

COUNTY OF HENRICO, VIRGINIA
BOARD OF SUPERVISORS
SPECIAL MEETING
April 23, 2024

The Henrico County Board of Supervisors convened a special meeting at 3:45 p.m. on Tuesday, April 23, 2024, in the County Manager's Conference Room, Administration Building, Henrico County Government Center, Parham and Hungary Spring Roads, Henrico, Virginia.

Members of the Board Present:

Tyrone E. Nelson, Chairman, Varina District
Daniel J. Schmitt, Vice-Chairman, Brookland District
Roscoe D. Cooper, III, Fairfield District
Misty D. Whitehead, Three Chopt District
Jody K. Rogish, Tuckahoe District

Other Officials Present:

John A. Vithoukias, County Manager
Andrew R. Newby, County Attorney
Tanya N. Brackett, CMC, Assistant to the County Manager/Clerk to the Board
Michael Y. Feinmel, Deputy County Manager for Public Safety
W. Brandon Hinton, Deputy County Manager for Administration
Monica Smith-Callahan, Deputy County Manager for Community Affairs
Cari M. Tretina, Deputy County Manager/Chief of Staff
Steven J. Yob, Deputy County Manager for Community Operations
Ben A. Sheppard, Director of Public Relations

The East End Landfill ("TEEL") Litigation Update

Andrew Newby, County Attorney, gave the Board an update on the TEEL litigation, reporting that the Supreme Court of Virginia declined TEEL's most recent legal appeal to resume operations at the landfill. Mr. Newby also shared that the Department of Environmental Quality also continues to defend in court its decision to revoke TEEL's permit to operate. Finally, Mr. Newby explained that the Central Virginia Waste Management Authority would soon hold a public hearing to remove TEEL's landfill capacity from the regional plan.

North Gayton Road Interchange and Short Pump Improvements Project Update

Terrell Hughes, Director of Public Works, shared accident statistics with the Board. The problem is that westbound I-64 approaching Short Pump experiences recurring congestion and a pattern of rear end crashes during the evening peak hour. Mr. Hughes stated another area of concern is U.S. 250 between Lauderdale Drive and Cox Road which experiences recurring congestion and is highly ranked within the Richmond area for roadways in need of safety improvements. In addition, I-64 and Route 288 are projected to experience significant growth in the future that will only worsen the issues.

Mr. Hughes then shared several proposed improvements that could be made, discussed a resident survey reviewing those proposals, and informed the Board of funding opportunities to make the improvements, including possible federal grants.

Mr. Cooper asked about alternative funding sources if the County does not receive the federal grant. Mr. Hughes reviewed the other funding opportunities, while remaining optimistic on qualifying for the federal funds. Mr. Vithoukaskas explained the County has received funding for many projects through CVTA revenue. Mr. Hughes explained Public Works currently has 116 projects valued at \$605 million, and that there are \$2.16 billion in transportation projects included in the 10-year CIP projections. Mr. Hughes briefly reviewed the SMART SCALE projects that were scheduled for the Board's evening agenda. Mr. Nelson and Mr. Cooper discussed the bus shelters along Route 1 and at St. Joseph's Villa. Todd Eure, Assistant Director of Public Works, explained that decisions on where to place bus shelters are based on a variety of factors, including vehicle traffic at the bus stop and how many riders use the stop.

Affordable Housing Update

Mr. Vithoukaskas recognized Laura Lafayette, Chief Executive Officer of the Richmond Association of Realtors, who joined him for his presentation on affordable housing. Mr. Vithoukaskas shared several slides with the Board members with data on single-family home sales in Henrico and the annual income needed to buy a home in Henrico County. Mr. Nelson questioned if the County was leading in starting salaries range when it came to our public safety officers and teachers. Mr. Vithoukaskas explained the County is leading and will continue to lead beginning July 1 when the additional pay increase takes effect. He further clarified the Board has continued to do what is necessary to support our public safety employees and our teachers. The Manager explained the median home price in the County surpassed \$355,000 in 2023 and continues to leave renter households unable to reach homeownership. With the continued increases in rent, this problem has made it difficult for potential homebuyers to save up for down payments. The gap between the income needed to afford the median home price and the typical renter's income continues to grow. Ms. Lafayette explained the various market causes for this widening gap in the region.

Mr. Schmitt explained that land inventory is low for new homes. In addition, local residents making regional wages are competing against remote workers from Northern Virginia making higher wages. That has distorted the market. Mr. Vithoukaskas stated that lower interest rates would help fix some of the issues. Ms. Whitehead discussed the trend of constructing 2-over-2's in her district and how the costs of those homes compare to traditional single-family dwellings. Ms. Lafayette explained how the Maggie Walker Land Trust has helped with affordable ownership, and that the Trust sold over 30 homes last year to first-time home buyers. Mr. Nelson stated most individuals cannot afford the basic rent, let alone homeownership, and that prevents these individuals from attaining generational wealth. He stated it is time to figure out a transformational way as a County to make an impact on helping individuals become homeowners.

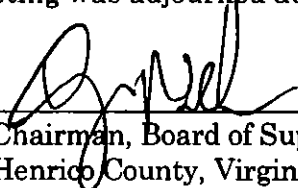
Ms. Lafayette stated the Maggie Walker Land Trust can help build generational wealth through a permanent affordability homeownership model. Land would be purchased for the development of housing, with the land remaining owned by the Trust and the dwelling sold to homebuyers who qualify. Mr. Nelson and Mr. Schmitt discussed different models that could be used in different areas of the County. Mr. Rogish noted his only concern would be investors trying to purchase the land or the homes and then renting them. Ms. Lafayette

clarified the Maggie Walker Land Trust only works with qualified buyers who are first-time homebuyers. The qualification requirements would not allow someone who is an investor. Mr. Nelson stated the Board is looking for something transformational and requested staff and the Manager work on this and bring back a proposal to the Board.

Review of the Regular Meeting Agenda Items

Mr. Vithoukas briefly reviewed the agenda items for the 6:00 p.m. meeting.

There being no further business, the meeting was adjourned at 5:40 p.m.



Chairman, Board of Supervisors
Henrico County, Virginia