



Housing Advisory Committee

Subcommittee Meeting to Discuss Charlottesville Rental Assistance Program

Friday, July 14, 2017

In Attendance: Dan Rosensweig - Habitat for Humanity
Ridge Schuyler - Piedmont Valley Community College
Phil d'Oronzio - Pilot Mortgage; HAC Chair
Grant Duffield - Charlottesville Redevelopment and Housing Authority
Carey Claussen – Legal Aid Justice Center
Brandon Collins – Public Housing Association of Residents
Edward Mendes – Real Estate Investor
Vicki Metcalf – Clergy and Laity for Peace and Justice
Lena Seville - Clergy and Laity for Peace and Justice

Minutes

1. Opening and Introductions Dan Rosensweig
 - a. Purpose of meeting is to craft recommendation concerning proposed CFRA program structure for presentation to Staff and Council.

2. Origin of Subcommittee and CFRA project Phil d'Oronzio
 - a. Discussion of HAC's charge to make recommendation to Council concerning "immediate impact" affordable housing measures for Charlottesville.
 - b. CFRA timeline.
 - i. Subcommittee makes presents recommendation to staff by 7/21/17.
 - ii. Staff returns comments to recommendation to HAC by 8/4/17.
 - iii. Subcommittee reviews Staff comments and makes final recommendation to Council at the 9/14/17 City Council meeting.

3. Discussion of Housing needs and key elements of program. Group
 - a. Much demand for affordable housing.
 - i. Evidenced by CRHA HCV waiting list, PVCC program participant feedback, other agency/city data.
 - b. CFRA program must be as simple as possible.

- c. Use Year 1 of the program to learn.
 - i. Seek out participant engagement and inquiry to refine the program.
 - d. CFRA should be largely but not exclusively “needs driven”.
 - i. Program should be focused on provision of housing vs. other outcomes.
 - e. CFRA program assistance must be non-portable outside Charlottesville and Albemarle County.
 - i. Housing within City limits is a priority.
 - ii. Housing in Albemarle County will be okay if insufficient housing stock exists in City.
 - f. A member of the public said that there is concern that Form Based Code will result in reduction of very low income housing stock which may impact the CFRA program’s effectiveness.
 - g. How can the program be tailored to serve the most people?
 - i. Do we limit the amount of subsidy per participant to spread the funding further?
 - ii. Program should be needs driven on case by case basis.
 - h. Single mother households are in great need of housing assistance.
 - i. PVCC and CRHA data.
 - i. Program should have an FSS priority/preference.
 - j. Program should support Rapid Rehousing efforts.
 - k. Program should target families on CRHA HCV waiting list for assistance.
 - i. CRHA HCV waiting list participants will have right of first refusal to participate in the CFRA program.
 - ii. HCV waitlist families that receive assistance under CFRA program will not be require to relinquish their standing on the CRHA waiting list.
 - l. Can we “parse” the HCV waiting list to determine priorities?
 - i. Rapid Rehousing and Homelessness prevention.
 - m. Rules governing program should be the same as those currently used by CRHA’s HCV program.
 - i. CHRA to administer at no additional cost (100% of funds go directly to rental assistance).
 - ii. CRHA and/or sub committee can petition HAC to allow changes to administrative policies to enhance efficiency and effectiveness of program.
 - n. CFRA program should provide assistance based on 100% of area Fair Market Rent rates for the first 2 years, then reevaluate.
 - o. CFRA program should use existing 30% of adjusted income structure to determine participant ability to pay (inclusive of utilities).
4. Recommendation (pull from motion)
 5. Next meeting (August 2?)
 6. Adjournment: 3pm

Motion

Housing Advisory Committee Policy Subcommittee to study and recommend to City Council structure for a rental assistance program. 7/14/17. 1pm-3pm at 919 West Main Street.

Subcommittee Members Present: Dan Rosensweig (Chair); Phil d'Oronzio; Ridge Schuyler; Grant Duffield; Members of the public present: Brandon Collins (PHAR); Carey Claussen (LAJC); Lena Seville (Clergy and Laity for Peace and Justice); Vicki Metcalf (CLPJ); and Edward Mendes (Real Estate investor).

Motion (Grant Duffield), 2nd (Ridge Schuyler).

I move that we recommend to City Council the following parameters for a rental subsidy program approved by Council on June 19th, 2017:

Recipients:

- **Recipients of the vouchers must live or work in the City of Charlottesville.**
- **The vouchers will not be portable outside of the City of Charlottesville or County of Albemarle.**
- **Recipients may utilize a voucher in the City immediately upon issuance or in the County of Albemarle after a period of 90 days after issuance.**
- **The first 10 vouchers will be reserved for homeless residents as part of a homeless crisis intervention program.**
- **The next 20 vouchers will be reserved for residents enrolled in a local self-sufficiency program.**
- **The remainder of the vouchers (as funding allows) will be prioritized for residents currently on the CRHA-administered HUD Housing Choice Voucher program waiting list as per existing need criteria.**
 - **Residents from the existing list will not forfeit their place on the HUD waiting list as a result of receiving a City voucher. They will remain on the list in the previous priority order and will be offered the opportunity to replace their City voucher with a HUD voucher should one become available.**
 - **If there is still funding available after each resident on the existing waiting list has been offered a voucher, CRHA will reopen the application process.**

Parameters:

- **Funding amount for each voucher will be 100% of fair market value of a unit**
- **Recipients' expected contributions will not increase with a rise in their income for a period of two years. However, if a recipient's income is reduced, he/she may be recertified at a lower amount.**
- **The program will be administered by the Charlottesville Redevelopment and Housing Authority, at no cost to the City, utilizing existing income guidelines, qualification practices, administrative rules and resident protections, etc. The**

Housing Advisory Council may vote to allow CRHA to deviate from existing guidelines if necessary.

Reporting and Review:

- **The CRHA will report on program metrics to the HAC each quarter**
- **The HAC will review the program and make a report to City Council within 9 months of initiating the program.**

The motion passed by voice acclimation without dissent