AFFORDABLE DWELLING UNIT ADVISORY BOARD (ADUAB)
MEETING AGENDA

August 9, 2011

Shenandoah Building – Second Floor Shenandoah Conference Room

TIME: 8:00 AM

– Welcome –

I AGENDA REVIEW, ADDITIONS, CHANGES

II PUBLIC COMMENT

III REVIEW OF MINUTES

A. June 14, 2011 ADUAB Meeting

IV ACTION ITEMS

A. Ryland Homes Land Development Costs (Lenny)
B. Ryan Homes Land Development Costs (Lenny)
C. ADU Pricing at Morley Corner (Lenny)
D. Overtime Pilot Program (Stephanie)

V DISCUSSION ITEMS

A. ADUAB Membership Vacancies
-Public at Large-One applicant (Jim Anders, resume´ attached)-Recommendation to Board of Supervisors
-Planning-vacant
-Realtor-One applicant (Dawn Billow, resume´ to be distributed at meeting-Recommendation to Board of Supervisors
B. Retreat

VI ADJOURN

Next Meeting
September 13, 2011, 8:00 a.m.

***Items included in the on-line Agenda Packet:**

A-1: Draft June 14, 2011 Minutes
A-2: Staff Report-Ryland Homes Land Development Costs
A-3: Staff Report-Ryan Homes Land Development Costs
A-4: Staff Report- ADU Pricing at Morley Corner
A-5: Staff Report-Overtime Pilot Program
A-6: Quarterly Quick Facts
A-7: Monthly ADU Stats-June 2011
A-8: Jim Anders resume
A-9: Dawn Billows resume
A-10: Attendance Sheet

Housing Policies (http://www.loudoun.gov/Default.aspx?tabid=947)

Affordable Dwelling Unit Advisory Board Meeting Minutes (ADUAB)
Tuesday – June 14, 2011
Shenandoah Room - Shenandoah Building

Members Present: Joe Paciulli, Chair; Pamela McGraw, Dwight Stonerook, Steve Schulte, Ryan Sauder, Joseph Carter, Jim Burton

DFS Staff Present: Sarah Coyle Etro, Assistant Director; Jan Boothby, CDBG Program Manager, Jill Brady, Administrative Assistant, Lenny Goldberg, ADU Purchase Housing Specialist

Public Present: Miller & Smith: Dexter Fink, Dale Hall
Richmond American Homes: Robert Baker, Ashan Chohan

CALL TO ORDER Joe Paciulli called the meeting to order at 8:05 A.M.

MEETING MINUTES: The minutes from the May 2011 ADUAB meeting were reviewed with edits.

DISCLOSURE: Steve Schulte recused himself from the discussion and vote regarding Miller & Smith as the properties being discussed are in Brambleton; a development in which Mr. Schulte holds an interest.

Joseph Paciulli disclosed that he is an owner of an engineering firm and in that business have builders and developers as clients and work on land development projects. Further, Mr. Paciulli stated that he has worked for Miller & Smith and Richmond American Homes on projects other than those being discussed at this meeting. As a duly appointed member of ADUAB Mr. Paciulli feels he is capable of acting objectively in the matters being discussed today and participate objectively and fairly in the public's interest.

DISCUSSION ITEMS:
ADU Sales Price: Discussion took place regarding the ADUAB Price Decisions –Sales Price Exceeds Maximum Chart as well as the Percentage of Participants on ADU Purchase Program Waitlist by Household Size and Projected Income of Each Participant Chart. The ADUAB felt that the charts were extremely helpful in knowing where their decisions are being made regarding pricing and the number of individuals who are on the waitlist.

Chair and Vice Chair Meeting with County Attorney: Joe Paciulli and Michael Capretti met with Jack Roberts, County Attorney to discuss the workings of the ADUAB; how and why they do what they do. Update will continue when the County Attorney has completed their work on ADUAB issues they have in their office. Joe Paciulli asked staff to confirm where builders who do not agree with an ADUAB decision would go to appeal that decision (BOS or Zoning Administrator). Staff will work on this issue and update the ADUAB once staff is advised.

ADUAB Member Resignations: There are two vacancies on the ADUAB, Realtor and At Large as Dawn McKenzie and Greg Barrett have resigned. The positions will be advertised in accordance with the County guidelines. Members who are appointed to the vacant terms will complete the terms of the exiting members. Staff will reach out to Realtor groups and anyone who would like to reach out to individuals they know that would be interested in serving should do so. Further discussion will take place at the August 14, 2011 meeting regarding setting up a Nominations Committee or forwarding the nominees directly to the BOS.

ACTION ITEMS:
Richmond American: The ADUAB Builders Committee met on March 3, 2011 to discuss ADU land development costs with Richmond American Homes of Virginia, Inc. The recommendation of the ADUAB Builders Committee was to approve the requested land development costs of $54,063 per lot. The ADU sales price based upon this land development cost was $175,699.

The issue was brought to the full ADUAB for consideration on March 8, 2011. Following a lengthy discussion, the ADUAB suggested that the representatives from Richmond American Homes discuss the ADU pricing with company officials who had the authority to negotiate sales prices. Richmond American Homes was to notify staff once a decision had been made on ADU pricing. Staff was notified by Mr. Chohan of Richmond American Homes that they are now ready to discuss ADU pricing at Providence Glen.

DRAFT

Representatives from Richmond American Homes attended the May 10, 2011 ADUAB meeting. The Richmond American representatives presented a reduced sales price of $157,169. Pamela McGraw motioned that the ADUAB approve a sales price of $146,000, and Mr. Schulte seconded the motion. The motion passed 4-3-3.

After further discussion, Steve Schulte motioned to reconsider the Richmond American vote which was seconded by Dwight Stonerook. The motion passed 5-2-0-3. The ADUAB directed staff to reach out to Richmond American and invite them to the June 2011 ADUAB meeting.

Richmond American Homes submitted a revised pricing request for the proposed ADUs at Providence Glen. The land development costs were reduced from $54,063 to $37,534 per ADU lot. Per Mr. Chohan, the Controller for Richmond American Homes, the revised land development costs are based strictly on costs incurred by townhouse lots and not a combination of townhouse lots and single family detached lots as was the case for the original submission. The sales price was reduced from $175,699 to $157,169.

Representatives from Richmond American are back to discuss the pricing issue further. Members of the ADUAB stated that they appreciated Richmond American providing a larger unit, the larger unit is not consistent with the needs of the program participants. At the sales price of $157,169 there are 11 households (at three times the household income) on the waiting list that would have and income that could qualify them for the purchase of these homes. At two and a half times the household income, there are no households that could qualify to purchase these homes.

Ryan Sauder motion to approve the land development costs of $37,534 and the resulting sales price of $157,169. Dwight Stonerook seconded the motion. The motion passed 3-2-3. Joe Paciulli, Ryan Sauder and Dwight Stonerook voting yes, Joseph Carter and Pamela McGraw voting no and Michael Capretti and Shaun Kelley absent for the vote with (Steve Schulte recused himself and left the meeting prior to the discussion).

Miller & Smith: Miller & Smith submitted the ADU Proforma Form Schedule C to staff on April 18, 2011. The proposed ADUs (18 of them) will be 3 bedroom townhouses (18 ft. wide and 1405 sq. ft.) with 2.5 baths, 1 car garage and gas heat. The HOA fee is $177 per month and includes a technology fee (high speed FIOS internet), maintenance of commons areas and cutting of the front lawn.

The ADUAB Builders Committee met on April 28, 2011 to discuss ADU land development costs with representatives of Miller & Smith Homes, Inc. After discussing various budget items, the Builders Committee voted (Motion by Michael Capretti, 2nd by Dwight Stonerook) 2-0-1 abstaining (Steve Schulte) to approve the requested $27,164 per ADU lot in Project Infrastructure & Common Development Costs.

Representatives from Miller & Smith Homes attended the May 10, 2011 ADUAB meeting. Following the builders presentation, Ryan Sauder motioned to approve the requested land development cost of $27,164 per lot and Dwight Stonerook seconded the motion. Michael Capretti then called for a substitute motion which was made by Pamela McGraw. The motion was that the sales price of the proposed ADUs with all the requested add-ons at the program maximum land development costs be $134,493. The land development costs would be $17,000. The motion passed 4-2-1-3.

Following the vote, Miller & Smith asked what their recourse was as it related to the vote. Mr. Capretti advised that they could bring the issue back for reconsideration at the next meeting. The representatives from Miller & Smith then left the meeting. After further discussion, Ryan Sauder motioned to reconsider the Miller & Smith Homes vote, which was seconded by Dwight Stonerook. The motion passed 4-2-1-3. Ryan Sauder suggested that the ADUAB invite Miller & Smith Homes to the June 2011 ADUAB meeting. Michael Capretti recalled the vote regarding Miller & Smith, wherein Ryan Sauder motioned that the ADUAB approve the requested land development costs and the resulting sales price of $145,893. Dwight Stonerook seconded the motion which failed 2-4-1-3.

The sale price of the proposed ADUs will be $145,893. Included in this sales price, along with the land development costs of $27,164 per ADU lot (program maximum is $5,000), are $9,248 ($18,495 X 50% of builders cost) of add-ons including brick veneer & precast, low slope TPO roof / main house roof, casement windows, decorative bronze downspouts and collector boxes, exterior iron railings, front entry door including transom & sidelights, etc. These are listed by Miller & Smith as “architectural compatibility items”. The sales price of the proposed ADUs at the program maximum land development costs excluding all the add-ons would be $124,126. The sales price of the proposed ADUs with all the requested add-ons at the program maximum land development costs would be $134,493.

DRAFT

Representatives from Miller & Smith are back to discuss the pricing issue further. Members of the ADUAB stated that they believe the product is exceptional, interspersion is exactly what the program is looking to accomplish but the price does not fit the program guidelines. Staff confirmed that at the $145,893 there is a good chance these homes will sell to the program participants on the waitlist. Pamela McGraw motioned that the ADUAB approve the land development costs of $27,164 and the resulting sales price of $145,893; Joseph Carter seconded the motion The motion passed 4-1-3. Joe Paciulli, Ryan Sauder, Dwight Stonerook and Pamela McGraw voting yes, Joseph Carter voting no and Michael Capretti and Shaun Kelley absent for the vote with (Steve Schulte recused himself and left the meeting prior to the discussion).

Approval of New Income/Rental Limits:
Chapter 1450.03 (a) of the Loudoun County Codified Ordinance requires that the ADUAB annually review and approve revised income eligibility & rental prices for the Homebuyers Opportunity Sales Program and the ADU Rental Program. The ADUAB last approved revised income eligibility and ADU rental prices at their June 2010 business meeting. The US Department of Housing and Urban Development (HUD) released the new median income figures for this area, with a HUD effective date of May 31, 2011. The median income increased from $103,500 to $106,100. Joseph Carter motioned that the ADUAB approve the revised income eligibility & rental prices for the Homebuyers Opportunity Sales Program and the ADU Rental Program; Pamela McGraw seconded the motion. The motion passed 5-0-3 with Michael Capretti, Shaun Kelley and Steve Schulte absent for the vote.

COMMITTEE REPORTS
Housing Advisory Board (HAB): No Report
Finance Committee: No Report
Builders Committee: See Above
Zoning/ Modifications Committee: No Report
Joint Builders and Zoning/Modifications Committee: No Report

NEXT MEETING
August 14, 2011
Meeting adjourned 10:05 am

DRAFT

COUNTY OF LOUDOUN
DEPARTMENT OF FAMILY SERVICES

MEMORANDUM

DATE: August 9, 2011

TO: ADUAB

FROM: Lenny Goldberg, ADU Purchase Housing Specialist

SUBJECT: ADU Pricing at Autumn Oaks

BUILDER: Ryan Homes

WHY THIS ITEM HAS COME BEFORE THE ADUAB:

Ryan Homes has submitted ADU land development costs that exceed the program maximum**.** The Builders Committee has met on this issue and is forwarding it on to the ADUAB for a vote.

BACKGROUND

Ryan Homes submitted the ADU pricing form and Proforma Form to staff on July 18, 2011. Representatives from Ryan Homes requested a meeting with the ADUAB Builders Committee. The ADUs are to be 3 bedroom, 2 bath townhouses with 1432 square feet of living area and a 1 car garage. There are 179 homes to be constructed and 23 will be ADUs.

PRICING ISSUE

The ADU land development costs submitted by Ryan Homes exceed the program maximums. Ryan Homes is not requesting credit for ADU Specific Section Development Costs. However, Ryan Homes is requesting $32,700 per lot in Project Infrastructure & Common Development Costs. The current program maximum is $5,000 per lot.

The ADU sales price for the unit, utilizing the requested $32,700 per lot charge will be **$141,772**. This sales price includes gas heat and a $13,575 per ADU Loudoun Water charge. The sales price of the ADUs at the maximum program land development costs of $5,000 for Project Infrastructure & Common Development Costs, $12,000 for ADU Specific Section Development Costs, gas heat and the Loudoun Water charge would be $124,153.

STAFF RECOMMENDATION

Staff recommends that the ADUAB Builders Committee approve the requested land development cost, provided the builder/ developer's contracts substantiate the requested costs.

BUILDERS COMMITTEE RECOMMENDATION:

The ADUAB Builders Committee met on August 2, 2011 to discuss the requested ADU land development costs. Committee members Steve Schulte and Dwight Stonerook attended the meeting. Michael Capretti was unable to attend. Jan Boothby represented staff at the meeting. Josh Sroka and Ron Wagner represented Ryan Homes. The Committee members discussed the requested costs and commented that the Builder has got a substantiated number of costs with final contracts. Following the discussion, the consensus of the Committee was to approve the requested $32,700 per ADU lot in Project Infrastructure & Common Development Costs.

DRAFT MOTIONS:

I Move:

1. The ADUAB approve the requested $32,700 per ADU lot in Project Infrastructure & Common Development Costs and the resulting ADU sales price of $141,772

   OR

2. The ADUAB not approve the requested $32,700 per ADU lot in Project Infrastructure & Common Development Costs and the resulting ADU sales price of $141,772

   OR

3. I move an alternate motion

COUNTY OF LOUDOUN
DEPARTMENT OF FAMILY SERVICES

MEMORANDUM

DATE: August 9, 2011

TO: ADUAB

FROM: Lenny Goldberg, ADU Purchase Housing Specialist

SUBJECT: ADU Pricing at Morley Corner

BUILDER: Ryan Homes

WHY THIS ITEM HAS COME BEFORE THE ADUAB:

Ryan Homes has submitted a request to increase an already ADUAB approved sales price of $135,000 for ADUs to be constructed at Morley Corner.

BACKGROUND

The ADUAB met on August 10, 2010 and voted to approve an ADU sales price of $135,000. The ADUs to be constructed are 3 bedroom, 2.5 bath 2 over 2 units. Included in the approved sales price was a brick front at $2,021 and Loudoun Water charges of $8,029. To date, 1 ADU has been offered for sale and was purchased by an ADU purchaser. There are 7 more ADUs to be constructed. It should be noted that current program procedures allow the builder to claim increases in Loudoun Water charges when such an increase occurs. An ADUAB vote on this issue would not be required.

PRICING ISSUE

Ryan Homes advised staff that they are losing approximately $3,500 per ADU. This is due to an increase in Loudoun Water charges ($8,029 to $10,633) and an increase in the amount of brick to be used on the units ($2,021 to $3,277). These changes will increase the ADU sales price from $135,000 to $139,330.

STAFF RECOMMENDATION

Staff recommends that the ADUAB approve the requested increase in Loudoun Water charges ($8,029 to $10,633), brick charges ($2,021 to $3,277), and the resulting sales price increase from $135,000 to $139,330 provided the builder provides staff with documentation substantiating the increase in Loudoun Water charges and brick costs. It should be noted that Mr. Josh Sroka with Ryan Homes advised staff on 08/05/2011 that the recently finalized Community Rules & Regulations require more brick on the homes than originally planned. Staff requests additional discussion by the ADUAB on the increased brick charges.

DRAFT MOTIONS:

I Move:

1. The ADUAB approve the requested increase in Loudoun Water charges ($8,029 to $10,633), brick charges ($2,021 to $3,277), and the resulting sales price increase from $135,000 to $139,330 provided that the builder provide staff with documentation substantiating the increase in Loudoun Water charges and brick costs.

   OR

2. The ADUAB not approve the requested increase in Loudoun Water charges ($8,029 to $10,633), brick charges ($2,021 to $3,277), and the resulting sales price increase from $135,000 to $139,330.

   OR

3. I move an alternate motion

EQUAL HOUSING OPPORTUNITY

COUNTY OF LOUDOUN
DEPARTMENT OF FAMILY SERVICES
MEMORANDUM

DATE: August 9, 2011

TO: ADUAB

FROM: Stephanie Payne, ADU Rental Housing Specialist

RE: Overtime Pilot Program (ADU Purchase and Rental Programs)

Background:

The Overtime Pilot Program allows ADU Housing Specialists to not count overtime when determining eligibility for an applicant when the overtime causes the applicant(s) to be over-income for the ADU Program. Drivers (limousine and taxi), Deputy Sheriff, Fire/Rescue, Emergency Personnel and hospital/medical employees were identified as the occupations with documented overtime. The Overtime Pilot Program was approved at the August 11, 2009 ADUAB Meeting. The program was proposed to be in place for one year and reassessed upon its conclusion. The ADU Program implemented the Overtime Pilot Program on September 22, 2009. Attached are client usage charts on the Pilot Purchase and Rental Programs.

ADU Rental Program:

Since the implementation of the Overtime Pilot Program, new applicants have gotten into the program and current clients have renewed under the program. In several cases, applicants obtaining an ADU Rental certificate are earning a significant amount of overtime. Using the Overtime Pilot Program, applicants know they can earn overtime and it will not be counted. There are two communities in the ADU Rental Program whose maximum income cannot exceed 40% of the area median income (AMI). There have been several cases where applicants got into the ADU Rental Program under the Pilot Program and when the overtime was subtracted, the applicants qualified under the 40%. This means that households making well over 40% of the AMI have the opportunity to live in the 40% ADU units. Currently the ADU Rental Program has a limited number of available units. Intake appointments are scheduled into December 2011.

If the Overtime Pilot Program were terminated for the ADU Rental Program, future applicants would not be able qualify under the Overtime Pilot Program however the applicants currently under the Overtime Pilot Program would be able to continue to renew under this program until they no longer qualify or their certificate expires.

ADU Purchase Program:

The ADU Pilot Program allows greater flexibility for First Responders (Deputies/Police Officers, Fire/Rescue, and Health Care Professionals) and others when qualifying for the ADU Purchase Program. With this program, earnings from overtime are not considered when calculating total gross income if it is determined that the total household income exceeds income guidelines for a specific household size solely because of the income earned from overtime.

Since its inception, the ADU Pilot Program has enabled 5 First Responders and 2 others to purchase a home through the program. In addition, 2 First Responders and 2 others are on the waitlist to purchase a home through the ADU Purchase Program.

Issue:

Should the ADU Overtime Pilot Program become permanent for the ADU Purchase and Rental Programs?

Staff Recommendation:

Staff recommends that the Overtime Pilot Program become permanent for the ADU Purchase Program.

Draft Motion(s):

1. I move that the ADUAB approve the Overtime Pilot Program as permanent for the ADU Purchase Program.

Or

2. I move an alternate motion.

Active Waitlist:	
Profession	**# by Profession**
Security	1
Transportation	1
Administrative	3
Airport	2
Served	
Profession	**# by Profession**
Transportation	2
Administrative	1
Retail	2
Construction	1

Active Waitlist:	
Profession	**# by Profession**
Security	1
Transportation	1
Administrative	3
Airport	2
Served	
Profession	**# by Profession**
Transportation	2
Administrative	1
Retail	2
Construction	1

QUICK FACTS AS OF 6-30-2011

Fiscal Year:	FY 2010				FY2011			
Quarter:	1st	2nd	3rd	4th	1st	2nd	3rd	4th
Dates:	7/1/09 to 9/30/09	10/1/09 to 12/31/09	1/1/10 to 3/31/10	4/1/10 to 6/30/10	7/1/10 to 9/30/10	10/1/10 to 12/31/10	1/1/11 to 3/31/11	4/1/11 to 6/30/11
Purchase Program:								
# of ADU Homes Purchased:	31	27	15	17	11	22	19	18
# of Qualified Households on Purchase Wait List:	69	76	61	77	81	67	56	44
Mean Household Income for Quarter:	$46,418.00	$47,840.00	$44,476.00	$45,624.00	$43,425.00	$47,894.00	$42,291.00	$44,149.00
Rental Program:								
# of ADU Apartments leased at end of Quarter:	44	35	36	30	24	22	30	29
# on Waiting List at end of Quarter:	70	87	85	90	113	91	76	79
Mean Household Income for Quarter:	$33,686.00	$35,474.00	$32,255.00	$34,593.00	$32,775.00	$35,458.00	$31,748.00	$35,380.00

Number of ADU Homes Purchased (since beginning of Program):	1742
Total Number of ADU Apartments:	315

ADU Monthly Numbers for
June 2011

(For each item list the number of units for month above, unless otherwise specified)

ADU Purchase Program-Foreclosures	June 2011	Cumulative 2010
Number of ADUs in Foreclosure Status and being litigated in the County Attorney's Office:	**42***	**44****
Foreclosures lost from the Program:	**21***	**1**
Foreclosures purchased by County and sold to ADU clients:	**3***	**1**
Foreclosures purchased by banks and sold to ADU clients:	**2***	**0**
ADU Purchase Program—Properties		
New Construction Properties:		
• Number of ADU New Homes per NOAs:	**15**	**35**
• Number of New ADUs currently available for purchase:	**16**	**7****
• Number of New ADUs purchased (settled):	**6**	**64**
• Number of ADUs unsold in 90 days (lost from program):	**0**	**16**
Resale Properties:		
• Resales available for purchase:	**8**	*******
• Resales under contract:	**5**	**30**
• Resales unsold in 90 days (lost from program):	**0**	**8**
Total number of ADUs constructed since Program Inception:	**1556***	**1528****
ADU Purchase Program—Clients		
Persons who attended ADU Purchase Program intakes this month:	**16**	**148**
Client households certified this month:		
• Priority 1: Live and work in Loudoun County:	**6**	**74**
• Priority 2: Only work in Loudoun County:	**2**	**11**
• Priority 3: Only Live in Loudoun County:	**1**	**19**
• Priority 4: Does not live or work in Loudoun County:	**2**	**4**
Client households who purchased (settled) this month:		
• Priority 1:	**7**	**51**
• Priority 2:	**2**	**5**
• Priority 3:	**0**	**7**
• Priority 4:	**0**	**1**
Avg. household Income of persons who purchased (settled) this month:	**$44,149**	**$44,242**

	June 2011	2010
Total number of client households on the Waitlist (Ongoing):		
• Priority 1:	21	43**
• Priority 2:	6	5**
• Priority 3:	15	15**
• Priority 4:	2	4**
Number of Suspended client cases:	5	7**
Number of households removed from Waitlist (expired/withdrawn) this month:		
• Priority 1:	1	31
• Priority 2:	1	6
• Priority 3:	0	8
• Priority 4:	0	8
ADU Rental Program—Units		
Number of New ADU Apartments per New NOA	19	
Number of Rental Units in the Program:	315	309
Total number of occupied Rental Units:	296	295
Number of vacant units (at month's end):		
• 1-BR	11	5
• 2-BR	6	6
• 3-BR	2	3
ADU Rental Program-Clients		
Number of persons who attended ADU Rental Program intakes this month:	12	165
Number of new certificates this month:	8	136
Number of households newly leased this month:	13	115
Average household income of clients living in leased units:	$34,022	$33,979
Number of households removed from Waitlist this month (ineligible/expired):	5	63
Number of households returned to Waitlist this month due to end of a lease:	5	38
Total number of households on Waitlist:	79	91
Number of households removed from Served List (closed/ineligible/expired):	3	73
ADU Programs-Administrative		
Number of Incoming Phone Calls:	928	6087
Homebuyer Education Class Attendees	10	59
Homebuyer Education Class Attendees-year to date	22	N/A

***Ongoing. Numbers indicated are the numbers as of June 30, 2011**
**** Ongoing. Numbers indicated are the numbers as of December 31, 2010**
**** Information not determined at the time of query.**

A-7-2

James A. Anders, Jr.
4241 Summit Corner Drive, #464
Fairfax, Virginia 22030
Phone: (571) 437-5829

Experience:

1997-present	**Winchester Homes Inc.** **Vice President – Land Acquisition** **Land Acquisition Manager**
1992-1997	**Stanley Martin Companies** **Vice President – Land Acquisition and Development** **Division Land Development Manager**
1987-1992	**Edward R. Carr & Associates/Carr Properties, Inc./JCE, Inc.** **Planning and Engineering Project Manager**
1984-1997	**Dewberry & Davis** **Urban Planner**

Education:

1984	**Master of Regional Planning** **University of North Carolina at Chapel Hill** **Chapel Hill, NC**
1982	**Bachelor of Arts in Environmental Sciences** **University of Virginia** **Charlottesville, VA**

Current and Past Affiliations:

Loudoun County Housing Advisory Board, 2007 - present

Urban Land Institute
Washington District
Workforce Housing Committee

Northern Virginia Building Industry Association
Loudoun Chapter Council
Fairfax Chapter, Division of Design Review Subcommittee Chairman

Affordable Dwelling Advisory Board Membership 2011 Attendance

	1/11	2/8	3/8	4/12	5/10	6/10	7/10	8/10						
Paciulli	P	P	P	P	A	P	-----							
Capretti	P	P	A	P	P	A	-----							
McGraw	P	P	P	P	P	P	-----							
Stonerook	P	P	P	P	P	P	-----							
Schulte	P	P	P	A	P	P	-----							
Sauder	P	P	P	A	P	P	-----							
Kelley	P	A	P	P	P	A	-----							
Carter	P	P	P	P	P	P	-----							
Burton	P	P	P	P	P	P	-----							

P = Present
A = Absent

The ADUAB did not meet in July