Housing Advisory Committee (HAC)

Wednesday, May 15, 2019
12:00 – 2:00 PM
Neighborhood Development Services (NDS) Conference Room
City Hall, 605 E. Main Street

Agenda

1. Call to Order / Introductions / Housekeeping / Minutes
2. CSRAP update – d'Oronzio
3. IAT update – Schuyler/Mathon
4. Landlord Survey draft – discussion
5. Housing Strategy RFP update – Mathon/Solla-Yates
6. Other Business / Subcommittee reports
7. Public comment *

* Note – at the discretion of the Chair, public comments related to particular agenda items may be solicited at that point in the meeting.

(Interim) Staff Contact:
Brenda Kelley, Redevelopment Manager: (434) 970-3040 or kelleybr@charlottesville.org

4/17/19 HAC full meeting notes

Convened 1205 NDS Conference Room. Quorum Declared. See roster for attendance.

Announcement: Cville Works is part of HAC, Ridge Schuyler represents
Nick Burke (sp?) new housing coordinator, absent
Pethia request to adjust previous notes, Dan vote to approve with Pethia adjustment,
Lyle second, passes
Chris Meier, new LEAP rep attending

Sunshine Mathon updates on RFP, PC info still needed, Lyle is working on this
IAT update from Sunshine: need to get staff up to date with IAT, integrate with CIP, four
or five person group, Sunshine, Ridge, Rory from PC, Mike Murphy, Brenda Kelley (will
be Nick), new CIP starts in September, final version needed by August, body has met
once

Presentation / Report on CSRAP – Grant Duffield
Started as recommendation from RCLCO study, "low hanging fruit" in 2017, intended to
provide a dataset to learn from, segmented to compare, started as a pilot, intended to
house 125 families at start with $900,000 in funding, started in Feb. 2018. That money
timed out in June 2018. A four month extension was possible if the next year's funding
was cut. Available to 60% of AMI or less. Three buckets: "Family self-sufficiency
programs", chronically homeless slots, Housing Choice Voucher waiting list clients.

Served 89 families total. 77 receiving now. 250 people housed. 105 adults. 2 elderly, 24
disabled. No new families allowed, out of funding. Families must live or work in Cville.
90 day search, then 90 day extension allowing County.

$477,544 spent. $2,456 left. Monthly rental expenses are $49,875 a month. Projected to
spend $547,294 by June 2019
Average rental assistance: $647.72
Projected Year 2 need: $650,000
1.10% of current monthly expense. No increase in # of families served

Hill: this is funded, Grant confirms, Dan confirms

Discussion of whether to push reserve forward, drop it, or double it. Sunshine: extend it.
Hill: We have multiple years already budgeted, not hold money unnecessarily.
Grant: Plenty of funding
Joy Johnson: People with vouchers want to know what will happen next year. What will
we do to maintain existing people worrying.
Hill: We have funding for 24 months
Alex: CRHA has to submit a request for appropriation for second year

Brenda: This year has been set aside but CRHA has not requested it
Grant: Disagree.
Alex: This was intended for 24 months. There is a provision that CRHA must request additional funding, must go through Council appropriations
Brenda: Working on this for May 6 Council agenda
Phil: Was a desire to guarantee that vouchers would be good for 24 months. Was reengineered at midnight to do this, not perfect. Need to reconfigure math to expand it.
Grant: Would be helpful.
Hill: Could be more, surplus. 2019 funds have not been used. Needs to be allocated.
Dan: Council needs to decide what to do with the money.
Grant: $315k reserve, 30-40 families waiting list
Chris: Are some families having trouble finding a place? Grant yes
37% of recipients reside in City, (Brenda and Grant disagree)
Chris: We have money for this.
Sunshine: C3 wants to do this (Charlottesville Coimate Collaborative) align climate action with equity, require vouchers to receive efficiency upgrades
Lisa: zoning and ADUs, I'd do that
Anthony: only two vouchers of ten have gone to homeless
Dan: Homeless (10), family self sufficiency (20 all went, question on efficacy), overall utilization rate question (ability to find a home),
Sunshine: How many tried to find a place in the City vs County
Dan: AMI range, Council wanted to push this down, inflexible, can prevent, all below 30%? No funding for CRHA? Burden?
Grant: Costs $25k programming a year for inspections and admin, can absorb it, good thing, helps address waiting list backlog, can migrate CSRAP to HCB program in future
Dan: Fiscal year? Funding preauthorized to prevent disruption?
Grant: Money is allocated, no contract. Don't know where that falls.
Alex: Recommend in update to Council, highlight Dan's questions, discuss challenges, may be recommendations for changes, may include admin funding, Council wants outcome, benchmarks
Phil: Policy subcommittee can work on this
Brenda: Agenda item is due late Friday
Grant: Can pull data together in time, easy
Dan: Don't want Policy to slow this down
Brenda: Policy could meet next week
Phil: Need someone to lead, write up a memo
Hill: Policy input would be helpful, want to understand the hurdles from helping more people
Phil: May revise bands established
Hill: Want to use money to best meet the needs of the most people
Brenda is the memo developer for Council presentation
Joy: Need to iron out 24 month issue before we expand, people are panicking it will go away. Need to make those people comfortable, afraid they need to move away soon.
Phil: Money process was not carefully considered, needs revision, have $1.8 million unspent here. How fast can we grow it with security? Inventory constraint?
Dan: We don't know the constraints yet.

Lyle: Do we know now that people don't need to move?
Grant: Money is available, don't know process
Dan: Need appropriation and contract to make it happen
Joy: Where is the money?
Brenda: It's in the CAHF right now. Can change buffer from 4 to 6 months
Jennifer: Was there going to be a time limit?
Grant: We don't have funding for 24 months
Sunshine: Is there a limit on how long any person can use funding?
Grant: No
Joy: People were told this was 12 month funding. They are scared the money is going away.
Phil: Political background explanation, need for buffer
Hill: Had funding the prior fiscal year and all of this year. We already had enough to do 24 months budgeted. Priority, then what more can we take on.
Phil: The math works,
???: Tenants need clarity.
Anthony: Need to understand pipeline, glad to see self sufficiency program is moving people through to not needing subsidy
LD: Need to be strategic, programmatic, self sufficiency is dependent on self development, table to get a fish
Joy: Affordability is a big problem when people make money, lose access to vouchers, forced to move to worse housing
Phil: No requirement to recertify income in this program, no penalty for earning, but can get more help if needed, 24 month look back
Joy: 12
Grant: up to 24
Joy: 12
Phil: Turnover is a good thing here
Joy: Not mirroring Section 8 program here, people's income changes, there's not a penalty
Phil and Dan: Y
Hill: Why is there a problem here? We have funding for 24 months.
Phil: 125 vouchers were intended for one year at first. Then Council would extend the next year. That moved to 24 month model
Jennifer: Will create a new contract?
Alex: Existing contract will be modified for one more year.
Dan: People are nervous, we need to say something to them. Money is allocated. CRHA needs to update the contract to spend the money. We can tell people they're okay.
Hill: We fixed this last budget year. We're in the third year now. Frustrating.
Lisa: The money is there, contract was the problem? Money has come in a third year, why isn't someone showing up at a Council meeting to use the money?
Grant: We're doing this on the 6th. We have the money. Asked City Manager and Staff for update, don't know if it's allocated.
Alex: You have to request it if you want to use it.
Grant: Y

Hill: I think this is an easy thing.

Frank: Do we need to take an action on this?

Phil: Policy will.

Lyle: move to send this to Policy subcommittee to fix

Lisa second

Joy: I hear a couple of breakdowns. Housing authority deadline is coming up. Why isn't there better communication? Listening to what's not being said. Breakdown between city and housing authority. We are serving families. Don't know if Policy committee can fix this. PHAR deals with similar problems, gets notice.

Hill: Brenda how does that happen?

Lyle agrees to amend motion to also address logistics and procedures

Dan: Policy committee doesn't do city procedure

Alex: This is the city and CRHA's responsibility, must be requested by CRHA in writing, staff would write up a staff report

Lyle: Amend to remove procedure from policy subcommittee

Motion passes, unanimous

Hill: Quotes written agreement detailing procedure, asks Brenda to clarify

Brenda: Staff has provided many notices, as required

Grant: I haven't received any schedule from budget director, will do this thing, quarterly reporting has been completed, sent to Mike Murphy,

Hill: We have to work better together

Grant: Thank you to this group for coming up with this concept, pushed hard to get it done, have served a bunch of people, kept people from homelessness, thanks to PHAR, Legal Aid

Dan: Thanks for administering this at no cost, need to do more

Anthony: Need some additional info for homeless performance in data dump. Don't know why only 2/10 used them, have more people in need, want to get those unused vouchers revolving

Grant: Went through Region 10

Anthony: We'll work on this

Hill: Want agreement on data, no discrepancies

Public Comment:

Brandon Collins, PHAR: Need to free up waiting list, want to see if there has been movement in waiting list, expect hasn't, need to be commitment, larger strategy will make this more effective, want more permanent stage, need coordination between housing waiting lists, Housing Choice Vouchers are more permanent, can free up waiting list, about 1200 families across all waiting lists. Need to do more.

Dan: Aren't the next coming from CRHA waiting list?

Brandon: Yes. No other option to help people on the CRHA waiting list, locked up. Bigger opportunity isn't happening.

Dan: Came from understanding that 1600 waiting list back in the day was a serious problem. Need a dynamic ladder of opportunity.

Brandon: This could be a step up, currently an endpoint.

Subcommittee Updates – respective chairs

Dan: Policy hasn't met, will work on this offline
Sunshine already updated on Strategy. IAT etc.
Allocations: Waiting to know what we have. Need to talk to Nick.

Hill: Have to look at balance, July 1 and December allocations. First guaranteed and then second "very likely"

Discussion on last year's Allocation results, needs update on scoring, LIHTC issues
Sunshine: Needs work before next round Y?
Trish: Y

Joy: People upset about comments about Section 8 residents behavior, need to be cleaner. We are serving people here. Many have illnesses, don't necessarily need to be taught how to clean, don't have cleaning staff. People have challenges.

Lisa: was said in the vein of informing landlords that Section 8 residents are fine tenants
LD: Something was lost in translation, remember discussion about landlords,

Joy: Asking everyone to be mindful

Anthony: Offering new technical assistance program "ARK?" coming soon
LD: Concept of self sufficiency (different from income), is HAC not the place for that discussion? If not, where is? Money is allocated. Does this group make policy decisions?
Phil: Y
Lyle: Policy subcommittee does that y?
Phil: Y, but not exclusive, usually a specific issue

Dan: New event coming, Regional Housing Partnership. June 12 press conference National advocacy campaign on housing. 1/6 Americans pay over 50% of income on housing. Want national reform. About total cost, including rentals and ownership.

Public comment:

Brandon, PHAR: Belmont apartments issue, running counter to all efforts, similar happened on Stribling, could have been better if renters knew about resources, need to do better,

Emily Dreyfus, Legal Aid/PHAR: Need to map out existing private capacity, figure out what's vulnerable, get ahead of the problem

Phil: Stacy created this 18 months ago

Alex: LIHTC, etc, need license to rent, useful dataset, Virginia is a tough state for renters' rights
Hill: Adjourn, Lyle second, pass unanimous

Charlottesville Housing Survey 2019

DRAFT

Rental Property Information

Name of Rental Property: _____

Address: _____

Management Company: _____

Contact Name: _____

Telephone: Cell: _____ Work: _____

Email: _____

Rental Unit Specifics

Please provide the following information for the property identified above.

Unit Type	Total Number of Units	Number of Vacant Units	Average Rent per Month	Security Deposit Amount	Typical Lease Length	Percentage of Lease Renewals	How many handicapped accessible units?	Amenities included in rent (Check all the apply)
Efficiency								o Electric
1 Bedroom								o Heat
2 Bedrooms								o Water o Parking
3 Bedrooms								o Cable o A/C
4 Bedrooms								o Internet

Do you provide housing for any special populations? If yes, please complete the table below.

Special Populations (Check all that apply)	Number of Efficiency Units	Number of 1 Bedroom Units	Number of 2 Bedroom Units	Number of 3 Bedroom Units	Number of 4 Bedroom Units	Is there an active waitlist?
o Elderly						
o Disabled						
o Homeless						
o Section 8 Housing Choice Voucher						
o College Students - Do you rent by the room?	Y / N	Y / N	Y / N	Y / N	Y / N	

Do you offer furnished units? _____ YES _____ NO

If YES, how many? _____

If YES, rental rate? _____

Do you allow pets? _____ YES _____ NO

Are there on-site laundry facilities or hookups? _____ YES _____ NO

Do you have off street parking? _____ YES _____ NO

Is there easy access to public transportation? _____ YES _____ NO

Supplemental Questions

Rental Assistance Programs

Do you currently work with any rental assistance programs? _____ YES _____ NO

    If YES, which program(s)? Check all that apply:
- o   Housing Choice Voucher (HCV)
- o   Housing First
- o   IRC
- o   Transitional Housing
- o   Permanent Supportive Housing (PSH)
- o   Other: _____

What do you like about working with the rental assistance program(s)? Please check all that apply:
- o   Timely rent receipt
- o   Low vacancy rates
- o   Tenant support services
- o   Vacancy advertising
- o   Dedicated staff contact
- o   Other: _____

If you do not currently accept rental assistance at your property, why not?

_____

_____

If you do not currently accept Housing Choice Vouchers, would you be willing to begin accepting Housing Choice Vouchers?

    _____ YES   _____ NO

What assurances would you need to consider accepting Housing Choice Voucher holders?

_____

_____

_____

Confidentiality

The information gathered via this questionnaire will be used by the City of Charlottesville and the Charlottesville Redevelopment and Housing Authority for a public report on the City's housing market. If you would like to keep your data unlisted, please check NO. If you'd like your basic information included in the report, please check YES:

- o **YES, include specific rental information in the report**

- o **NO, do not include specific rental information in the report**

Print Name: _____   Date: _____

Signature: _____