

**CITY OF CHARLOTTESVILLE, VIRGINIA
CITY COUNCIL AGENDA**



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| Agenda Date: | September 19, 2022 |
| Action Required: | Approve Resolution |
| Presenter: | Samuel Sanders, Jr., Deputy City Manager |
| Staff Contacts: | Alexander Ikefuna, Interim Director Samuel Sanders, Jr., Deputy City Manager John Sales - CRHA Executive Director |
| Title: | Appropriating \$675,000 in Charlottesville Supplemental Rental Assistance Program (CSRAP) Funding (FY23) for use in acquisition of property (2nd reading) |

Background

CRHA has an opportunity to acquire multiple units of naturally occurring affordable housing that were on the market and likely would no longer be affordable after purchase. CRHA is requesting that \$675,000 from its FY23 CSRAP appropriation be re-appropriated to be used for acquisition of duplexes (2BR/1BA per unit) located at 1016 and 1020 Coleman Street. Currently units within the duplexes are renting for \$760 per month and \$840 per month.

Discussion

Council provides \$900,000 per year for CSRAP. There was a surplus in FY22 that leaves the current balance at \$1.9 million currently. CRHA projects the current monthly rental subsidy requires \$50,000 per month. That figure annualized is \$550,000 through June 2023. Based on this projection, the CSRAP account is sufficient to cover the \$675,000 Coleman Street acquisition, \$550,000 FY23 rental assistance subsidies with a remaining balance of \$750,000.

Alignment with City Council's Vision and Strategic Plan

Affordable Housing Plan Guiding principles: Racial equity, regional collaboration and comprehensive approach,

Comprehensive Plan Guiding Principles

- Equity & Opportunity – All people will be able to thrive in Charlottesville.
- Community Culture and Unity – Charlottesville’s rich and diverse culture and form will be celebrated, and the entire community will feel welcomed, valued and respected.

Strategic Plan (2018-2020) Goals: Goal 1.3 to increase affordable housing options, Goal 1.5 to

intentionally address issues of race and equity; and Goal 5.4 to foster effective community engagement.

Community Engagement

There have been several community engagement meetings and activities conducted as part of the comprehensive plan update and affordable housing planning process. City staff has also been engaged with CRHA on a regular basis regarding redevelopment activities, including exploring proactive ways to spur affordable housing; one of which is this proposal to acquire 1016 and 1020 Coleman Street for sustainable and permanent affordable housing.

Budgetary Impact

The requested \$675,000 has been approved within City Council's FY23 Budget for use by CRHA in the CSRAP Program. The attached Resolution would allow the FY23 budgeted CSRAP funding to be reduced by \$675,000 and allow that same amount of money to be transferred to CRHA for use in acquisition of duplexes located at 1016 and 1020 Coleman Street.

Recommendation

The City Manager and staff recommend that the City Council approve the proposed request to use part of CSRAP fund for the acquisition of 1016 and 1020 Coleman Street by CRHA, to be deed-restricted permanently, as units of affordable housing.

Recommended motion: ***"I move the RESOLUTION appropriating \$675,000 of the FY2023 CSRAP budget allocation to be used by CRHA for acquisition of 1016 and 1020 Coleman Street as permanent units of affordable housing."***

Alternatives

Council may elect not to approve the recommendations, which would forego the opportunity to ensure that these four currently-affordable units of rental housing could be permanently dedicated as units of affordable housing.

Attachments

1. Resolution Reallocating CSRAP Funds