

**COUNTY OF HENRICO, VIRGINIA  
BOARD OF SUPERVISORS  
SPECIAL MEETING  
July 11, 2023**

The Henrico County Board of Supervisors convened a special meeting at 5:45 p.m. on Tuesday, July 11, 2023, 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:**

Frank J. Thornton, Chairman, Fairfield District  
Tyrone E. Nelson, Vice-Chairman, Varina District  
Thomas M. Branin, Three Chopt District  
Patricia S. O'Bannon, Tuckahoe District  
Daniel J. Schmitt, Brookland District

**Other Officials Present:**

John A. Vithoulkas, 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  
Benjamin A. Sheppard, Director of Public Relations

**Partnership for Housing Affordability Update**

Jovan Burton, Executive Director for Partnership Housing Authority, gave the Board an update on regional housing efforts. He reviewed several data graphs regarding the current annual income for households as of July 9 of this year and notes that, if you are spending more than 30% of your income on housing, then your housing is not considered affordable. Mr. Burton shared the top zip codes throughout the County that are currently experiencing housing needs and that are reaching out for help in looking for affordable housing. He noted there is a steady migration into the region that continues to drive the demand for housing, and that the region's supply of dedicated affordable rentals has increased but remains far below our current and projected needs.

Mr. Burton suggested there are many opportunities where we can improve in these areas by: making changes to our zoning ordinances; designating areas for workforce housing; providing flexible funding for critical home repairs; and setting aside incentives for large scale economic development projects. Mr. Burton concluded by thanking the Board and the Manager for the opportunity to come and speak and noted he has a very good working relationship with Eric Leabough, Director of Community Revitalization.

## **Environmental Committee Update**

Steve Yob, Deputy County Manager for Community Operations, and Cari Tretina, Deputy County Manager/Chief of Staff, gave the Board an update on the work of the Environmental Committee. Ms. Tretina shared with the Board a draft of the letter they could use to send to potential adult appointees that would serve for two-year terms. She explained that if they had any changes or edits to the letter to please let her know.

Mr. Yob introduced representatives of each subcommittee to provide an overview of their work. Al Azzarone presented for the Green Space and Recreation subcommittee, which recommended: a trail connection at Deep Bottom to Four Mile Creek Park and a new native species guidebook. Josh Byerly presented for the Conservation and Resource Preservation subcommittee, which recommended cellular water meters pilot programs and use of methane from the Wastewater Treatment Facility. Kristen Owen presented for the Water Resources subcommittee, which recommends using Lake Henning as a model to showcase County efforts, to demonstrate partnerships, and provide education to residents and visitors on water conservation, water quality, habitat, and flooding. They are also showcasing the County's water-related activities, including stream restorations, rain gardens, and leaf pickup program. Ryan Levering presented for the Mobility and Active Transportation subcommittee, which will connect people with destinations via sidewalk, trails, and transit; provide a resource for people to learn about the County's active transportation facilities; educate residents and visitors on ways to travel without a car in the County; and enhance facilities for cyclists and pedestrians. Finally, Geoff Weidele presented for the Education subcommittee, which has established a website to share what the County is doing to make our community more sustainable: <https://henrico.us/heart/>. Mr. Weidele also introduced the Committee's mascot, Stewart the Turtle, who has already had many exciting adventures around the County that are highlighted on the website. The Manager and Board thanked the Committee for its efforts.

## **C- Pace Proposal**

Matt Chafin, Deputy Director of Finance, along with Holly Edinger, Program Manager with PACE Finance (via Webex), gave the Board an update on the Commercial Property Assessed Clean Energy (C-PACE) program. Mr. Chafin explained C-PACE is a beneficial financing tool that empowers commercial property owners to fund clean energy projects with 100% financing through qualified capital providers and loan terms for up to 25 years. It can benefit localities by increasing development and capital investments in environmentally friendly projects for the community at no cost to the County. He reviewed the introduction of ordinance that is on the Board's agenda for the evening to establish the program in the County. Mr. Chafin shared the national program has originated \$5 billion in loans with zero lien enforcements since its inception in 2009. Several Virginia localities have already adopted C-PACE ordinances starting in 2015, with a handful of loans and more in the pipeline. Ms. Edinger shared JP Morgan is one of the larger banks that offer the loans through the programs as a point of reference.

## **Regular Meeting Agenda Overview**

Mr. Vithoulkas briefly reviewed the agenda items for the 7:00 p.m. meeting. There being no further business, the meeting was adjourned at 6:53 p.m.

Frank J. Thornton  
Chairman, Board of Supervisors  
Henrico County, Virginia