

**RICHMOND REGIONAL PLANNING DISTRICT COMMISSION**  
**Minutes of Meeting**  
**September 9, 2010**

**Members/Alternates Present**

Richard Ayers (M) .....County of Powhatan  
Willie L. Bennett (M) ..... County of Henrico  
Malvern R. “Rudy” Butler (M).....County of Goochland  
Deborah B. Coats (A) .....County of Hanover  
Douglas G. Conner (M) .....City of Richmond  
Robert R. Cosby (M).....County of Powhatan  
James D. Crews (M) .....County of Goochland  
Marleen K. Durfee (M).....County of Chesterfield  
Evan Fabricant (M).....County of Hanover  
Richard W. Glover (M)..... County of Henrico  
John E. Gordon, Jr. (M), Secretary .....County of Hanover  
Kathy C. Graziano (M) .....City of Richmond  
Russell J. Gulley (M) .....County of Chesterfield  
James M. Holland (M) .....County of Chesterfield  
Dorothy Jaeckle (M) .....County of Chesterfield  
David A. Kaechele (M)..... County of Henrico  
Lynn McAteer (M).....City of Richmond  
John F. Miniplier (A) ..... County of Charles City  
Patricia S. O’Bannon (M) ..... County of Henrico  
C. Harold Padgett (M).....County of Hanover  
Edward W. Pollard (M)..... County of New Kent  
Faye O. Prichard (M), Treasurer.....Town of Ashland  
Robert R. Setliff (M).....County of Hanover  
Randall R. Silber (A) ..... County of Henrico  
Frank J. Thornton (M)..... County of Henrico  
Stran L. Trout (M), Vice Chairman ..... County of New Kent  
Ernest B. Vanarsdall (M) ..... County of Henrico  
Joseph B. Walton (M) .....County of Powhatan

**Members Absent**

Timothy W. Cotman, Sr. (M)..... County of Charles City  
James B. Donati (M), Chairman ..... County of Henrico  
Daniel A. Gecker (M) .....County of Chesterfield  
John C. Grier (M).....City of Richmond  
E. Martin Jewell (M).....City of Richmond  
George K. Roarty (M).....County of Chesterfield  
Charles R. Samuels (M).....City of Richmond  
Millard D. Stith (M).....County of Chesterfield  
Arthur S. Warren (M) .....County of Chesterfield

**Others Present**

John R. Amos..... RRPDC Legal Counsel  
 Reed Amos..... Amos & Amos  
 John T. Benton.....Citizen, Chesterfield County  
 Del. Betsy Carr..... Virginia House of Delegates  
 Elizabeth Greenfield ..... Richmond Association of Realtors  
 George Homewood ..... County of New Kent  
 Laura Lafayette ..... Richmond Association of Realtors  
 Joe Lerch..... Virginia Municipal League  
 Rob Sinclair ..... Branscomb

**Staff Present**

Robert A. Crum, Jr..... Executive Director  
 Jo A. Evans ..... Assistant Executive Director  
 Julie H. Fry..... Executive Secretary  
 Sulabh Aryal ..... Intern  
 Thomas Dunn.....Principal Planner  
 Billy Gammel..... Intern  
 Chuck Gates ..... Communications Coordinator  
 Brian Koziol..... Intern  
 Barbara Jacocks .....Principal Planner  
 Jin Lee..... Senior Planner  
 Daniel N. Lysy .....Director, Transportation  
 Greta Ryan ..... Intern  
 Jackie S. Stewart..... Director, Planning/IS  
 Peter M. Sweetland ..... Finance and Contracts Administrator  
 Kathy Wright .....Senior Planner  
 Lee Yolton .....Principal Planner

**Call to Order**

Vice Chairman Trout called the regularly scheduled September 9, 2010 RRPDC meeting to order at approximately 1:00 p.m. in the RRPDC board room. Vice Chairman Trout announced that Chairman Donati could not attend today’s meeting. He then led the Commission members in the pledge of allegiance to the flag.

**I. ADMINISTRATION**

**A. Certification by Commission Executive Director of Meeting Quorum**

Mr. Crum certified that a quorum of members was present.

## **B. Requests for Additions or Changes in Order of Business**

Vice Chairman Trout asked if there were any additions or changes to be made to the agenda. As there were no changes requested, the agenda was accepted as presented.

## **C. Open Public Comment Period**

Vice Chairman Trout asked if there was anyone from the public in attendance who wished to make a comment to members of the Commission. He reminded speakers that their time is limited to three minutes.

Vice Chairman Trout recognized Mr. John Benton. Mr. Benton said he is a resident of Chesterfield County, Midlothian District. He said he wanted to address high speed rail issues.

He said during the last meeting of the Chesterfield County Board of Supervisors, high speed rail was discussed at length. Mr. Benton said that during that meeting, Ms. Jaeckle brought up an interesting point. She said while everyone is in favor of high speed rail, there are details that must be addressed.

Mr. Benton recommended that members of the PDC consider the decisions reached by Chesterfield County, which he believed were good decisions.

Mr. Benton said he contacted Kevin Page, who he believes is the director of the high speed rail program for the state. Mr. Benton said he spoke with a member of Mr. Page's staff and asked for information on how the cost of bringing high speed rail to Richmond had been determined. He said he has confidence that the decisions made were made with good engineering practice. Mr. Benton said this staff member was the one who had done all of the actual work on the project.

Mr. Benton said this person could not give him the basis for the numbers associated with the cost. He said he has also spoken with Mr. Crum about this.

Mr. Benton said he would encourage members of the PDC to get all of the information regarding the cost of high speed rail. He said he thought the numbers were very high and he would like to be able to check them. He said the refusal of the department to release the numbers is ridiculous. He thought members of the Commission could use their clout to obtain the numbers and release them to the public so everyone would know how the costs were determined. Mr. Benton thanked members for the opportunity to speak.

Vice Chairman Trout thanked Mr. Benton for his comments.

There were no other requests from the public to address the Commission, and the Vice Chairman closed the public comment period.

#### **D. Chairman's Report**

Vice Chairman Trout noted that he would give a report on behalf of Chairman Donati. Vice Chairman Trout introduced Mr. James Crews as a new member to the Board from Goochland County.

Vice Chairman Trout announced that during the Executive Committee meeting today, a resolution of appreciation was approved to outgoing member George Roarty, from Chesterfield County, who had served on the Board since 1992 as the county's citizen representative. Staff will forward the resolution to Mr. Roarty on behalf of the Commission Board.

Vice Chairman Trout indicated that the Bylaws stipulate that meetings of the Commission will occur on the second Thursday of each month. The regularly scheduled November meeting falls on Veterans Day, November 11. During the Executive Committee meeting this morning, discussions were held on whether or not to change the date of this meeting. In addition to the stipulation in the Bylaws setting the meeting day, Vice Chairman Trout indicated there was concern with regard to trying to find another date on which members could all meet so that a quorum would be in attendance. During the November meeting, preliminary budget numbers will be discussed with the Executive Committee and the full Commission will need to take action on the legislative agenda.

Members of the Executive Committee agreed to keep the meeting date on November 11 as this date was already reserved on their calendars for the meetings. Vice Chairman Trout said active duty members of the military would also be working on this day and he thought the best way to honor members of the military would be to hold the meeting as scheduled. Time will be made on the agenda to acknowledge the nation's veterans.

#### **E. Executive Director's Report**

Mr. Crum brought the members' attention to the monthly staff activity report, which is included in the agenda book under Tab 1 and details work being done by staff on behalf of the localities. He said staff would be happy to address any questions on what is included in the report.

Mr. Crum reported that the public review process for the Capital Region Collaborative is continuing. Meetings have been held with 23 groups and another 30 meetings are scheduled. All nine local governments have had the opportunity to hear the presentation and offer feedback. Groups hearing the presentation now include non-profit organizations and agencies as well as other business groups. He said feedback from all of the meetings has been good and the community is very engaged.

Mr. Crum asked Mr. Tom Dunn to stand for an introduction. Mr. Dunn is the Principal Planner for the agency's Emergency Management Program. The Board previously authorized the addition of the program, which is completely funded through the UASI grant program.

Ms. O'Bannon asked if Mr. Dunn would be working with the local emergency managers. Mr. Crum said this process has already begun and Mr. Dunn and his team have already met with the Henrico County emergency management staff.

Mr. Crum asked if Vice Chairman Trout and Mr. Lysy would step up to the podium.

Mr. Crum noted that Mr. Lysy is the Director of Urban Transportation for the RRPDC. On July 1, Mr. Lysy completed 30 years of service with RRPDC. Mr. Lysy's primary job is staff support to coordinate activities of the Metropolitan Planning Organization (MPO). Mr. Crum said in all of the years that he's been involved with MPOs, he has never met anyone who is as well versed in the field as Mr. Lysy. He said Mr. Lysy is very detail oriented, which is a great asset. In the time Mr. Lysy has been with RRPDC, about \$500 million in transportation funds have flowed through the MPO into the localities. Mr. Lysy keeps a very detailed record of how these funds are allocated and spent in the localities. As an example, when Mr. Crum began working at the PDC, Mr. Lysy advised him that while projects were being finished, Mr. Lysy felt there were funds left over that could be reallocated to other projects. He went through all transportation expenditures and found \$6 million in funds that were returned to the Region.

Mr. Crum said there is hardly a weekend when Mr. Lysy is not here in the office working. On behalf of the RRPDC, Mr. Crum presented Mr. Lysy with a small token of appreciation. He thanked Mr. Lysy for all of his hard work. Members of the Commission congratulated Mr. Lysy with a round of applause.

Vice Chairman Trout said when he first joined the Board in 1992, he learned quickly that Mr. Lysy was the transportation expert. When Vice Chairman Trout became Chairman of the MPO, he said he would not have been able to carry out his duties without assistance from Mr. Lysy. He thanked Mr. Lysy for all of his work and assistance.

Mr. Lysy thanked everyone for their patience with him and for the recognition.

## **II. CONSENT AGENDA**

Vice Chairman Trout indicated items on today's Consent Agenda include:

- A. Approval of Minutes – July 8, 2010 Meeting**
- B. Approval of the June and July 2010 Financial Reports**

Vice Chairman Trout asked if anyone wished to have any of these items pulled from the Consent Agenda for additional discussion.

Ms. O'Bannon noted that in the minutes of the July 8 meeting, Mr. Gates name had been omitted in the listing of staff members present during the meeting.

As there were no other requests for additional discussion, on motion made by Mr. Butler and seconded by Ms. Graziano, the Consent Agenda items were approved unanimously as amended.

Mr. Crum recognized Delegate Betsy Carr who is in attendance today.

### **III. OLD BUSINESS**

#### **A. Jurisdictional Committees Reports**

Vice Chairman Trout asked Mr. Gordon to present a report from meetings held by these committees.

Mr. Gordon reported that the committees met jointly on July 22 and August 26. He noted that attendance and participation remain high. Items discussed included the regional legislative agenda and a presentation by the Regional Energy Alliance.

He said one of the purposes for these meetings is to develop recommendations to bring to the Board for discussion and action. Mr. Gordon said the committees will continue to meet as warranted.

Vice Chairman Trout said he appreciated the work done by members of the committees, to discuss items and develop recommendations to bring forward to the full Commission Board.

### **IV. NEW BUSINESS**

#### **A. Mixed Use Development Studies**

Vice Chairman Trout asked Mr. Crum to introduce the first guest speaker.

Mr. Crum said Laura Lafayette, CEO of the Richmond Association of Realtors (RAR), will make a presentation on two recent studies on mixed use / mixed income developments in the Richmond Region and the impact these developments have on adjacent single family homes. No action is required by the Board, and Mr. Crum encouraged members to ask questions following the presentation.

Ms. Lafayette thanked members of the Board for the opportunity to present this information. She said that before she began her presentation, she wanted to address ongoing requests from local assessors to have access to the multiple listings (MLS) database to assist with assessments. She said because this is a proprietary database, the RAR had been reluctant to release this information. Ms. Lafayette said a database is being developed that will have the tax data for 16 jurisdictions as well as active MLS listings. This will give assessors access to what is currently on the market in addition to what has sold. A meeting has been set up to meet with all local assessors for 9:00 a.m. on Tuesday, September 21. She asked that if there are any administrators in attendance today, they remind their assessors of this meeting.

A report was distributed to show data from each jurisdiction on what the market looks like in each locality. The pending units spiked in April and sold units peaked in June. This reflects housing tax credits authorized by the federal government. Since that time, the market has cooled considerably due to the end of tax credits. This was expected. It is important to note the inventory analyzer. A healthy inventory is 4-6 months. No one is at that level; levels are considerably higher. The market dynamics page shows where the most number of units have been sold. In most localities, houses under \$250,000 are selling. There is some movement in the upper price levels. She said if more information is needed, the locality can call RAR.

Ms. Lafayette began her presentation by offering an overview of housing affordability. The report being presented was prepared by the Partnership for Housing Affordability. Other areas discussed included:

- impact of mixed use / mixed income housing development in the Richmond Region
- Richmond Metro Area annual house price changes
- study sites in Chesterfield, Henrico, and Hanover Counties and in the City of Richmond; review of assessments, prices, and crime
- data and methods and data sources: home prices of single-family homes from the CVRMLS; property assessment from county/city real estate assessor's office; incidences of crime from county/city police departments
- data and methods impact areas: Chesterfield and Hanover – 1/2 mile and 1 mile; Henrico County – 1/4 mile and 1/2 mile; City of Richmond – 1/8 mile and 1/4 /mile
- data and methods comparison of change: measure change in house prices, assessments and crime levels before and after mixed income/mixed use development was completed; compare changes in impact areas to changes over the same time period for the county/city and metropolitan areas
- policy implications: encourage strategies that promote the development of mixed use/mixed income housing in the Richmond Region; continue to monitor impacts on neighborhoods and outcomes for families; promote workforce housing as an economic development tool

A question was asked to define what would be considered workforce housing. Ms. Lafayette said that would be 50 percent to 120 percent of area median income (AMI). Ms. McAteer said she thought 120 percent may be a bit high but it could be workable depending on the median income of the locality. Ms. Lafayette said this could be a household with a two-teacher or two-police officer income. Workforce includes civil servants and those who work to meet the needs of the community.

The second report commissioned by RAR was completed by the Southern Environmental Law Center. The purpose of this study was to determine why it makes fiscal sense to build mixed use developments. Discussion points included:

- changing demographics
- market changes may necessitate land use changes
- rising gas prices / alternatives to driving
- environmental benefits
- health benefits
- share of households married couple and married with children decline
- increase Generation Y/echo boomer; often seek smaller, more affordable housing and more urban lifestyle
- increase seniors as baby boomers age; seek walkable communities; mobility choices
- Greater Richmond Region highest driving rate any major metro area in Virginia
- people in Region drive over 30.4 million miles daily
- total amount hours lost to travel delay increased 277% from 1987 to 2007
- higher infrastructure and service costs: cost to taxpayers to serve new development; infrastructure already built may be underused
- cost of congestion \$202 million a year
- sprawl, traffic, lack of affordable housing can harm economic competitiveness
- higher household costs: average southern household spends more on transportation than on health care and food combined; housing is the greatest expense on average
- higher transportation costs in sprawling areas
- question isn't whether we will grow but how and where we will grow
- sustainable communities include being walkable; have mixed use and mixed income; are pedestrian-oriented in design; have more transportation choices; have good location; have infill, redevelopment, and revitalization; have green buildings; lower infrastructure costs; thriving and diverse communities; enhanced economic competitiveness; shorter commutes; reduced energy consumption and bills; cleaner air and water; more active lifestyles; response to demographic changes; higher quality of life; reduced infrastructure costs to more compact and contiguous development since fewer lane miles of roads and shorter water and sewer lines; service costs (such as police and fire) can

be lower per capita; costs to operate and maintain infrastructure sprawl requires may be higher due to larger amount of infrastructure needed

- attract and expand businesses and employees; quality of life key selling point for region
- capture shifting market trends; limited availability options led to price premiums houses mixed use neighborhoods
- walkable, mixed used tied to transit
- encourage infill and revitalization
- promote alternatives for new development
- create a variety of housing and affordable housing
- promote green building
- preserve rural economy and natural areas
- provide greater transportation choices

Ms. Lafayette encouraged local officials to revisit zoning ordinances to stimulate revenues from land use. She offered to facilitate a third-party led discussion with localities on this issue.

She said she believed the market will head toward a more walkable lifestyle in the future. The goal should be to keep, attract, and retain the next generation of home buyers.

Mr. Pollard said he felt it would be important to have strategies in place to be able to find out what citizens want and gear development based on that. Ms. Lafayette said there are a lot of organizations that do demographic studies, such as the Urban Land Institute (ULI). She said they believe mixed use will drive the next wave of development. Census data will assist as well with how development is planned. There will always be a need for a variety of housing types. With mixed use, there are allowances for the preservation of open spaces. She recommended taking a look at zoning ordinances.

Mr. Kaechele asked how selling prices of houses are comparing to assessed values. Ms. Lafayette said that list prices and sale prices are drawing closer. She said she felt the assessments vary from locality to locality. In some areas the assessed values and sale prices are close. She said she believes that citizens will expect assessments to go down in the future based on the current economy. She said this will make it difficult for localities to develop budgets. It is estimated that about 15 percent to 20 percent of the current MLS inventory is comprised of foreclosures. This creates a problem with developing assessments. Foreclosures bring down sale prices which is what assessors use.

Mr. Glover noted that while the report was issued in 2008, the recession began in 2007. Each jurisdiction shows under 4 percent employment. He wanted to point out that civil servants in Henrico make more than the median income shown in the report. He said civil servants should not be listed in the “poor” category. He also asked if there had been a corresponding devaluation in prices to the inflated prices

that were seen prior to the recession. Ms. Lafayette said she was indicating that civil servants were part of the workforce, not that they are “poor.” She said she has not seen an equivalent devaluation to correspond with the previous escalation in house prices or assessments.

Ms. Durfee thanked Ms. Lafayette for her presentation. She said that if house prices continue to fall, the inventory of affordable housing may rise. She said there is a challenge to pull in the sprawl. It will be difficult to go back to do infill. She said the fringe areas may be where to look for mixed use. She said some zoning ordinances may have to be revisited but developers must also build what they promise to build if zoning is changed.

Ms. Lafayette said the current market is in a lull which is going to allow time to think about what the next generation will want. The housing market will not be what it was before. She said there will be no housing stimulus package in 2011 which will impact the market further.

Vice Chairman Trout thanked Ms. Lafayette for her presentation

## **B. Richmond Region Energy Alliance**

Vice Chairman Trout asked Mr. Crum to introduce the next speaker.

Mr. Crum said Mr. Joe Lerch, with the Virginia Municipal League, will provide an overview of the Richmond Region Energy Alliance (RREA), which is a newly established non-profit. This presentation was given to the Small and Large Jurisdictions Committees during their August meeting. Following the presentation, Mr. Lerch will make a recommendation that will need some discussion and action by Board members.

Mr. Lerch thanked members for the opportunity to meet with them today and to present information on the RREA. The mission of the RREA is to sustain a regional framework that increases awareness, breaks down barriers, and coordinates access to resources in order to drive mainstream action for energy savings. He noted that the RREA service boundary is the same as that of the RRPDC. Many community partners have joined together to support the efforts of RREA, including Dominion Virginia Power, Home Depot, VML, VHDA, Capital One, ElderHomes, Better Housing Coalition, and others.

Below are summary points of Mr. Lerch’s presentation:

- Energy efficiency is critical to the Commonwealth of Virginia
- Many local governments within the RRPDC are implementing energy efficiency and reaping the economic benefits
- Unfortunately, energy efficiency adoption within the residential market has been slow

- Energy efficiency can be a “triple win” for community members: (1) stimulates the local economy by creating local jobs; (2) reducing energy costs for consumers; and (3) improves the environment
- Primary barriers for homeowners include: lack of knowledge, uncertainty of who to trust, split incentives (renters) short time horizons, limited financing options, and complex decision making
- RREA’s initial focus will be on the widespread adoption of energy efficiency measures that provide direct value to homeowners, primarily through cost savings

Mr. Lerch provided examples of how other localities have instituted similar programs, such as the LEAP program in Charlottesville, as well as the Go Green Virginia campaign initiated by the governor. Many of the RRPDC localities have participated in the Go Green campaign to become certified green localities.

Mr. Kaechele asked how much a home energy audit would cost. Mr. Lerch said the cost ranges from \$300 - \$500 depending on the type of audit requested and the size of the house.

Mr. Lerch said the RREA would like to propose that the RRPDC become a partner with RREA and he made the following recommendations:

1. That the RRPDC Board add regional energy coordination to the RRPDC Work Program (data sharing; host regional meeting of sustainability managers; facilitate the sharing of best practices across localities; potential for future outreach to residents);
2. That the RRPDC Board accept the invitation of RREA to join the organization (representation on RREA Board; future staff representation from the nine RRPDC member localities and RRPDC staff on RREA’s local government advisory committee);
3. Offer from RREA to assist and be a resource for RRPDC energy efficiency programs that are already in existence and for future community outreach.

Vice Chairman Trout reviewed the recommendations being proposed by Mr. Lerch, which was endorsed by the Jurisdictions Committees during their August meeting.

Mr. Butler made a motion that the recommendations as outlined by Mr. Lerch be adopted and that staff be authorized to determine who would represent RRPDC on the RREA board. He said he did not think any member of the Commission Board would have time to attend additional meetings. Mr. Crum can designate a staff member who can then report back to the Board. The motion was seconded by Ms. Jaeckle.

Mr. Gordon said he has heard the presentation twice and wanted to endorse the recommendations. He said he is excited about what the RREA is doing and that

the RRPDC will be joining in the effort. He said he believes many problems can be solved by working smarter and this will allow an opportunity to do that.

There was no additional discussion and the motion passed unanimously.

### **C. Proposed Opposition to Federal Legislation Mandating Collective Bargaining**

Vice Chairman Trout asked Mr. Gates to make this presentation.

Ms. O'Bannon made a motion that the Board take a stand to show opposition to mandated collective bargaining for public safety employees.

Mr. Gates said he did not have a formal presentation. He said he appreciated Ms. O'Bannon's motion. The details of this item are in the agenda book under Tab 5. Mr. Gates said in July, there was an amendment proposed to the supplemental appropriations bill that funds the military. This was passed by the House; however, it was rejected by the Senate. When the bill went back to conference committee, the House yielded to the Senate's version of the bill, which was signed into law by the President, without the requirement to provide collective bargaining to public safety employees.

Mr. Gates noted that the stand-alone bill that does require collective bargaining for public safety employees is currently in committee. The Small and Large Jurisdictions Committees recommended that a letter be written by the RRPDC Chairman, formally adopting a position in opposition to this, that will be sent to members of the Virginia federal delegation.

Vice Chairman Trout asked if there was a second to the motion already on the floor. The motion was seconded by Mr. Fabricant. There was no further discussion and the motion carried. Mr. Pollard cast the only negative vote.

Mr. Gates also distributed an update to the legislative agenda development calendar for members' information.

Vice Chairman Trout thanked Mr. Gates for the update on legislative issues.

## **V. OTHER BUSINESS**

### **A. Committee Reports**

There were no other committee reports.

### **B. Announcements**

There were no announcements.

**C. For Your Information**

There were no items included in this section.

**V. ADJOURNMENT**

There being no further business to come before the Commission, Vice Chairman Trout adjourned the meeting at approximately 2:25 p.m.

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Robert A. Crum, Jr.  
Executive Director

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Stran L. Trout  
Vice Chairman