



Charlottesville-Albemarle  
Affordable Housing Coalition

January 3, 2018

The Honorable Nikuyah Walker, The Honorable Heather Hill, The Honorable Wes Bellamy, The Honorable Kathy Galvin, The Honorable Mike Signer  
*via email:* council@charlottesville.org

Charlottesville Planning Commission  
*via email:* planningcommission@charlottesville.org

Mr. Maurice Jones  
Charlottesville City Manager  
*via email:* mjones@charlottesville.org

Dear Mayor Walker, Members of City Council, Planning Commissioners, and Mr. Jones:

We are the steering committee for the emerging Charlottesville-Albemarle Affordable Housing Coalition, an inclusive association representing the full spectrum of local housing solutions, from homeless services to homeownership. We are grateful for the time, effort, and resources of city officials and staff in pushing forward a host of planning initiatives—and look forward to collaborating with you on their success.

We are writing to respectfully make a recommendation to approve a resolution to delay the completion of the Comprehensive Plan update pending completion of:

- i. a quantitative and qualitative housing needs assessment
- ii. a third-party economic analysis of any proposed land use designations
- iii. a comprehensive, community-responsive Housing Strategy that provides safe, decent, and affordable options for people of all incomes, particularly those at the low end of the AMI scale, *and* actively promotes and provides opportunities for movement up the housing and economic ladders

We are chiefly concerned that the Comp Plan will be missing critical and attainable input and information if not collected and incorporated. NDS is in the process of developing a housing needs assessment, and we need to make sure they have enough time and resources to collect all the necessary information, and also that NDS and the HAC then have time to develop a Housing Strategy. Without a comprehensive process, the updated Comp Plan would, we fear, actually lead to less affordable housing in Charlottesville and intensify community outrage.

The Charlottesville Low Income Housing Coalition (CLIHC) and the Charlottesville Area Development Roundtable (CADRe) join us in sharing these concerns and our recommendation.

We have provided more detail in the attached document, and are available to discuss this more with you. You can reach us at [affordable.cville.alb@gmail.com](mailto:affordable.cville.alb@gmail.com).

Respectfully,

The CHAAHC Steering Committee:  
AHIP, CRHA, Habitat for Humanity of Greater Charlottesville, Piedmont Housing Alliance

c: Stacy Pethia and Alex Ikefuna, NDS; Brenda Kelley and Mike Murphy, City Manager's office; Kaki Dimock, Human Services; Elaine Poon, CLIHC; Greg Powe, CADRe; Anthony Haro, TJACH; Sean Tubbs, *Cville Tomorrow* (*via email*)