

MINUTES for NDRA MONTHLY BOARD MEETING
Thursday, August 25th 2016 7:00pm | Central Library, Madison Room

Present: Jon Bright (President), Heather Hill (VP-Correspondence Sec), Jim, Neale, Mark Kavit, Diana Filipi, John Cruickshank, Dave Groff, Maureen Dean, Jane Myers

Absent: Bernie Martin, Jessica Baker

Guests: Todd Divers, City Commissioner of Revenue, Lakshmi Fjord, Samantha Baars, Rebecca Quinn, Jennifer Wilkie,

Approval of Any Outstanding Minutes (Final for May pending, July outstanding and minimal given multiple absences)

Treasurer's Report \$2098.02 (provided via email; additional ~\$100 pending checks and PayPal transactions to be deposited)

Old Business:

- A. Recap of July Meeting Topics for Multiple Board Members Absent** – *Main item for follow up: Vinegar Hill Monument Statement Status. John Cruickshank distributed to Board for feedback. Considered final; Jon Bright to send to appropriate contact on behalf of NDRA.*
- B. Upcoming Design Review with City for Northwood/Nelson Permanent Streetscape** – *Meeting scheduled for first week of September. City has requested signed "Adopt-A-Spot". Heather to follow up with adjacent neighbors to commit participation. Board agreed there are long term considerations relative to ownership of maintenance – will want to get (long term) process clarification from City Staff.*
- C. Preparations for Annual Event, Board Elections, and Neighborhood Walks** – *Heather stepped through the primary activities/outstanding items, including confirming final list of restaurant participation. Jon B to follow up with musician who has played the last two years to confirm availability. Flyer distribution to delivery volunteers targeted on/before August 31st with door to door distribution by September 8th. Heather to distribute list identifying Board members up for re-election. Two new Board members identified – Stephanie Bolton (Parkway) and Rebecca Quinn (Downtown Mall). Neighborhood walk scheduled for October 1st to have rain date of October 8th. Dave to confirm with First Presbyterian Church on Park Street if we can use their parking/grass area as a meeting point before and after the walks.*
- D. Other** (as time permits)

New Business:

- E. Transient Housing Discussion** – (reference handouts available on website at <http://www.charlottesville.org/departments-and-services/departments-a-g/commissioner-of-revenue/lodging-tax/airbnb-homestay-operators>). *Interested homeowners need a provisional use permit for "homestay" which can be obtained from NDS for \$100/year. They then proceed to commissioner of revenue to complete documentation to get business license (\$35/year) and are required to remit transient occupancy tax monthly, when applicable (7% of gross receipts from prior month). Technically anyone who rents out – even for a single weekend - needs to follow these guidelines, however owners who do it 1-2x/year may not be required to have a business license but should be determined by the Commissioner of Revenue's office. All participating homeowners owe the transient occupancy tax. Properties that are not owner occupied should not be 'allowed' to pursue this path.*

Currently awaiting VA General Assembly to come out with general legislation on or around December 1st. Essentially a waiting game until that point. While some homeowners are being pursued for tax collection based on active listings being followed up on, no aggressive steps have been taken to date.

NDS will most likely investigate only when they get complaints. NDS related questions should be directed to Read Broadhead (broadhead@charlottesville.org). Business license and tax related inquiries should be directed to Todd Divers (Divers@charlottesville.org).

Non-owner occupied properties continue to be an issue. Regulations reflect an owner must live in the property for >180 days (see regulations) per year to be considered owner occupied. Property managers such as Stay Charlottesville have a license different than the “homestay” requirements but individual owners should still have the required license and use permit.

Beyond the ‘revenue’ discussion, there is neighborhood concern around housing stock being impacted if this becomes too prevalent. Point raised that this is not a new issue as some properties are “revolving doors” of mid term renters and have been for years. Mr. Divers and his department do not take a position on transient housing taking place, but focused on the tax position so people are accountable for the income they are making, albeit a self-reporting system which could (potentially) be audited

F. BAR/Related Updates –*Mark identified two specific projects underway in the neighborhood that are being monitored and a third that may be pending on the Downtown Mall. Also mentioned: the brick and mortar work on Common House (social club adjacent to Felinis) which is inconsistent with existing structure.*

G. Other Items (as time permits) - *Multiple houses on Altamont St that are in notable disrepair and all owned by the same owners. Inspectors have communicated they sent letters out but to date nothing has been done. Only thing that has ever been enforced are small weeds (trash and burned apartment not appropriately addressed). Very few residences that are owner occupied on this street as most are rental houses. This is impacting adjacent property values. Prior efforts with the City have not been fruitful. Mark is looking to pursue getting a petition signed by key stakeholders and will then seek our association’s support.*

sNext NDRA/North Downtown meeting Thursday, October 27th 7pm, Jefferson Room Central Library