

Charlottesville's Affordable Housing Program

Virginia Municipal League Annual Conference
October 5, 2010

Presenters

Jim Tolbert, AICP, Director Neighborhood
Development Services, City of
Charlottesville

Kathy McHugh, Housing Development
Specialist, City of Charlottesville

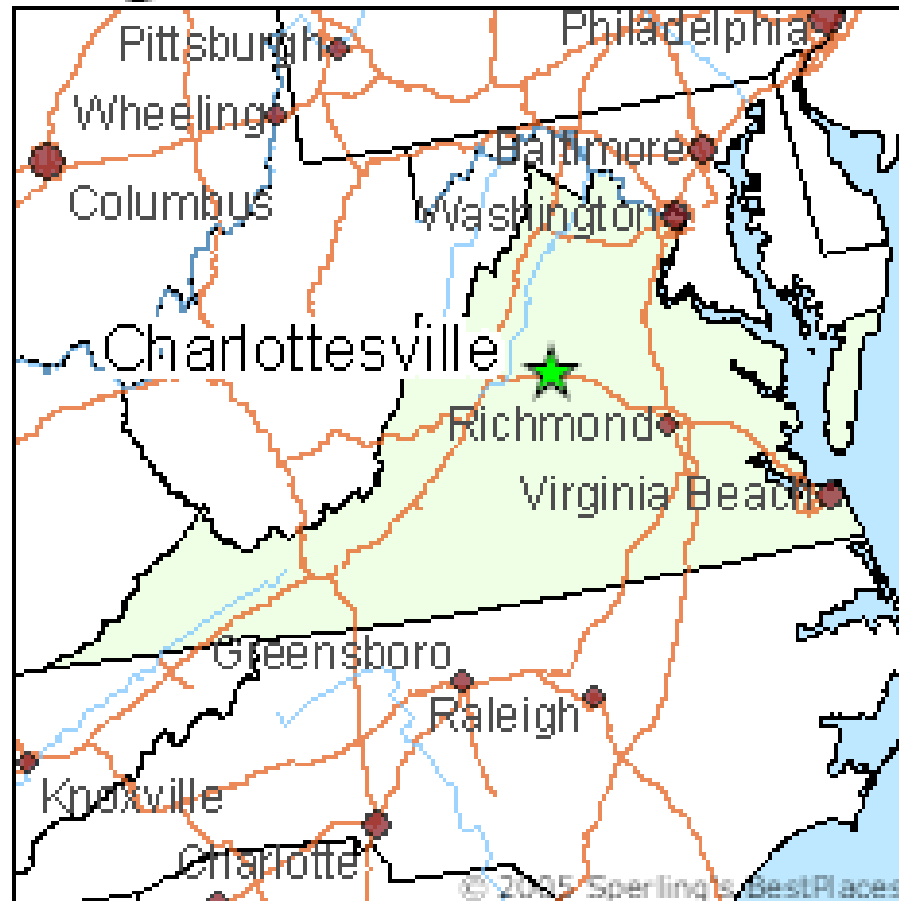
Melissa Thackston, Grants Coordinator,
City of Charlottesville

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- Overview
 - Background of Housing Policy Since 1998
 - Council Initiative
 - Developer Role
 - Community Engagement
 - Future Direction
 - Project Spotlight



OVERVIEW

Virginia



Charlottesville, VA

A World Class City

- Population 41,228 (2007)
- 16,700 occupied housing units, 18,400 total housing units (2007)
- \$73,800 Median Family Income (2009)
- Received 2004 Best Place to Live in America and many other awards and distinctions
- Thriving Tourism



Charlottesville, VA

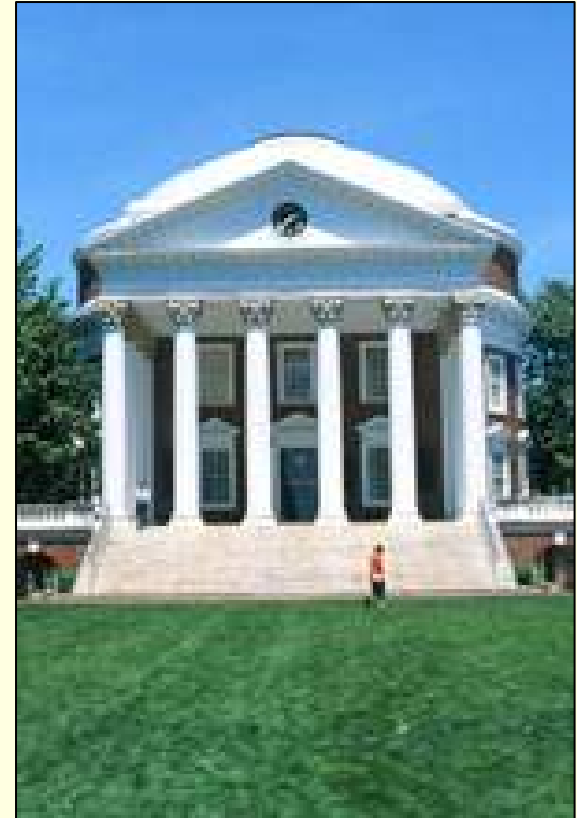
2025 City Council Vision:

- ECONOMIC SUSTAINABILITY
- A CENTER FOR LIFELONG LEARNING
- C'VILLE ARTS AND CULTURE
- A GREEN CITY
- AMERICA'S HEALTHIEST CITY
- A CONNECTED COMMUNITY
- SMART, CITIZEN-FOCUSED GOVERNMENT
- **QUALITY HOUSING OPPORTUNITIES FOR ALL**



Diverse Industry

- Triple-A Bond rating
- 2008 ranked one of the top cities in the Country to do business, higher than any other city in Virginia
- The University of Virginia is the number one employer and provides a stable workforce.
- Headquarters to StellarOne and Virginia National Bank.
- Other major employers: GE Fanuc, Inova Corporation, Lexis-Nexis, Litton Sperry Marine, National Optronics, Northrop Grumman, Pepsi Cola Bottling Company, SNL Financial, United States Government, Wachovia



Charlottesville, VA

Status of Affordable Housing

- 2007 American Community Survey showed that almost half of all households in Charlottesville pay more than 30% of their income on housing costs
- 2008 point in time homeless census found 268 homeless adults
- As of June 2009, Charlottesville has 1,933 units of supported affordable housing or about 10% of the total housing stock





HOUSING POLICY BACKGROUND

Housing Policy Since 1998

1998 Housing Study

- Focus on Middle Income Housing
 - Downpayment Assistance
 - Assistance to Developers

New Construction



Hinton Ave

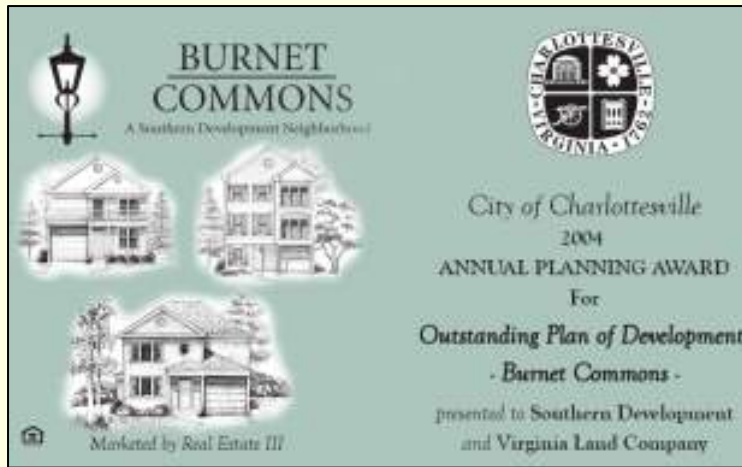


Riverside Ave



6th St. NW

New Construction



New Construction



10th St. NW and Page St.

Reducing Costs of Housing

Charlottesville Housing Affordability Program (CHAP)

- 407 \$525 awards for incomes between \$0-\$25,000
- 609 \$375 awards for income between \$25,000-\$50,000
- Total of 1016 awards at \$442,050

Tax Relief for Elderly and Disabled Program

- 426 Elderly Grants awarded
- 88 Disabled Grants awarded
- \$690,015.61 total tax reduction (\$1,342.44 average reduction)

Elderly and Disabled Rent Program

- 24 Elderly Awards for \$13,981.32
- 98 Disabled Awards for \$68,739.46
- 122 Awards total at \$82,720.78 (\$678 average award)

* Awards are for FY 09

Reducing Costs of Housing

Tax Abatement for Additions

Unit must be 25 years old, assessment cannot exceed \$518,100, and additions/renovations must add 15% in value. Only *owner-occupied*, single-family residential or attached/detached accessory apt. Abatement runs for a period of seven (7) years. Abatement is transferable.

- 229 applicants / 33 average
- \$846,616.97 Total savings to date
- \$19,447,473 Total amount abated
- \$84,923.46 Average amount abated
 - 2003-2009: 31 applicants
 - \$7,563.74 Average savings
 - \$234,476.09 Total savings
 - \$107,345.16 Average amount abated
 - \$3,435,045.16 Total amount abated



Small homes typical throughout Charlottesville

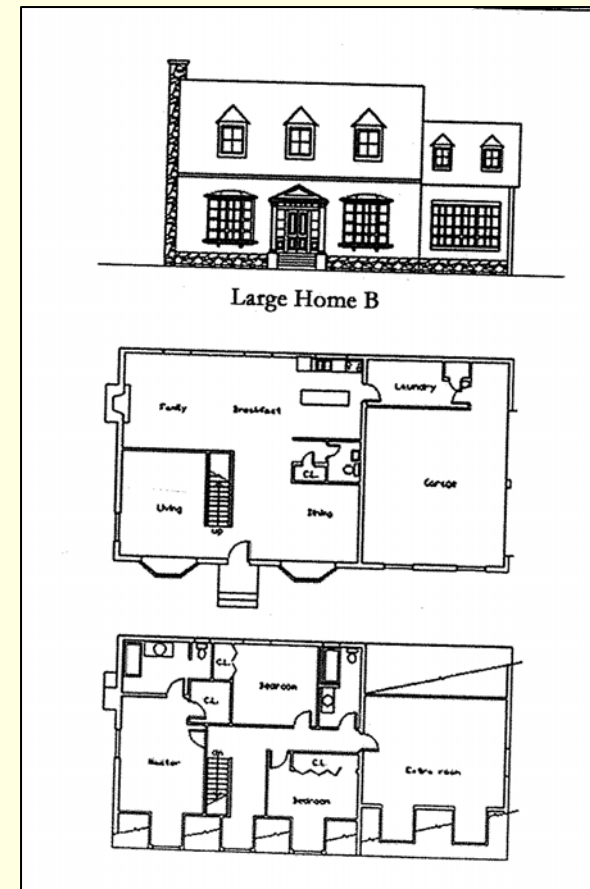
Reducing Costs of Housing

Home Improvements

- Emergency Repair
 - Average \$1,000 per project
- Small Rehab
 - Up to \$10,000 per project
- Substantial Rehab
 - \$10,000 +
- Handicap Accessibility
 - Average \$3,500

Form Book

- Assist property owners contemplating changes
- Gallery of architectural styles found in Charlottesville, historic and contemporary
- Includes list of components suitable for architectural style and simple suggested floor plans



Reducing Costs of Housing

Free Paint Program

- Every summer, Charlottesville provides free paint to qualified households earning less than 80% AMI
- 2010 award paint to 14 households.
- Total to date in 2010: \$4,093

Community Development Block Grant (CDBG) and HOME

- Entitlement monies from HUD
- Average \$537,775 CDBG and \$122,000 HOME (\$163,000 with Match)

Free Paint Program



Free Paint Program



Housing Rehabs



Handicap Accessibility





COUNCIL INITIATIVES

Council Initiatives

2004 Housing Plan

- New Direction
- Work Force Housing
- Create Advisory Group
- Commitment of Dollars

Financial Commitment

Charlottesville Housing Fund

- Local General Revenue
- Since FY 07-08
- Average \$1.4 million per year

Energy Efficiency Upgrades

- City Council appropriated \$250,000 for energy efficiency and weatherization upgrades to low income households. Over 70 households to be served.

Alternative Transit Options

- Expanded bus routes and frequency with “bus finder” technology at many stops
- Aggressive sidewalk expansion program
- Bike lanes on every road where safe and feasible

Financial Commitment

Accomplishments Since FY 05-06

	<u>Units</u>	<u>Funding</u>
Rental Preserved	532	\$1.6 mil + \$931,000 CDBG
Rental New	72	\$500,000 + \$110,000 CDBG
Rental Proffered	0	\$0
Rental Subsidy	0	\$0
Housing Preserved	201	\$742,000 + \$1.3 mil CDBG
Housing New	35	\$600,000 + \$300,000 CDBG
Housing Proffered	29	\$0
Homeowner Assistance	41	\$220,000 + \$388,000 CDBG
Totals	910	\$3.67 mil + \$3.03 mil CDBG

Rental Projects



Virnita Court



Monticello Vista



802 Cynthianna Ave

Rental Projects



Dogwood Housing



DEVELOPER ROLE

Incentivizing Developers

Reduced Water and Sewer

- Reduces water and sewer connection fees by 80%
- Units must be sold or rented to families at or below 80% AMI
- Units for sale must be less than VHDA maximum sale price
- Units for rent must have federal, state or local assistance that guarantees affordability
- 10 applications to date

50% fee reduction stimulus package

- From April 28 – October 28, 2009 Charlottesville reduced all permit fees for any residential new construction or addition that increased livable space by 50%.

Affordable Housing Regulation

Expedited review

- Partnership between City and Developers
- Because of developer support of Affordable Dwelling Unit Ordinance, any project with 5% affordable housing is guaranteed 3 week review period by City Staff

2008 HB 883 Enabling Legislation

- Authorizes Charlottesville to establish affordable housing contributions from developers as a condition of the approval of a special use application for residential, commercial, or mixed-use projects with a density equal to or greater than 1.0 FAR.
- Allows the developer to provide on-site Affordable Dwelling Units, off-site Affordable Dwelling Units, or a cash contribution to the city's affordable housing fund in lieu of providing the units.

Affordable Housing Regulation

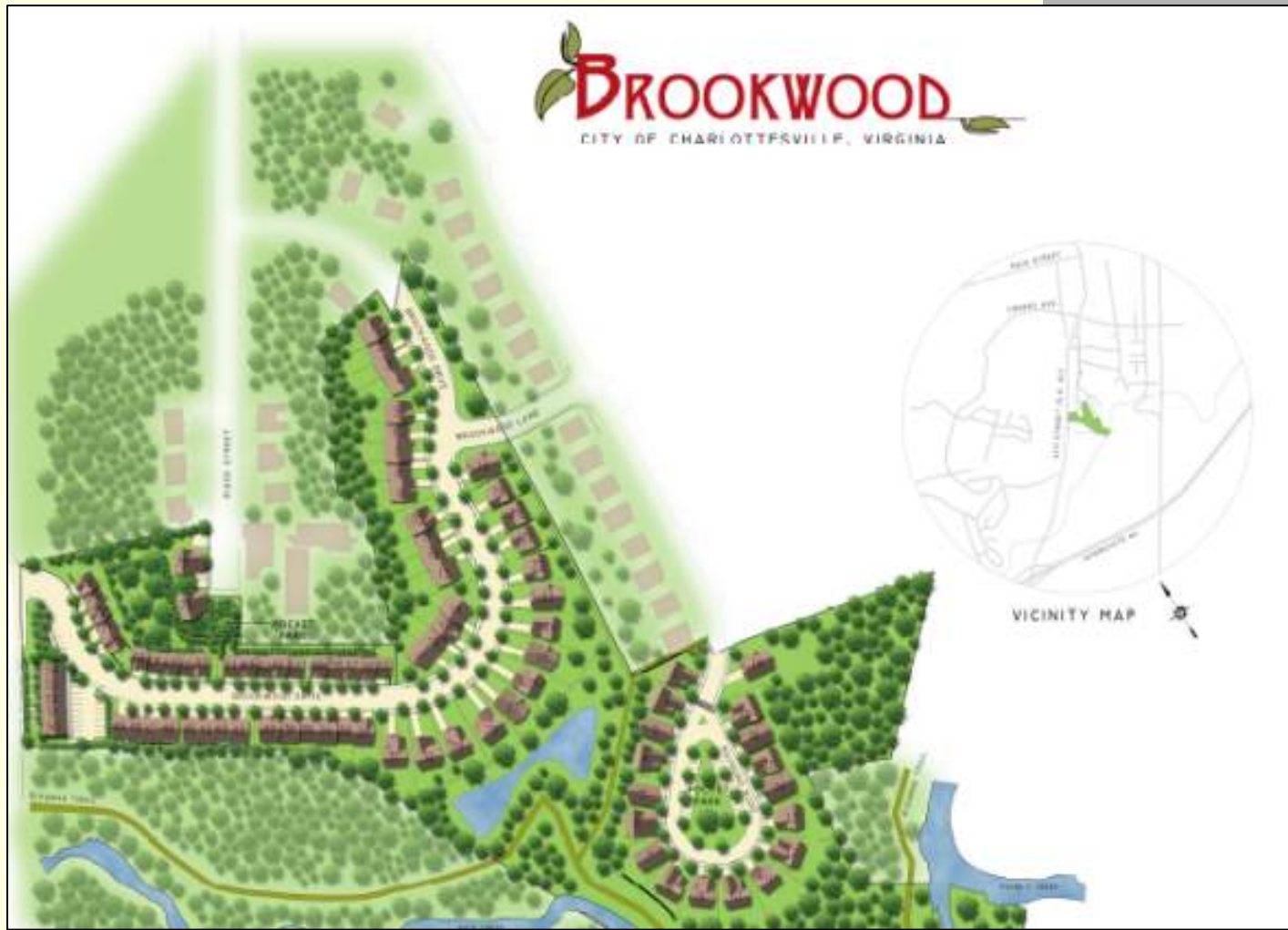
Affordable Dwelling Unit Ordinance

- Mirrored on HB 833
- For residential or mixed-use projects with 1.0 FAR or greater, requires that 5% of total gross square footage shall be Affordable Dwelling Units
- Allows for off-site Affordable Dwelling Units
- Allows for a cash contribution of \$2 per square foot
- Only applies to rezonings or special use applications
- Affordable Dwelling Unit means units committed for a 30-year term as affordable to households with incomes at 60% AMI or less

Carter's View



Brookwood



Brookwood





FUTURE DIRECTIONS

2025 Affordable Housing Strategy Report

- The report presented three options for the 2025 affordable housing goal, including the number of units needed to reach that goal, and anticipated local funding support.
 - Maintain Current Number of Affordable Units
 - Maintain the Current Ratio (10%) of Affordable Units
 - Increase Ratio of Affordable Units to 15%
- In February 2010 City Council adopted the goal to **increase the ratio** of supported affordable units to 15% of total housing units by 2025 for a total of 2,350 units to add or preserve at \$25.7 million total or \$1.7 million per year

Thomas Jefferson Community Land Trust

- First Community Land Trust in Virginia
- Received start up costs and funding for first projects from the City of Charlottesville
- By removing land costs from housing price, able to provide affordable housing
- Land Trust holds the land in perpetuity which means that housing is permanently affordable
- Equity sharing model protects subsidy
- Can be used as a stepping stone to market housing
- Board of Directors represents Charlottesville, Albemarle County, University of Virginia, TJPDC, and community



COMMUNITY ENGAGEMENT

Community Engagement

Housing Advisory Committee

- Members include City Councilor, Planning Commissioner, Developer, School Board Member, citizen and neighborhood representatives, realtor, banker, non-profit housing providers, non-profit service providers, Charlottesville Redevelopment and Housing Authority, Albemarle County, and the University of Virginia
- Recommend policy and priorities to Council regarding housing

Getting City Employees Involved

- Every City employee allowed to take two days of paid leave to volunteer with Habitat for Humanity to build two housing units

Strong Partnerships with Non-Profits

- Albemarle Housing Improvement Program
- Habitat for Humanity
- Piedmont Housing Alliance



PROJECT SPOTLIGHT

Project Spotlight



Project Spotlight



Project Spotlight



Nunley St. Builder's Blitz

Project Spotlight



Paton St.



Project Spotlight



Fields at Venable

Project Spotlight



EcoREM0D, 608 Ridge St.



Project Spotlight



EcoMOD 4

Project Spotlight



William Taylor Plaza

