

Motion (Revised)

Housing Advisory Committee Policy Subcommittee to study and recommend to City Council structure for a rental assistance program. 8/2/17. 1pm-2pm at 919 West Main Street.

Subcommittee Members Present: Dan Rosensweig (Chair); Phil d'Oronzio; Ridge Schuyler. Members of the public present: Shayla Givens (the Haven); Carrie Klosko (LAJC); Sean Ledbetter (VISTA), Bee Lambert; Jim Shea; Nancy Carpenter (the Haven); Liz Nyberg; Erin Yates (Thomas Jefferson Area Coalition for the Homeless); Sue Moffett (Charlottesville Department of Social Services); Janette Kawachi; Beth Kennan (Piedmont Housing Alliance).

Motion (Phil d'Oronzio), 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 any appropriate¹ 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, to include housing quality standards, etc. The Housing Advisory Council may vote to allow CRHA to deviate from existing guidelines if necessary.**

¹ The Subcommittee suggests that an "appropriate" local self-sufficiency program is one that is established, comprehensive in its approach, offers appropriate supports and has the capability of assessing its outcomes.

Reporting and Review:

- **The CRHA will report on program metrics to the Housing Program Coordinator and 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 acclamation without dissent

**City of Charlottesville Housing Advisory Committee (HAC)
City Funded Rental Assistance (CFRA) Project Subcommittee Meeting
2:00pm August 2, 2017
919 W. Main Street, Charlottesville**

Meeting Minutes

Attending:

Subcommittee Members:

Dan Rosensweig* - Habitat for Humanity
Ridge Schuyler - Piedmont Virginia Community College
Phil d'Oronzio - Pilot Mortgage; HAC Chair

Members of the Public:

Carrie Klosko (LAJC)
Sean Ledbetter (VISTA)
Bee Lambert
Jim Shea
Nancy Carpenter (the Haven)
Liz Nyberg
Erin Yates (Thomas Jefferson Area Coalition for the Homeless)
Sue Moffett (Charlottesville Department of Social Services)
Janette Kawachi
Beth Kennan (Piedmont Housing Alliance)

* Subcommittee Chair

1. Opening and Introductions Dan Rosensweig
 - a. Purpose of the meeting is to review Staff comments to the initial draft recommendation concerning proposed CFRA program structure for presentation to Council.
 - b. Discussion of HAC's charge to make recommendation to Council concerning "immediate impact" affordable housing measures for Charlottesville.
 - c. Members of the public were invited to introduce themselves and welcomed to offer comments during the Subcommittee's review of Staff comments.

2. Discussion of Staff comments on the Subcommittee's initial draft recommendation. Group
 - a. Reporting
 - i. Quarterly reports should be shared with both the Housing Program Coordinator and the HAC
 - ii. The grant agreement between the City and the provider will dictate the content of the quarterly reports. Members of the public stressed the importance of collecting appropriate metrics.
 - b. Who receives assistance
 - i. The 20 vouchers reserved for residents enrolled in a self-sufficiency program should go to residents in a program that is established, provides comprehensive

services so that all the obstacles to achieving self-sufficiency can be addressed and overcome, and has the capability to report on outcomes so Council can determine the efficacy of providing housing vouchers in the context of a comprehensive approach to assisting residents achieve self-sufficiency.

- c. Tenant rent contribution
 - i. The existing resolution recommends that the new housing choice voucher program use “existing income guidelines, qualification practices, administrative rules” so as not to reinvent the rules. Those rules include a rent contribution requirement—the only deviation from that rule would be that rent would be stabilized at the initial rate for two years, regardless of an increase in income, in order to provide the recipient the ability to accumulate a financial buffer.
 - d. Inspections
 - i. Housing provided through the voucher program should meet housing quality standards and the resolution has been amended to make that explicit.
 - e. Sustainability.
 - i. Given the overwhelming need for affordable housing in the city, there was consensus by the subcommittee and the public present that the funds allocated by City Council be used to provide as much housing opportunity as the funds would allow. Data collected during the initial year would help determine whether a future City Council would want to continue to support the program. One housing non-profit in attendance discussed the fact that most of their grants are provided on a year-to-year basis with no guarantees of future funding.
 - f. A member of the public expressed concern about the housing conditions at Crescent Hall.
 - g. A member of the public suggested the need to create landlord incentives to accept the vouchers, and the group discussed the potential issue that the vouchers, while needed, may not be quickly “absorbed” into the market if landlords do not initially accept them.
3. Recommendation: The resolution was modified in response to Staff comments and those received by the public.
 4. Adjournment: 2:15 pm