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## PlanRVA Commission Meeting Minutes

February 12, 2026 – 9:30 a.m.

PlanRVA James River Boardroom, 424 Hull Street, Suite 300,  
 Richmond, VA 23224 and via Zoom

### Members and Alternates Present (X), Virtual (V):

36 votes / 19 for physical quorum

<b>Town of Ashland</b>	2	<b>Goochland County</b>	2	<b>New Kent County</b>	3
Anita Barnhart	X	Jonathan Lyle		Rev. Milton Hathaway	X
Steve Trivett (A)		Neil Spoonhower (A)		Amy Pearson	
Brent Chambers	X	<b>Hanover County</b>	5	Jordan Stewart, Chair	X
<b>Charles City County</b>	1	Sean Davis	X	<b>Powhatan County</b>	3
Ryan Patterson, Vice Chair		Sue Dibble (A)	V	Bill Donati	X
Byron Adkins (A)	V	Larry Leadbetter	X	Steve McClung	
<b>Chesterfield County</b>	7	Faye Prichard		Robert Powers (A)	
*Kevin Carroll	X	Charlie Waddell	X	Jessica Winall	
Tim Davey		<b>Henrico County</b>	7	<b>City of Richmond</b>	6
*Jim Ingle	X	Chris Bast		Priscilla Eddings	X
*Dr. Mark Miller	X	Rev. Roscoe Cooper (2)	X	Katherine Jordan	X
Frank Petroski	X	Jaron Dandridge	X	Dakia Knight	X
*Jessica Schneider	X	Tyrone Nelson	X	Cynthia Newbille	V
*LeQuan Hylton	X	Jody Rogish	X		
		Dan Schmitt			
		Misty Roundtree	X		

### A. Call to Order, Welcome & Opening Remarks

Chair Jordan Stewart welcomed all attendees and called the meeting to order at approximately 9:31 a.m.

After the Pledge of Allegiance, Sarah-Keel Crews, PlanRVA, called the roll for attendance and certified that a physical quorum was present. Chair Stewart then welcomed five new Commission members, Anita Barnhart, Jonathan Lyle, LeQuan Hylton, Jaron Dandridge, and Priscilla Eddings. There were 2 members participating remotely. – Dr. Newbille and Byron Adkins.

Chair Stewart then asked for a motion to allow remote participation. On a motion by Bill Donati that was seconded by Jody Rogish, all voted in favor to allow remote participation.

There were no guests online, but Woody Rogers and Ryan Ripperton were in-person. Mr. Sean Davis made a motion to amend the agenda so that item C.1.b. would include a presentation and request for action to approve an updated fund balance policy recommendation. The motion would include a waiver of the 10-day notice normally required. Mr. Jim Ingle seconded the motion, and all voted unanimously.

There were no public comments, so Chair Stewart turned the meeting over to Martha Shickle, who gave an update on the spotlight topic.

Mr. Kevin Carroll entered the meeting at approximately 9:45 a.m.

Ms. Sue Dibble joined the meeting virtually at approximately 9:46 a.m.

Tyrone Nelson and Misty Roundtree entered the meeting at approximately 9:47 a.m.

Ms. Shickle noted this was the group's first convening in 2026 and thanked Barbara Jacocks and Molly Frey for assembling and posting agenda resources (including links/QR codes), asking members to flag any broken links. She highlighted Woody's presentation at the January State of Housing (PHA) event, with slides linked in the packet and on PlanRVA's website.

She reviewed a "first-cut" matrix (link + handout) summarizing housing tools localities are using or considering across the region and requested feedback on column usefulness and accuracy so jurisdictions can compare approaches, share best practices, and avoid duplicating efforts. Chair Stewart emphasized the red/yellow/green formatting was only a visual aid—not a progress score—and reinforced that the Commission's role is to support localities rather than define affordable housing for each jurisdiction.

Ms. Shickle also described a second handout developed under the Virginia Housing Capacity Building Grant that maps a regional housing "ecosystem" of 60+ organizations, characterized as an informal, non-public-facing draft meant to clarify connections and opportunities. She summarized PlanRVA's current affordable housing work (supporting two Virginia Housing funding rounds, data/tracking for the Worth BIPOC Homeownership Initiative with LISC and reporting to the Urban Institute, and a Housing Best Practices Toolkit) and previewed the public debut of an expanded regional market value analysis on March 13 at the Regional Symposium, along with references to fair-housing coordination opportunities and partner legislative tracking resources.

Chair Stewart then asked commissioners for a practical "nugget of action" to better support housing work locally. Commissioners raised the tension that regional data suggests unit growth (~5%) has outpaced population growth (~3%), implying affordability is not only a supply issue and underscoring the need for clearer jurisdiction-level availability tracking and interpretation. Several emphasized direct engagement

with builders/developers to identify cost drivers (land, timelines, regulatory steps, financing) and to validate whether process streamlining yields savings; Chesterfield examples included the Electric Landing affordable homeownership effort (donated land, land trust partnership, layered funding including ARPA) and a cautionary example of long-standing zoning constraints, prompting interest in tools like sunset clauses and improved development pipeline visibility.

Discussion also focused on concerns that state legislation—especially by-right multifamily proposals—could reduce local control, undercut comprehensive plan intent, and create major unfunded infrastructure impacts (notably schools). Commissioners noted many projects delivering now were approved years ago, creating information gaps for newer officials, and requested better shared maps/data on already-approved development, student generation, infrastructure burdens, and realistic delivery timelines (often 24–36 months post-approval). The group discussed a Commission/PlanRVA convening role (structured dialogue with General Assembly members before/outside session), using PlanRVA as a neutral data source, and sharpening the narrative around broader drivers (wages/pay inequities), while also exploring process consistency, reducing post-zoning barriers so entitled projects get built, and infrastructure funding tools—tempered by Virginia limits on impact fees and concerns that added fees/proffers can be passed on to buyers.

## **B. Strategic Vision Alignment & Update**

Dr. Sarin Adhikari presented recent housing data to anchor the Commission's discussion in measurable trends and assess whether new supply is reaching truly affordable price points. He summarized the region's third Market Value Analysis (MVA) (following 2017 and 2022), which categorizes neighborhoods into nine market types (broadly strong, middle, and weaker markets). He reported that since 2022 the region's markets have generally shifted upward in cost, including rapid price growth in areas that historically provided naturally affordable housing; "middle" markets were flagged as especially vulnerable due to churn, conversions to higher-cost housing, and displacement pressure, while weaker-market areas have also seen significant price growth.

Using affordability thresholds and maps, Sarin said households at 50%, 80%, and even 100% of AMI increasingly cannot afford typical regional home prices, limiting options for many service and production workers; affordability at 80% AMI was described as extremely limited, and even 100–120% AMI affordability clustered mainly in weaker-market areas, while households around 200% of median income could afford most of the region. He noted observable geographic patterns in investor purchases, linked higher rents and investor activity to higher eviction activity, and summarized displacement-risk findings suggesting households whose incomes only tracked inflation since 2015 could be pushed outward—contributing to longer commutes into job centers.

He noted some "good news" (strong permit activity, pockets of ongoing construction, signs of for-sale stabilization, and rising rental vacancy suggesting some easing from peak conditions), but cautioned that stabilization doesn't mean rents are inexpensive. He concluded that while overall supply is improving, it is not arriving at sufficient scale

below ~100% AMI, so market forces alone are unlikely to close the gap without targeted public/partner interventions. In Q&A, commissioners asked about AMI methodology and geography; Sarin noted HUD updates AMI annually and that AMI is set at the MSA level (which can differ from PlanRVA/local conditions and mask within-region variation), adding that some MVA affordability work used regional medians to better reflect local realities; Chair Stewart closed by inviting follow-up questions offline.

Holly Gordon updated the Commission on recent engagement work, noting staff outreach over the past ~six weeks has included plan-specific events (e.g., Blackwell Evolves supporting transportation planning), professional development/field learning (the Transportation Research Board annual meeting in Washington, DC), and partner convenings (Virginia Resilience Reception and PHA's State of Housing event). She also cited a City of Richmond Sustainability Office event at the ICA as a networking opportunity that generated a new community connection (an urban planning student who plans to attend the upcoming symposium).

Holly reported the Natural Resources Plan priority-setting input cycle concluded in January, and said the next 2–3 months will be “transportation heavy,” with overlapping public input on: (1) the TIP (near-term, currently funded projects), (2) the long-range transportation plan (20–25 year horizon), and (3) the regional safety plan (community perspectives on safety behaviors and infrastructure). She directed commissioners to engage [planrva.org](http://planrva.org) for shareable outreach materials.

Looking ahead, she previewed a March grant partnership with the Central Virginia Waste Management Authority to assess/map regional recycling activity to inform future programming. She also invited commissioners and the public to the Regional Symposium on Friday, March 13 (Hanover County; Richmond Times-Dispatch location in Mechanicsville), featuring the public debut of the Market Value Analysis tool with a locality panel and an afternoon focus on transportation planning, with flyers and details available via PlanRVA's website.

### **C. Decision Items**

Chair Stewart then told the Commission that the Executive Committee took action to change their meeting from April 9<sup>th</sup> to April 16<sup>th</sup>, due to a conflict for the Chair. She then entertained a motion to do the same for the Commission meeting and move it from April 9<sup>th</sup> to April 16<sup>th</sup>. On a motion by Mr. Jim Ingle and seconded by Rev. Milton Hathaway, all voted unanimously to move the meeting.

Chair Stewart turned the floor to Sean Davis for the finance report. Davis explained PlanRVA is moving quickly to strengthen its reserve policy during budget preparation due to heightened risk following last year's funding disruptions and shutdown uncertainty. He stressed the shortfall is not fiscal mismanagement, but a changed operating environment that requires more liquidity as PlanRVA takes on grant- and contract-funded work. He reiterated the Commission's operating principle: if grant/contract revenue does not arrive, the related work stops, and staff/counsel will continue to enforce that expectation when accepting new work.

Davis added that, as a public-sector, grant-funded organization, PlanRVA cannot prudently (and in some cases legally) hold excessive cash, particularly given federal

grant constraints. The Finance Committee advanced a reserve strategy (Executive Committee to Commission) targeting six months of reserves long-term, with an initial milestone of three months by the end of CY 2027, and an interim 50/50 cash-to-receivables balance within the reserve portion to better reflect true operating capacity given reimbursement timing. He noted the first phase will be the hardest and framed the policy as a practical benchmark to inform staffing/contracting decisions.

Lauren Shephard provided current figures and policy context: total cash (operating + reserve) is just over \$1.0M and receivables are about \$1.7M, reflecting improved coordination among finance, program managers, and partners. She said the current policy sets a flat \$1.0M fund balance target without specifying composition, while the proposed approach shifts to a rolling reserve target (eventually six months; three months by CY 2027) and moves the reserve mix from roughly 12% cash / 88% receivables toward the 50/50 goal.

In response to questions, staff indicated they anticipated no immediate change to PlanRVA's existing investment policy or strategy, but would revisit as needed, and they confirmed the change would be brought forward as a formal policy amendment (rather than simply a "plan") for Commission action. Chair Stewart then sought a motion to waive the 10-day notice requirement due to the policy's implications for FY budget preparation and to approve the fund balance reserve policy amendment. Mark Miller made the motion, and it was seconded by Sean Davis. All voted unanimously and the motion carried.

Ms. Jessica Schneider left the meeting at 11 :00 a.m. There were still 21 physical votes present, so the quorum remained.

Chair Stewart then moved on to the consent agenda items. These items included the November 13, 2025 meeting minutes, the Joint Annual Meeting minutes from December 4, 2025, the acceptance of the financial statements, and the Intergovernmental and Environmental Reviews. The items were voted on as a block in a motion by Bill Donati. The motion was seconded by Jim Ingle and passed unanimously.

After the consent agenda, Nicole Keller, PlanRVA, gave a report that the regional Air Quality Plan had been finalized after three public comment periods and multiple locality review rounds, submitted to EPA in early December, and approved. Her presentation recommended adopting it as a guiding document within the Healthy Environment pathway of the Pathways to the Future Strategic Plan.

The plan documented regional climate impacts, established a 2022 baseline emissions and co-pollutant inventory, projected "business-as-usual" emissions trends to 2050, and laid out 22 voluntary measures (with 181 supporting actions) across six sectors, along with expected economic, health, and resilience co-benefits. Staff said the next phase would be to help localities create short, customized 2–5 year action roadmaps and set up tracking systems ahead of a required 2027 EPA status report. Modeling indicated emissions could decline 43% by 2050 under business as usual and up to 93% with full implementation, and the steering committee unanimously endorsed targets of 22% emissions reduction by 2035, adding 2 GW of solar by 2050, and achieving net zero by 2050. On a motion by Ms. Jessica Schneider, seconded by Katherine Jordan, the Commission voted

unanimously approve the resolution and adopt the Air Quality Plan into the Regional Strategic Plan, Pathways to the Future.

Next on the agenda was the mission moment, given by Martha Shickle. She highlighted that finance improvements had been a major theme of the meeting and recognized eight members of the core implementation team who supported PlanRVA's migration to a new, comprehensive financial management system. She noted the transition was more complex than expected because it required consolidating information previously spread across multiple systems, spreadsheets, and institutional knowledge held "in people's heads" into a single platform. Ms. Shickle emphasized that the project helped staff better understand how funds and workflows moved through the agency and created stronger internal infrastructure based on staff expertise.

She framed the system as a practical example of technology freeing employees to focus on mission work by reducing manual tracking and memory-based processes and cited a recent report that showed staff time allocations through February 10—an improvement over prior reporting that lagged by roughly 45 days. She concluded that near-real-time financial visibility would improve decision-making, strengthen reporting to the Commission, and support implementation of the newly amended reserve policy, and expressed appreciation to the team members who led the effort.

Dr. Newbille left the meeting at approximately 11:12 a.m.

Chair Stewart then gave the floor to Rev. Roscoe Cooper, who was representing Henrico County for the "Convene the Region" portion of the agenda. Rev. Cooper outlined Henrico County's recent affordable housing work, emphasizing both reinvestment in existing communities and new tools to expand attainable homeownership. He highlighted the Glenwood Farms redevelopment (now Clover Spring), where the County—through its EDA—provided an \$11 million loan, acted as a fiscal intermediary for Virginia Housing, and offered incentives (tax rebates, expedited reviews, demolition reimbursements, and utility connection credits), alongside resident supports such as financial coaching and a planned \$4 million rent-gap assistance fund for up to three years; construction began in November. He also noted planned improvements at St. Luke, the County's largest public housing community, including strengthened maintenance and security measures.

Cooper cited Henrico's Employee Home Purchase Assistance Program, which had invested over \$1.4 million to help employees purchase 58 homes countywide with an average of under \$7,000 out-of-pocket. He then highlighted the Affordable Housing Trust Fund, seeded with the first \$60 million of data center real estate tax revenue and implemented with PHA, which had approved 13 developments to create 383 affordable homes toward a 750-home goal, including examples where the fund reduced purchase prices substantially. He closed by noting adoption of a new zoning category (R-5B) allowing higher-density single-family detached housing (up to 10 units/acre) to lower land costs per home and improve affordability.

Chair Stewart noted that Powhatan County would be the next locality to have a member share at the April 16<sup>th</sup> meeting.

#### **D. Adjournment**

With no other commentary, Katherine Jordan made a motion to adjourn. The motion was seconded by Sean Davis, and Chair Stewart adjourned the meeting at approximately 11:15 a.m. The next meeting is scheduled for April 16, 2026 at 9:30 a.m. in the PlanRVA James River Boardroom.