmond
Tyrone E. Nelson, Secretary..... Henrico County
Rodney PooleCity of Richmond
Carson Tucker Powhatan County

Others Present

John AmosRRPDC Legal Counsel
Cyane Crump Historic Richmond
Drexel Harris..... Capital Region Collaborative
Rodney Hathaway..... New Kent County
Lloyd Lenhart..... Office of Congressman Dave Brat
Stephen Trexler..... Bridging Communities Career and Technical Center

Staff Present

Martha Shickle Executive Director
Jo Evans.....Assistant Executive Director
Julie Fry..... Executive Secretary
Sulabh Aryal.....Senior Planner
Catherine Bray..... Intern
Anne DarbySenior Planner
Billy GammelSenior Planner
Chuck GatesManager, Community Affairs
Barbara JacocksDirector of Planning
Jin LeeSenior Planner
Barbara Nelson Director of Transportation
Kathy RobinsSenior Planner
Sarah Stewart.....Senior Planner
Peter Sweetland Finance and Contracts Administrator
Chris Wichman.....Senior Planner

Call to Order

Acting Chairman Miles, called the regularly scheduled April 14, 2016 RRPDC meeting to order at approximately 9:05 a.m. in the RRPDC Board Room. He then led members in the pledge of allegiance to the flag.

I. ADMINISTRATION

A. Certification by Commission Executive Director of Meeting Quorum

Ms. Shickle, RRPDC Executive Director, reported that a quorum of members was present.

B. Request for Additions or Changes to the Order of Business

Acting Chairman Miles asked if there were any requests to change the agenda or order of business. No requests from members were received and Acting Chairman Miles indicated the agenda would stand as presented.

C. Open Public Comment Period

Acting Chairman Miles opened the public comment period, noting that if anyone wished to address the members, to please come to a microphone and provide his or her name, locality of residence, and if appropriate the name of any organization being represented. Acting Chairman Miles asked that any citizen speaker please limit comments to three minutes, and organizations should limit their comments to five minutes.

As there were no requests from the public to address members of the Board, Acting Chairman Miles closed the public comment period.

D. Approval of March 10, 2016 Meeting Minutes

Acting Chairman Miles presented the minutes of the March 10, 2016 meeting on behalf of Mr. Nelson, who was not in attendance.

Acting Chairman Miles asked if there were any changes or corrections to be made to the minutes. There being none, Ms. Graziano moved for approval of the March 10, 2016 minutes as presented. The motion was seconded by Ms. Jaeckle. There was no additional discussion and the minutes of the March 10, 2016 meeting were approved unanimously as presented.

E. Acceptance of February 2016 Financial Reports

Acting Chairman Miles asked Ms. Graziano to present the financial reports for February 2016.

Ms. Graziano said if there were no questions or corrections, she would ask for a motion to accept the February 2016 financial report as presented. Mr. Elswick so moved and the motion was seconded by Ms. Lascolette. There was no further discussion and the motion carried unanimously.

F. Acting Chairman's Report

Acting Chairman Miles reported that during this morning's Executive Committee meeting, action was taken to approve a resolution of appreciation for C. Harold Padgett, whose term as the Hanover County Planning Commission's representative on the RRPDC Board expired last month. The resolution and a letter of thanks will be sent to Mr. Padgett by staff on behalf of members.

G. Executive Director's Report

Ms. Shickle brought members' attention to the staff activity report, which is included in the agenda book under Tab 3 and details key projects being advanced by staff on behalf of the localities. She said staff will be happy to address any questions on what is included in the report.

Ms. Shickle said staff is working to streamline the report, and she hoped members had taken notice of the new, shorter format. The new format will focus on key highlights and milestones accomplished on current or new projects instead of updates to maintenance reports on each of the agency's programs. Ms. Shickle said she will welcome comments from members on the new format. It was felt that members did not have time to read through the approximately 15 pages of the previous reports and would appreciate information on key projects. The report is still organized by division and staff may redesign the format to enhance the presentation to make it more useful to members.

Several members expressed their appreciation for the new, shorter format.

II. CONSENT AGENDA

There were no items included on the Consent Agenda for this meeting.

III. UNFINISHED BUSINESS

There was no Unfinished Business to bring before members.

IV. NEW BUSINESS

Acting Chairman Miles recognized Mr. Amos, RRPDC legal counsel.

Mr. Amos said before members take up the New Business items, he wanted to receive feedback from members on a recent concern that was brought to his attention.

As a result of the corruption case brought against the Commonwealth's former Governor, there has been a greater interest in conflict of interest issues and the filing of economic statements by elected officials.

Mr. Amos said the concern is that the Conflict of Interest and Ethics Council has issued an opinion that all commissions operating within the state are subject to the disclosure requirements that apply to all elected officials. Mr. Amos said he assumes that all elected officials on the RRPDC Board are asked to file two disclosure forms with their home jurisdiction – Statement of Economic Interest (required twice a year) and Disclosure of Personal Conflicts (required once annually).

Mr. Amos said he is working to ensure that the Commission is in compliance with this opinion. It requires that disclosure statements be filed not only with the home jurisdiction, but also with the city in which the principal office of the commission resides, which is the City of Richmond for RRPDC.

HB 779 was before the General Assembly during this past legislative session; the bill sought to reduce multiple filings by elected officials. Mr. Amos noted he did not know the outcome of the legislation. He said he wanted to give members a heads-up that the

Commission may need to require the elected officials to submit additional disclosure forms and reports.

Mr. Amos asked if there were any members who had not filed the disclosure statements. The only members who have not filed these forms are the citizen representatives to the RRPDC Board. Mr. Amos said that as a member of the Commission Board, citizen representatives may be required to file the forms, which will become public record. This will also apply to members of the RRTPO Board.

Mr. Amos said he is meeting with the Ethics Council soon. The Executive Director of the Council advised Mr. Amos that RRPDC Commissioners would not have to file duplicate disclosure forms; however, the attorney for the Council issued an opinion that Commission members would need to file the duplicate forms.

Ms. O'Bannon asked if members who are on both the RRPDC and RRTPO Boards would have to file two sets of forms – one for each Board. She said at the state level, she is only required to file one set of forms that encompasses all of the state committees on which she sits.

Mr. Amos said this is what he is trying to convince the Ethics Council – that Commission members should only need to file once with their home jurisdiction.

Ms. O'Bannon said these forms ask for very specific information and she is required to disclose every investment she has.

Mr. Winslow reported that HB 779 did not pass the General Assembly.

Mr. Archer asked if there could be one form that would apply not only to the home jurisdiction but to the Commission as well. Mr. Amos said there is an abbreviated form that he's hoping will fulfill the requirement if Commission members will need to submit the disclosure forms.

Mr. Fabricant asked for clarification on whether the forms become public record. Mr. Amos said the forms do become public record.

Acting Chairman Miles said if there were no other questions, he'd like to move on with the agenda and noted that members will be interested to hear a report from Mr. Amos after he meets with the Ethics Council.

A. RVA Housing Market Overview

Acting Chairman Miles asked Ms. Lafayette, CEO of the Richmond Association of Realtors (RAR), to provide her presentation to members.

Ms. Shickle thanked Ms. Lafayette for being in attendance today and said she understands this is a report that's provided to members on an annual basis.

Ms. Lafayette thanked members for the opportunity to speak with them today and said she'll be glad to answer any questions as she moves through her presentation. She said RAR has a variety of data available and will be glad to provide information to members in whatever form is needed. Ms. Lafayette commented it was reported in the local paper this morning that foreclosures are up just a bit. She said RAR has not seen a significant increase in the region. Ms. Lafayette noted that the footprint of the RAR includes 16 jurisdictions – those of RRPDC as well as the Tri-Cities.

The peak for units sold was in 2005, when over 20,000 units (residential single family) were sold. This fell to 10,760 units sold in 2010 with regard to list price and sale price. Since 2011, the trend is moving upward again. The real estate market is tied very closely to the economy.

Ms. Lafayette provided information on the single family residential market in the region for 2015, noting the units sold, average list price, and average selling price in each of the region's jurisdictions. The data shows that the sale price outpaced the list price. Chesterfield typically leads the region in single family home sales. She said she did not break out the information for Ashland as that requires a different formula. If the data is desired, she'll be glad to provide it.

To date, in the first quarter, 2,435 units have sold as compared to 2,438 units sold in the first quarter of 2015. Activity in the market is tied closely to the weather during the first quarter of the year. Ms. Lafayette provided first quarter information for each of the jurisdictions as well as the Central Virginia Realtors MLS region.

Additional information was provided on an average sales price comparison between first quarter 2016 and first quarter 2015. The average sold/asked price ratio for the first quarter indicates the current market is a seller's market. In many instances, homes are selling at a price above the assessed value.

In the first quarter of 2016, the supply of inventory is averaging between three to five months' worth of inventory.

Ms. Lafayette also provided information on the region's condo market. She noted sales in the City of Richmond are leading the region.

The National Association of Realtors is predicting the following "speed bumps" for the real estate market as a whole in the near future:

- tight inventory conditions
- increasing home prices
- slow economic growth in the US and abroad
- rising mortgage rates

Overall housing expectations for 2016 are as follows:

- existing home sales up \$5.3 – \$5.4 million
- median home prices up 4.0 – 5.0 percent
- mortgage rates up 4.7 – 5.0 percent
- job growth up 1.5 – 2.0 million

Ms. Lafayette said she'd be glad to answer any questions.

Mr. Peterson asked if the figure shown on the second slide for 2013 was correct. Ms. Lafayette said that was a typo and the actual figure should read 13,497 units sold. She thanked Mr. Peterson for pointing that out to her.

Ms. Freye asked if there was any indication on a saturation point for 55-plus communities. Ms. Lafayette said demographic trends out to 2030 shows significant growth in the 65-years and older segment. She said she did not see a saturation point any time soon. Ms. Lafayette said her concern is more with the multi-family saturation point, especially in the City of Richmond. A report on affordable housing released last year showed two population scenarios, both of which predict significant growth in the 65-years and older segment.

Ms. O'Bannon said Henrico County has recently hired a Seniors Ombudsperson who performed an analysis in the County. The analysis showed that, within the next few years, Henrico County's demographic will be similar to that of Florida with regard to the number of older citizens residing in the County. Ms. O'Bannon said it appears many residents would like to age in place.

Ms. Kelly-Wiecek said there are a lot of age restricted communities in the \$300,000 to \$350,000 price range. She asked if there is any trend to provide more affordable housing in age restricted communities. Ms. Lafayette said this is a significant challenge in the region. There is a large portion of the population that cannot age in place because they cannot afford the upkeep on their home in addition to other challenges. She said there is also a need for affordable rental housing for seniors. The Better Housing Coalition has 1,400 multi-family units in the region currently, with plans for additional units in the near future. The current inventory, however, is not suitable for those seniors who are no longer ambulatory or have other health issues.

Mr. Agelasto noted that if the Richmond Redevelopment and Housing Authority (RRHA) was to right-size its current population, a large percentage of its residents would be displaced based on guidelines regarding how many persons can live in a unit. Many seniors in the RRHA system have been in their units for many years and are not able to move into another type of housing. As they've raised children who are now grown and have left the unit, these residents are keeping the units unavailable for other families.

Ms. Lafayette asked if Mr. Agelasto was referring to those who live in a 2-3 bedroom unit but who should be in a one-bedroom unit. Mr. Agelasto said that was correct. He said the region is going to need to determine how to house these seniors who have a very low income. He said as infill of vacant lots is becoming a more cost effective way to build new

housing, there seems to be a trend for seniors to move into the units that are close to healthcare facilities. Mr. Agelasto pointed out that this will need to be another consideration as well as ensuring there is transportation for seniors to use to get to their healthcare providers.

Mr. Elswick noted there is increased interest in age restricted communities in Chesterfield County as well. He said County staff is concerned that within the next twenty years, resale will be impacted because of the restriction that no one under 19 years of age can live in the units. He asked if Ms. Lafayette considered this to be an issue or if she thought the inventory will be able to rotate from one senior to another.

Ms. Lafayette said as long as the product is a good product, there will always be a demand for the product. She said she believes the demand will be high and this may not be an issue.

Ms. Jaeckle noted that she sees a trend within her own family – the twenty to thirty-somethings want an apartment in a city and then want to relocate to the suburbs when it's time to start a family. She said she sees it can be difficult for seniors who downsize to be able to afford to live in an age restricted community. She suggested that these age restricted communities should include lower priced units throughout the community that can be made available to lower income seniors. She said she thought this might be a better solution than to keep all low income housing in the same location.

Ms. Lafayette said a traditional affordable dwelling unit ordinance is similar to that idea. Typically a developer may be required to include a certain percentage of affordable units in a new community. These would be scattered throughout the development and look similar to the other units. They may be a bit smaller and the interior may be finished differently, for example granite versus another material for countertops. Ms. Lafayette said if these types of projects come to members' attention, she thinks it would be a good idea to have conversations about these needs with developers. If seniors feel they have no other options but to age in place, she said the practice of aging in place may not be good for the health of the neighborhoods.

Mr. Winslow asked what the first home buyer demographic is like at this time. Ms. Lafayette said while RAR does not track this type of demographic, she would venture to say the local demographic is probably similar to the national trend, which shows first time buyers to be older than in the past. Many have delayed the home purchase for various reasons such as wanting to rent, paying off college debt, starting a family, etc.

Mr. Holland asked if Ms. Lafayette could make a recommendation to the policy makers around the table on how they can help enhance the affordable housing market and housing inventory. Ms. Lafayette suggested that Community Development Block Grants should be aligned with capital improvement program funds and ensure that when projects are brought forward, there is a conversation about quality construction. For the health of the different communities, Ms. Lafayette said thought should be given to resale to future generations with regard to amenities (curbs, gutters, sidewalks, streetlights etc.). Conversations should also be held on how to create mixed income communities. Ms. Lafayette said she believes

some of the problems being faced by school systems are tied to problems in the neighborhoods. If land use can be used to create more economically integrated neighborhoods, and therefore more economically integrated schools, some of the programmatic school issues may be resolved.

Ms. O'Bannon said care should also be taken not to impede upon boarding house ordinances. She suggested that Henrico County's new seniors advocate may be a good speaker to bring to the meeting at a future date.

Mr. Holland added that Chesterfield County also has a seniors advocate on staff, and he recommended that these staff persons around the region should communicate and work together to bring forward ideas on how to address affordable housing for seniors.

Acting Chairman Miles thanked Ms. Lafayette for her presentation.

B. Regional Forum Series: New Kent County – Bridging Communities Career and Technical Center

Acting Chairman Miles asked Mr. Tiller if he would like to introduce the next speaker. Mr. Tiller indicated that Rodney Hathaway, New Kent County Administrator, will make the introduction.

Mr. Hathaway said he was very pleased to introduce Dr. Stephen Trexler, who is the Director of Bridging Communities Regional Career and Technical Center and Governor's STEM Academy. He said the facility is a regional, cooperative effort between five communities and various private sector businesses, as well as Rappahannock and Reynolds Community Colleges. Mr. Hathaway said the program is in its third year of operation and continues to expand and serve more students.

Dr. Trexler thanked members for the opportunity to speak with them today. He said Bridging Communities opened in 2012 and was the first such regional program in the state. Dr. Trexler provided information on the facility's timeline from inception to opening.

The original partnerships were formed with Rappahannock Community College, the West Point Town Council, and the Counties of Mathews, Middlesex, King and Queen, Gloucester, and King William. The facility opened as a half day program in 2012, serving students from the Counties of Middlesex, King and Queen, King William, New Kent, and Charles City, while maintaining partnerships with the West Point Town Council and the two community colleges.

Dr. Trexler said a regional approach was taken in order to share costs, revenues, and resources. He noted that start-up costs for technical classes are considerably higher than those of a typical classroom because of the specialized equipment that is required.

Bridging Communities houses two schools: The Governor's STEM Academy and the Career and Technical Center. Classes offered in the Technical Center are as follows:

- criminal justice
- culinary arts
- diesel equipment technology
- HVACR

The Governor’s STEM Academy provides training in engineering technology, nurse aide, and web and game design.

Because of the partnerships with the two community colleges, all Bridging Communities programs are dual enrollment and provide a total of up to 145 college credits from both community colleges.

Dr. Trexler said the goals of the Center are as follows:

- address the “skills gap” by preparing students to enter high paying, high-demand, and high-skills careers
- providing learning opportunities that culminate with a meaningful post-secondary degree or credential

In order to accomplish these goals, the Center must:

- identify and target needs
- cultivate and sustain partnerships (college, business/inventory, community)
- provide industry relevant educational opportunities (project-based learning, work-based learning, credentialing)

Dr. Trexler referenced studies that indicate about 54 percent of American companies report having job openings for which they cannot find qualified workers. More than half of the job seekers blame gaps in their education. There will be about 55 million job openings through 2020, with 24 million from newly created jobs and 31 million due to retirement. At least five million new workers with post-secondary certificates and 10 million workers with some type of post-secondary education will be needed.

Dr. Trexler provided information on vocational related fields that are expected to see the largest employment gains between 2012-2020. He referenced information from the Virginia Department of Labor and Industry and noted these statistics helped determine which programs the Center would offer. The top three career clusters are:

1. health sciences
2. information technology
3. architecture and construction

By cultivating and sustaining partnerships with the community colleges, the Center can offer dual enrollment and seamless transition opportunities as well as shared resources. Businesses and industry partners can act in advisory roles while offering classroom support, work-based learning opportunities, and support with materials and equipment

acquisition. By maintaining partnerships with communities, students have the opportunity to learn stewardship, how to promote linkages, and how to share resources. Dr. Trexler said that all students are involved in community service projects.

Dr. Trexler provided a lengthy list of current Center partners that include many communities, state and federal agencies, and local businesses.

The Center provides industry relevant education experiences for the students in the following ways:

- project based learning
 - rigorous college-ready academic and technical core
 - career relevant
- work based learning
 - connecting classroom with work
 - exposing students to career options
 - recruitment opportunities
- credentialing
 - state approved
 - industry recognized

Dr. Trexler provided a listing of the twelve state approved credentials that are offered by the Center. He then gave a brief summary of each of the Center's seven core programs – Criminal Justice, Culinary Arts, Diesel Equipment Technology, HVACR, Engineering Technology, Nurse Aide, and Web Design and Coding, as well as the Summer STEM Academy. Additionally, he provided examples of community service projects and student achievements and awards.

The Summer STEM Academy is offered to middle school students at no cost to the students.

Dr. Trexler said he would like to conclude his presentation with a quote from Jack Bartell, who is the Director for Service and Training at Virginia Air. Dr. Trexler said he sees this as the Center's vision for the future:

Nothing will ensure the survival of our industry more than having high quality training programs for young people to learn our trade.

Dr. Trexler said he would be glad to answer any questions.

Mr. Archer asked for clarification on HVACR, asking if the R was for refrigeration. Dr. Trexler said that was correct.

Mr. Fabricant said he believes facilities such as Bridging Communities are a good alternative to college. Not only is it more affordable, but it does offer value to the students and the communities. Dr. Trexler added the cost of a four-year college is prohibitive for

some students. He said the majority of the Center's students are very immersed in their programs and focused on their work.

Mr. Peterson asked how funding is secured from the localities to support the STEM Academy. Dr. Trexler said seats are assigned based on enrollment in each school division. There is a maximum of 192 students who can be enrolled in the Academy. Cost to the locality is approximately \$4,000 per student and many localities have grant funds available that can cover the costs.

There were no additional questions, and Acting Chairman Miles thanked Dr. Trexler for his time and the information he shared. He also thanked Mr. Tiller and Mr. Hathaway for their participation.

V. OTHER BUSINESS

No other business was identified to bring before the Board.

VI. ADJOURNMENT

As there was no additional business to bring before the Board, Acting Chairman Miles adjourned the meeting at approximately 10:15 a.m.

Martha Shickle
Executive Director

Floyd H. Miles, Sr.
Acting Chairman