



# City of Hampton

22 Lincoln Street  
Hampton, VA 23669  
[www.hampton.gov](http://www.hampton.gov)

## Council Approved Minutes - Final City Council Special Session

*Mayor Donnie R. Tuck*

*Vice Mayor Jimmy Gray*

*Councilmember Eleanor Weston Brown*

*Councilmember Steven L. Brown*

*Councilmember Linda D. Curtis*

*Councilmember W.H. "Billy" Hobbs*

*Councilmember Chris Snead*

*STAFF: Mary Bunting, City Manager*

*Cheran Cordell Ivery, City Attorney*

*Katherine K. Glass, CMC, Clerk of Council*

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**Wednesday, January 22, 2020**

**10:00 AM**

**Community  
Development  
Conference Room, 5th  
Floor, City Hall, 22  
Lincoln Street,  
Hampton, VA 23669**

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### Joint Meeting with HRHA

#### CALL TO ORDER

Mayor Tuck called the meeting to order at 10 a.m. All members of the City Council were present except for Councilman Hobbs and Mayor Tuck announced that Councilman Hobbs would be joining the meeting later. (Councilman Hobbs arrived at 1:50 p.m.)

All members of the Board of Commissioners of the Hampton Redevelopment and Housing Authority were present.

**Present** 6 - Councilmember Eleanor Weston Brown, Councilmember Steven L. Brown, Councilmember Linda D. Curtis, Vice Mayor Jimmy Gray, Councilmember Chris Snead, and Mayor Donnie R. Tuck

**Excused** 1 - Councilmember Billy Hobbs

#### DONNIE R. TUCK PRESIDED

#### AGENDA

1. [20-0028](#) Strategies to Improve the Housing Stock, Enhance Development and Economic Opportunities in the City

**Attachments:** [Council HRHA Retreat Housing Package 1-15-20](#)  
[Council HRHA Retreat Housing Update 20200122 Data FOR SHARING](#)  
[COUNCIL HRHA RETREAT 2020 Program Discussion FOR SHARING](#)  
[COUNCIL HRHA RETREAT 2020 Policy Discussion \(BDD edits 1-17-20\)](#)  
[Homebuyer Incentive Program Slides 1-21-20](#)  
[Hampton Community Plan Policies.pdf](#)  
[Discussion of Policies Notes.pdf](#)

City Manager Mary Bunting introduced the item.

Assistant City Manager Brian DeProfio reviewed the agenda for the meeting and listed the following topics for discussion: housing stock (including assisted housing and fair share); housing stock policies and programs; and incentive programs designed to encourage employees to live in the City.

Community Development Division Manager Jonathan McBride shared information about the community vision and market insights and how this information relates to the City's policies. He also spoke about ownership and rental trends in the City and announced that Hampton has seen a decrease in ownership and an increase in renting.

Mr. McBride shared statistics related to how Hampton compares to other localities in the region with regards to the total number of owned versus rented units in the City. He noted that Hampton is positioned between the cities of Newport News and Virginia Beach from an overall ownership percentage.

Mr. McBride spoke about the age of housing structures in the City and how housing structures have changed over a number of decades. He also stressed the importance of this topic as new strategies for the City's housing stock are being considered.

Mr. McBride provided information about single-family median home values and how Hampton compares to the regional average of single-family ownership.

Mr. McBride continued the presentation and shared information about the City related to multi-family market/development; average rental rates; housing development/homeownership trends; ownership values; the creation of desired demands; desired housing mix; affordability; competitiveness in the rental market;

the impact of Hampton City Schools (HCS) and economic success on housing investments; and unique patterns of housing, economic growth and transportation.

Discussion took place regarding what had been presented thus far. Topics of discussion included: the shift to rental units; the impact of Hampton's millennial population (and their income); the influence of HCS and economic success on housing investments; the impact of the shift in on-time graduation rates; the need for further studies regarding whether improvements to the school system will impact housing values; the higher return on investment on rental properties; the need to partner with successful businesses (such as contractors) to gain leverage (a larger return); multi-family and single-family housing mix; the market for post war homes; the need for improvements in undesirable neighborhoods to encourage additional homeownership in those areas; an incorrect news report about Hampton having the highest rental to owner ratio in the region; the market for young people and their desire to purchase small, modest, modernized homes; attracting millennials to our community by offering amenities and esthetically pleasing opportunities; the misconception that most renters do not care about the upkeep of their homes; regional data shows that millennials are not choosing the Hampton Roads area (this information may be skewed due to the military population in our area); creating model homes, similar to the Parade of Homes, to display potential housing possibilities in our area; the ability for people to age in place; millennials seeking larger homes for entertainment and living spaces for their families; zoning concerns in the City; the need for upscale multi-family complexes with amenities for senior citizens; unavailable financing for multi-family senior complexes; the timeframe for restructuring housing and attracting people to the area (1-2 years; 3-5 years; or 5-7 years); a region-wide effort to bring people to the region by providing more housing and employment; and housing needs for not only millennials, but also for the entire population including seniors and first-time buyers.

Mr. McBride continued the presentation and shared information related to Hampton's fair share of assisted housing (direct assistance section 8 public housing) and tax credits.

Discussion took place regarding fair share and assisted housing. Topics of discussion included: transferable vouchers within various areas of the region; U.S. Department of Housing and Urban Development (HUD) subsidizing rent for those being assisted in areas of opportunity; mirroring Richmond's strategy to address housing concerns via a partnership with the Regional Planning Authority; individuals congregating in the same community versus taking advantage of moving into other areas of opportunity; the urgency of addressing homelessness and evictions on all levels (regional, state and national); incentives for landlords to participate in voucher and housing programs; housing authorities being required to pay a percentage of

assisted living rent; and the need to educate people on how to maintain property once they have moved from assisted living into other areas in the community.

Mr. McBride noted that most individuals who receive housing vouchers move into multi-family units and then concluded the portion of the presentation related to fair share, assisted housing and tax credits.

Mr. McBride and Planning and Zoning Administrator Michael Hayes presented on the various housing and neighborhood policies. Each policy falls under one of the following categories: housing supply, housing quality, neighborhoods, housing affordability, fair housing and special housing needs.

Discussion took place regarding the policies. Topics of discussion and concern included: the portion of the rehabilitation program which discourages increasing more than 15% of total square footage; income requirements for rehabilitation grant and loan programs; the very low income bracket is determined by Federal poverty level analysis; how localities without housing authorities address fair share; the need for affordable housing; the need for a tax credit plan which could potentially benefit those in need of affordable housing; the definition of affordable housing: an individual not spending more than 30% of their income on housing (affordability changes according to the level of income); workforce housing focuses in areas of economic growth; affordable housing under HUD/Federal programs defined as 80% of median area income; opportunity zones; private investment; and priority housing assessment areas.

Mr. McBride and Mr. Hayes continued with the presentation following a short break. Mr. Hayes noted that staff will be available to accept additional feedback from the members of Council and the HRHA Board once everyone has had an opportunity to review the information in depth.

In response to Mayor Tuck, HRHA Board Chair Stephen Adams, Community Development Department Director Terry O'Neill and Ms. Bunting shared a bit of information about the development of the Infill Housing District; zoning requirements; changes to the market over time; various impacts to neighborhoods; and various pattern books.

Members of Council and the HRHA Board shared which policies they believe are critical for success. The policy numbers which stood out are as follows:

No 1. Support targeted community redevelopment as part of a comprehensive approach to promote healthy neighborhoods and housing quality.

No 3. Focus housing supply strategies on the emerging markets identified in the City's housing market studies.

No 4. Support zoning requirements and other strategies that allow for increased housing mix and density in appropriate locations.

No 7. Encourage the development of higher value housing. Focus higher value housing strategies within the City's strategic investment areas and on waterfront and water view sites that are appropriate for single and multi-family residential uses.

No 9. Continue to enforce the International Property Maintenance Code and applicable City codes to promote healthy neighborhoods and housing conservation.

No 10. Continue to support programs that address deteriorating, substandard, and unsafe residential structures and properties.

No 12. Continue to support home owner rehabilitation grant and loan programs to promote healthy neighborhoods and high quality housing.

No 18. Promote the construction of resilient housing and neighborhoods, and focus on the unique needs of each community.

Additional discussion took place regarding the policies determined to be critical. Topics of discussion included: the need for affordable housing for seniors and veterans; auction properties; eviction; conservation areas/funds; multi-family housing; short-term housing; the need for upscale senior facilities with amenities; rehabilitation grant and loan programs; marketing and outreach; legal tools to address deterioration; strategies to assist individuals with maintaining their homes in an attempt to prevent deterioration; code enforcement (esthetics); communication with State Legislators; where trailer parks fit with regards to housing quality and supply; and the impact of flooding and sea level rise on our existing housing stock and development.

For the record, Ms. Bunting explained that State law does not allow the City to enforce many things conveyed as blight, mismatched paint, for example. She reminded everyone that we are in the process of attempting to obtain more authority and announced that the bill to regulate overgrown shrubs is being heard by the House Committee; therefore, there is potential for progress in that area.

Mr. Hayes opened the floor for discussion regarding key priorities related to affordable housing and special needs. Members of Council and the HRHA Board determined that key priorities are as follows: housing for the elderly; individuals who

have little or no funds for the upkeep of property; aging in place; and improving emergency short-term housing to a clean and functional level.

Mr. McBride noted that he would provide additional information to Council regarding the poverty rate in the City.

Mr. McBride presented information regarding home buyer incentives for public employees.

In response to HRHA Board member Teresa Schmidt, Mr. McBride stated Council and the HRHA Board would determine how long participants would be required to stay in the home in order to receive the benefit.

Vice Mayor Gray suggested that this could potentially be a good tool to attract home buyers to Olde Hampton as well as other areas of the City.

Councilwoman Brown suggested that this could potentially be used as a recruiting tool to attract employees to our City.

At the request of Mayor Tuck, Mr. McBride reviewed the opportunity zones map and defined an opportunity zone as a tax benefit for investors to do profitably projects within targeted areas.

Several members of both boards expressed how excited they are to continue to work together in the future.

Hampton Redevelopment and Housing Authority Director Mr. Ron Jackson thanked everyone for working well together during his time with the City of Hampton.

Ms. Bunting reminded everyone that Mr. Jackson will be leaving the City of Hampton to further his career leading the Housing Authority for the City of Norfolk. She also thanked Mr. Jackson for the work he has done for the City of Hampton and said we look forward to partnering with him on a regional level in the future.

Additional people in attendance included Cheran Ivery, Katherine Glass, Tammy Lee, Ron Jackson, Joyce Melvin-Jones, Meredith Clark, Aaru Ma'at, Brian DeProfio, Steve Bond, several reporters or camera operators, Chuck Rigney, Chris Bowman, Lisa Vernon Sparks, Bonnie Brown, Robin McCormick, Jason Mitchell, Yvonne Hodges, Teresa Hudgens, Becky Todd, Ray Suttle, Nancy Burleson, Shellae Blackwell, LaChere A. Denton, Dave McCauley, Chief Terry Sult, and Bruce Sturk.

**CLOSED SESSION**

2. [20-0035](#) Closed session pursuant to Virginia Code Sections 2.2-3711 A.3 and .8 to discuss the acquisition of real property for a public purpose and the disposition of publicly held real property in the areas of Lincoln Park, Buckroe, Kecoughtan Corridor, Downtown Hampton, King Street, Coliseum Central, and Phoebus, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the City; and consultation with legal counsel employed or retained by a public body regarding specific legal matters concerning a development agreement requiring the provision of legal advice by such counsel.

At 1:06 p.m., a motion was made by Councilmember Linda Curtis and seconded by Councilmember Steven Brown, that this Closed Session - Motion be approved. The motion carried by the following vote:

**Aye:** 6 - Councilmember Weston Brown, Councilmember Brown, Councilmember Curtis, Vice Mayor Gray, Councilmember Snead and Mayor Tuck

**CERTIFICATION**

Councilman Hobbs arrived at 1:50 p.m.

**Present** 7 - Councilmember Eleanor Weston Brown, Councilmember Steven L. Brown, Councilmember Linda D. Curtis, Vice Mayor Jimmy Gray, Councilmember Billy Hobbs, Councilmember Chris Snead, and Mayor Donnie R. Tuck

3. [20-0036](#) Resolution Certifying Closed Session

At 2:18 p.m., the Mayor recessed for a few minutes.

At 2:31 p.m., a motion was made by Councilmember Billy Hobbs and seconded by Councilmember Linda Curtis, that this Closed Session - Certification be approved. The motion carried by the following vote:

**Aye:** 7 - Councilmember Weston Brown, Councilmember Brown, Councilmember Curtis, Vice Mayor Gray, Councilmember Hobbs, Councilmember Snead and Mayor Tuck

**ADJOURNMENT**

The meeting adjourned at 2:31 p.m.

**Contact Info:**

**Clerk of Council, 757-727-6315, council@hampton.gov**

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Donnie R. Tuck  
Mayor

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Katherine K. Glass, CMC  
Clerk of Council

Date approved by Council \_\_\_\_\_