

**Hampton Roads Planning District Commission
Regional Housing Assessment Working Group Meeting
Summary of April 26, 2023**

The Regional Housing Assessment Working Group meeting was called to order at 10:09 a.m. by Mr. Robert A Crum, Jr., Executive Director of HRPDC/HRTPO, at Seaside Harbor located at 509 18th Street in Virginia Beach, Virginia. After introductions, the minutes of the last meeting were approved.

Working Group Members in Attendance:

Brian Solis	Chesapeake
Randy Keaton	Isle of Wight County
Scott Stevens	James City County
Andria McClellan	Norfolk
Abbitt Woodall for Neil Morgan	York County
Bobby Dyer	Virginia Beach

HRPDC Staff:

Robert A. Crum, Jr.
Shernita L. Bethea
Deidre Garrett
Quan McLaurin
Greg Grootendorst
Matt Klepeisz

Others in Attendance:

DaShaunda D. H. Taylor, PhD, MPH, Old Dominion University
Steve Lawson, Lawson Companies
Paula Miller, Lawson Companies
Austin Pittman, Lawson Companies
Chris Taylor, City of Virginia, City Council
Dan Hankin, Lawson Companies
Suzie Harris, Lawson Companies

Overview and Purpose of Working Group

Ms. Shernita Bethea, Housing Administrator of HRPDC, provided a brief overview of the housing working group's purpose and a summary of the last meetings. Steve Lawson, President of Lawson Companies, was introduced.

Seaside Harbor Overview & Conversation of the Current State of Development in the Region

Overview of Construction of Seaside Harbor

Mr. Lawson started his presentation with an in-depth overview of the "Seaside Harbor" development and discussed the factors and systems that had to be in place for success:

- New resort area form-based zoning
- A Qualified Census Tract
- Special pool of tax credits for properties with Developmentally Delayed residents
- Patient landowner/seller that waited for approximately three years.
- Low-interest (soft second) financing from Virginia Housing

The current location for Seaside Harbor was a former apartment complex owned and managed by Samaritan House. The current project is a collaboration between Lawson Companies, Hope House, and Samaritan House. With Samaritan House maintaining ownership of the land, the property currently has 76 rental units, of which eleven are allocated for residents with Developmental Disabilities.

Development Challenges

Several key challenges to creating housing options in this region were discussed.

- Rising interest rates
- Rising Construction costs (materials, operating costs, fees, etc.)
- Lack of land zoned for higher density
- Lack of qualified census tracts in the area
- Lack of DDs
- Rezoning risks for *un-zoned* land

Potential Solutions

There was an in-depth discussion, along with questions and answers, about what can be done to create more housing options.

- Land use
 - Increasing density in appropriate areas
 - Zone more land for affordable housing types
 - Put zoning practices on the
- Reduction/Elimination of municipal costs (*for example, tap fees*)
- Real Estate Tax Abatement (not total abatements)
- Soft Money (low interest soft second loans)
- Contribution of city-owned land
- Expedited approvals and permitting for affordable projects
- Access to project-based vouchers (10% of unit score)
- Tax Credit Scoring Assistance
 - Embrace development in HUD-designated QCT/DDA's
 - Embrace Virginia Housing's "Revitalization Resolution"
- Access to public transportation
- Better Messaging – ensuring that how we frame conversations around housing is effective.
- Database/Glossary of housing terms and programs. Mr. Keaton stated that a glossary of all terms and programs available for all would be helpful in understanding the projects and putting deals together.

The presentation concluded with a tour of a resident's ADA-accessible apartment.

Next Steps

Shernita Bethea concluded the meeting with a conversation on the next steps. The next meeting will explore the structure of the regional housing assessment, funding, and securing a consultant or University to conduct the work.

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