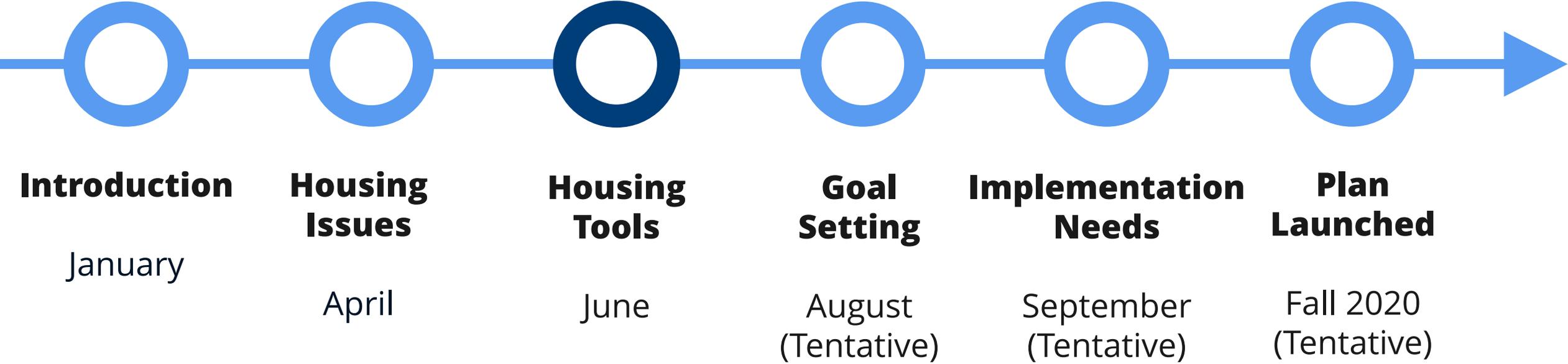


CHARLOTTESVILLE AFFORDABLE HOUSING PLAN

Housing Tools Steering Committee Meeting | June 2020

After discussing housing **issues** in April, today's meeting will focus on the housing **tools** that could address Charlottesville's priority housing issues.



Our goal today will be to build a shared understanding of housing tools available to support housing in Charlottesville and their potential impacts.



Establish housing priorities, drawing from Steering Committee survey and additional discussion;



Review the types of potential housing tools and evaluation criteria for assessing their effectiveness and fit; and



Begin discussion of existing and potential tools in detail, including their current use in Charlottesville, program design considerations, and feasibility barriers.

Review of Housing Issues

Review of Types of Tools and Evaluation Criteria

Next Steps

Appendix: Potential Tools

Affordable Housing Issues

At the last meeting, we defined the following housing issues and discussed their relevance to Charlottesville.

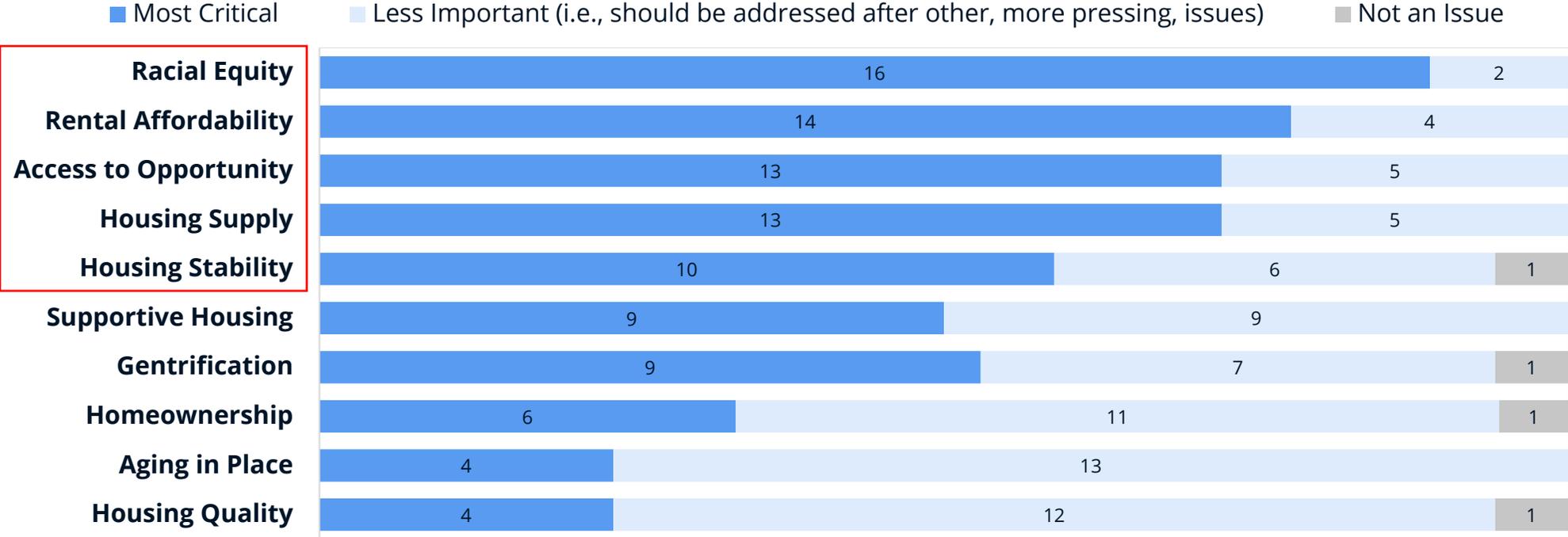
Rental Affordability	Can people at all income levels afford to pay their rent?
Housing Supply	Is there “enough” housing to match household demand?
Housing Stability	Are households able to stay in their homes if they want to?
Gentrification	Are people being displaced from their communities?
Homeownership	Do households face barriers to building assets through homeownership?
Housing Quality	Is housing safe and decent?
Access to Opportunity	Do people have equitable access to employment, transit, schooling, healthcare, and other needs?
Racial Equity	Can people access and afford the same housing regardless of racial identity?
Aging in Place	Are older populations able to safely and affordably remain in their homes or communities?
Supportive Housing	Do vulnerable populations need services to reduce the risk of homelessness or institutionalization?

Steering Committee Survey | What housing issues are most critical?

After the last meeting, we circulated a survey asking Steering Committee members to identify the most pressing affordable housing issues in the city. **Do the results reflect the current situation in Charlottesville?**

Housing Issues Survey Results

Issues with Majority Support



What is the focus of this plan, and how should it be communicated?

Per the priority issues discussed here, what is this plan's *guiding principle*? In particular, **the name of this plan** will frame how most people think about the work and its purpose, and shape how it is reported in the media.

We will circulate a survey to gather feedback on this question after this meeting.

Current name (from scope):

Housing Strategy

Potential names:

The Charlottesville...

Affordable Housing Plan
Housing Affordability Plan
Equitable Housing Plan
Just Housing Plan
Racial Equity Housing Plan
Homes Guarantee
???

Review of Housing Issues

Review of Types of Tools and Evaluation Criteria

Next Steps

Appendix: Potential Tools

Housing Tools Overview

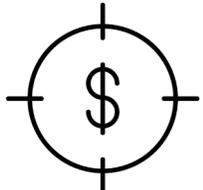
Affordable housing tools fall into three main categories.



Land Use

Use **municipal regulations and zoning authority** to **indirectly** improve affordability by increasing the supply of housing, or to **directly** incentivize (or require) the production of affordable units.

e.g. by-right development, density bonuses, inclusionary zoning



Subsidy

Provide **below-market rate loans, grants, or other public resources** to close the gap between what a household can afford to pay and the costs to develop and operate housing.

e.g. rental assistance, gap financing for new construction, down payment assistance, public land sale



Tenants' Rights

Preserve existing affordable housing and housing stability by using **laws and regulations** that protect current occupants.

e.g. right to counsel, rent control, just cause eviction

Housing Tools Evaluation Criteria

Evaluating each potential housing tool will require an iterative process of decision-making that is responsive to the local context, focused on the following three conditions.



Housing Tools Evaluation Criteria

Each potential land use, subsidy, and tenants' rights tool should be evaluated using the following criteria and guiding questions.

Alignment	Can the tool be designed to directly and meaningfully serve the City's affordable housing goals and needs?
Feasibility	Market Feasibility Is the tool appropriate for the Charlottesville market context?
	Legal Feasibility Can the tool be legally implemented, per local, state, and federal regulations?
	Political Feasibility Is the tool likely to muster support from community leaders and City leadership, where necessary?
	Funding Capacity Is there adequate funding to implement the tool at a meaningful scale?
	Organizational Capacity Do City staff and nonprofit partners have the operational capacity to implement and sustain the tool at a meaningful scale?
Potential Impacts	Is the tool likely to make progress towards the City's affordable housing goals?



Land Use tools **set the regulatory environment** in which developers make investment decisions, and influence housing affordability by impacting the amount, type, location, and cost of new development. There are two ways that land use and regulatory tools can support affordability:

- **Indirect Tools** increase the overall supply of housing and lower the cost of new housing
e.g. by-right zoning, building code reform, Accessory Dwelling Units (ADUs)
- **Direct Tools** support the creation of affordable housing through incentives or requirements for the production of affordable units
e.g. expedited review for affordable housing projects, inclusionary zoning



- No public funding required to induce private development
- Increases the overall supply of housing
- Encourages, or requires, private developers to create mixed-income housing
- Reduces the ability of a limited constituency to prevent the creation of housing
- Helps address legacies of racial segregation by driving new housing supply more evenly across the city

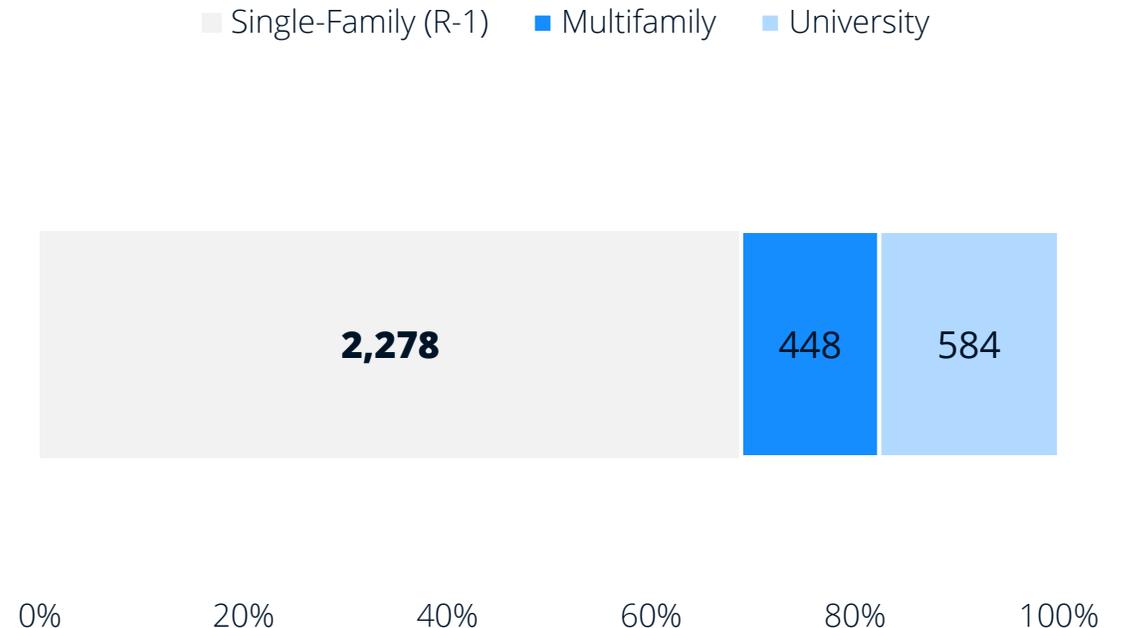
- Decreased neighborhood control over density and form of new development
- Typically does not create housing for extremely low-income households
- Existing naturally affordable housing may be lost to redevelopment



Charlottesville's current land use regulations pose barriers to housing supply and other priority issues.

- The City's growth is limited by its boundaries, height restrictions, and **extensive R-1 zoning**
- Areas zoned for mixed use **incentivize commercial development** over residential
- **Special permits** are extended so often that they are perceived to be by-right
- Single-family zoning and other land use restrictions have historically been used to **create and enforce racial segregation**

Acres of Land by Residential Zoning Type



Source: City of Charlottesville, Interviews with City staff, developers, and other stakeholders



Multifamily By-Right

Restructure multifamily zoning regulations to allow and encourage the provision of more housing in high-opportunity areas

Single Family “Soft Density” By-Right

Increase the types of housing allowed in single-family districts (e.g. townhomes, duplexes, accessory dwelling units)

Accessory Dwelling Units (ADUs)

Allow or incentivize additional living quarters located on single-family lots, independent from the primary home

Inclusionary Zoning

Create a program that offers incentives or density bonuses in exchange for the provision of affordable housing as part of market rate development projects (voluntary or mandatory)

Discussion

- Are there other land use tools Charlottesville has been considering?
- Which tools are you most interested in exploring?
- Where have past efforts succeeded or failed in Charlottesville? In Virginia?
- Where should we dig deeper?



Subsidy tools **close the gap** between what a household can afford and the cost to develop and operate housing. There are two primary forms of subsidy:

- **Capital Subsidies** are low or no interest debt and grants to reduce the cost to develop or acquire housing.
e.g. gap financing, down-payment assistance, public land, down payment assistance
- **Operating Subsidies and Income Assistance** are ongoing payments to the property owner or tenant to supplement lower, affordable rent.
e.g. housing vouchers



- Directly creates housing with affordability restrictions
- Serves all income groups and housing priorities including affordability, access, and displacement
- Can be used to leverage private funding

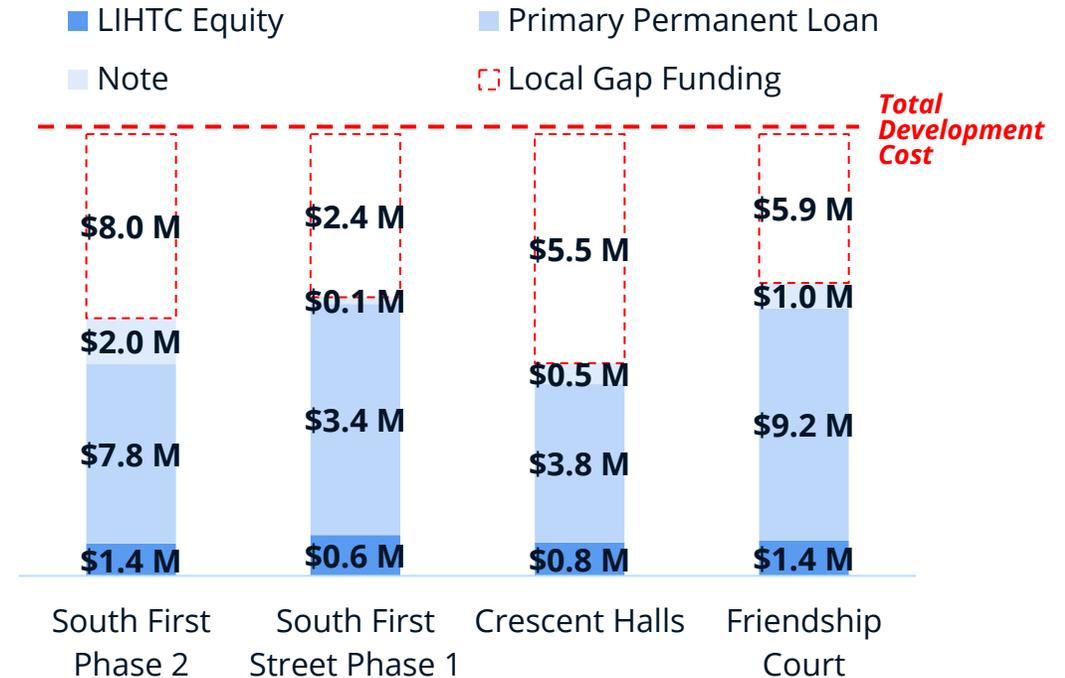
- Requires large amounts of capital from governments or philanthropies
- May increase taxes or divert funding to pay for large subsidy programs



Charlottesville and its partners have several subsidy programs, but a significant gap remains, particularly for households with incomes at 50% and 30% AMI.

- The City’s **Supplemental Rental Assistance Program** provides vouchers for 100 households
- The Charlottesville Redevelopment and Housing Authority is in the process of **modernizing and replacing public housing units**, which may limit the near-term production of new low-income housing tax credit (LIHTC) units
- The City has provided **gap financing for LIHTC** projects
- The City has earmarked funding for a **Housing Trust Fund**, but has not been clear about how funds will be used, and the most recent budget does not include funding for the Housing Trust Fund

Example 9% LIHTC Deals in Charlottesville



*LIHTC is expensive: It costs **\$20,000 in capital investment** to reduce rent by **\$100** a month.*



4% and 9% Low Income Tax Credits

Use gap financing and other support as needed to increase the production of subsidized LIHTC housing, particularly for 9% LIHTC as 4% projects are less feasible.

Public Housing Redevelopment

Provision of new construction or substantial rehabilitation of housing by the housing authority

NOAH Preservation Fund

Dedicate a funding source to ensure continued affordability of naturally occurring affordable housing (NOAH) through gap financing loans

Community Land Trust

Separate ownership of the land from ownership of the home to control resale value and ensure homeownership affordability in perpetuity

Down Payment Assistance (DPA) and Homeownership Counseling

Provide funding in the form of a grant or forgivable loan to reduce the up-front costs of purchasing a home. To increase impact, pair program with counseling for first-time homebuyers

Discussion

- Are there other subsidy tools Charlottesville has been considering?
- Which tools are you most interested in exploring?
- Where have past efforts succeeded or failed in Charlottesville? In Virginia?
- Where should we dig deeper?



Tenant-Based Vouchers

Provide tenants with long-term vouchers that subsidize rent for market-rate units

Emergency/Short Term Rental Assistance

Help renters paying housing costs (such as rent, security deposits, utilities) on a limited basis to prevent an eviction

Landlord Risk Fund

Incentivize landlords to accept TBVs by helping to cover unpaid security deposits and back rent, if needed

Property Tax Relief

Abate or limit property tax payments for low-income homeowners

Discussion

- Are there other subsidy tools Charlottesville has been considering?
- Which tools are you most interested in exploring?
- Where have past efforts succeeded or failed in Charlottesville? In Virginia?
- Where should we dig deeper?



Tenants' Rights tools **seek to preserve existing affordable housing** by protecting the occupants of affordable housing. These tools do not create new affordable units, and their use is restricted by current Virginia law.

- Tools to **enforce existing rights** typically relate to the availability and affordability of legal services.
e.g. right to counsel, mandatory mediation
- Tools to **expand tenants' rights** help tenants stay in their homes by limiting the actions that landlords can take.
e.g. rent control, just cause eviction



- Particularly important for housing stability and preventing displacement
- May increase affordability for current tenants
- Pressures exploitative landlords to act in current and future tenants' interests

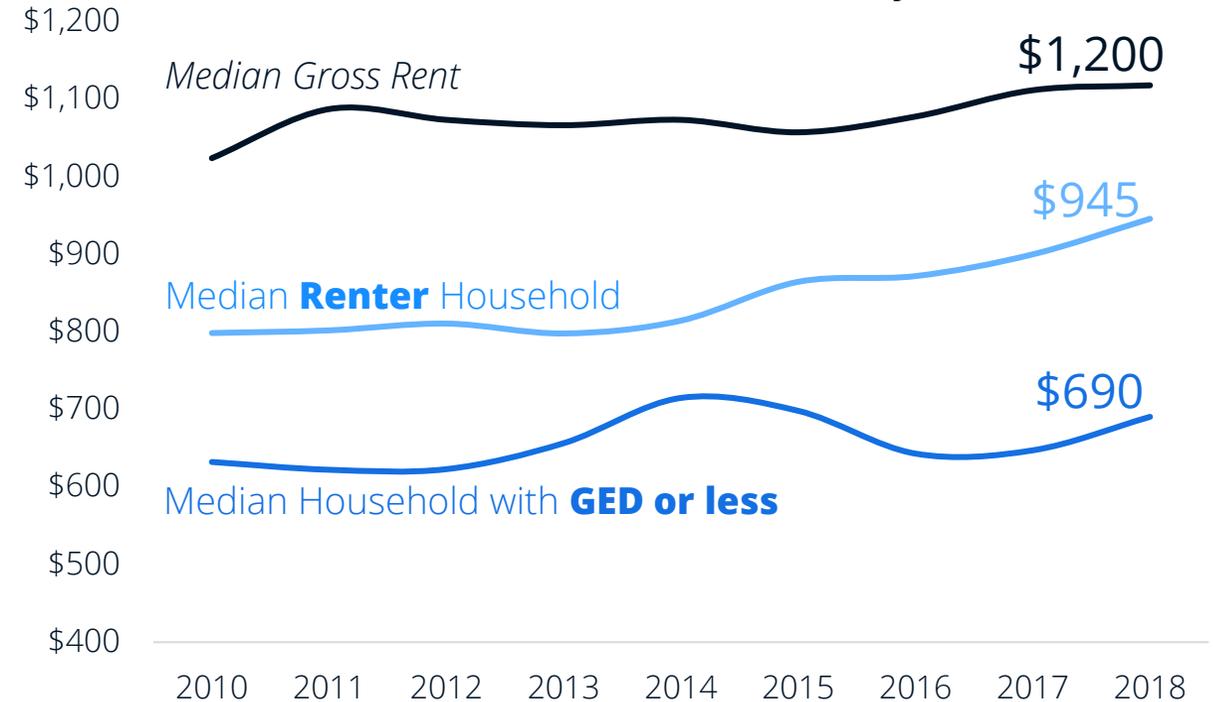
- Restrictive Virginia laws limit potential for rent control and tenants' rights laws
- None of the tools create new affordable units or directly increase unit affordability
- Rent control can increase overall rents for new renters, as seen in other markets



State regulations are structured to favor the rights of property owners over the rights of tenants, and therefore limit the actions Charlottesville can take to support tenants' rights.

- Programs to enhance tenants' rights therefore must be **voluntary**
- Tenants' rights agreements can also be attached as **conditions to available funding** sources
- **Advocacy at the State level** is another way to increase Charlottesville's capacity to support tenant's rights

Median Gross Rent versus What the Median Renter Household can Afford to Pay



78%

of residents who moved within the same county in the past year have an income of less than \$35,000



Right to Counsel

Establish a right to counsel for housing related court proceedings to ensure both the landlord and tenant have adequate access to legal protections

Landlord Registry

Require landlords to register and pay a fee for rental units

Tenant Opportunity to Purchase

Allow tenants the opportunity to purchase a property and preserve its affordability at the time when an owner intends to sell

Rent Control

Stipulate how much a landlord can raise rent when an occupant's lease comes up for renewal

Just Cause Eviction

Require landlords to have a reason to evict a tenant

Discussion

- Are there other tenants' rights tools Charlottesville has been considering?
- Which tools are you most interested in exploring?
- Where have past efforts succeeded or failed in Charlottesville? In Virginia?
- Where should we dig deeper?

Review of Housing Issues

Review of Types of Tools and Evaluation Criteria

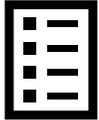
Next Steps

Appendix: Potential Tools

Prior to our next conversation, we ask the Steering Committee to review the detailed descriptions of potential tools and provide input.



Review potential housing tools, including feasibility and design parameters



Prioritize housing tools, based on local capacity and needs and potential impacts



Identify areas for further research related to these or other priority tools

Review of Housing Issues

Review of Types of Tools and Evaluation Criteria

Next Steps

Appendix: Potential Tools

Land Use | Multifamily By-Right Zoning

Restructure multifamily zoning regulations to allow and encourage the provision of housing in high-opportunity areas

Status in Charlottesville

- Current zoning regulations make commercial development more feasible than residential in mixed-use areas
- Special permits are used frequently to achieve height or other bonuses
- Aside from university zoning areas, there are not many parts of the City zoned for multifamily

Program Design Considerations

- **Format:** regulations (increase by-right density in areas that allow multifamily, zone more areas for multifamily); processes (streamline entitlements & review processes)
- **Specifications:** work with CodeStudio to evaluate potential zoning changes
- **Geographic targeting:** focus on high-opportunity areas, existing mixed-use districts

Preliminary Assessments

Market Feasibility	M – removes a key barrier to supply, but development is still costly and sites are limited
Legal Feasibility	H – high degree of local control
Political Feasibility	L – NIMBY opposition to density
Funding Capacity	H – no funding required
Organizational Capacity	H – little capacity required
Anticipated Impact	Would reduce development review time by several months and moderately increase development of multifamily housing in high-opportunity areas

Land Use | “Soft Density” By-Right Zoning

Change zoning to allow 2- to 4-unit structures in some or all single-family zoning areas

Status in Charlottesville

- R-1 zoning is prevalent throughout Charlottesville. Townhomes represent less than 10% of total housing and 2-4 unit homes less than 15% in Charlottesville.
- Single-family zoning has historically been used to create racial segregation – the legacy of this practice persists

Program Design Considerations

- **Geographic targeting:** Some or all single-family neighborhoods
- **Affordability requirements:** e.g. requiring that additional units be made affordable (temporarily or permanently) or tying additional units to voucher or down payment assistance programs

Preliminary Assessments

Market Feasibility	M – current zoning constrains development, but infill opportunities may be limited
Legal Feasibility	H – high degree of local control
Political Feasibility	L – NIMBY opposition to density particularly strong in single-family neighborhoods
Funding Capacity	H – no funding required
Organizational Capacity	M – requires some additional capacity to review and approve development types
Anticipated Impact	The availability of smaller units in single-family neighborhoods can support access to opportunity and reduce segregation

Land Use | Inclusionary Zoning

Offer incentives or density bonuses in exchange for affordable housing as part of market rate development projects

Status in Charlottesville

- The City currently offers a density bonus through a special use permit that is used in most new multifamily development, but this is not an effective bonus nor is it tied to affordability
- Changes to Virginia law taking effect in July will allow Charlottesville to adopt Inclusionary Zoning legislation

Program Design Considerations

- **Voluntary vs. mandatory**
- **Provision of incentive(s)** to offset lost rental income (necessary in all but the strongest markets)
- **Format of incentive(s):** regulatory (density bonus, parking waiver) or financial (tax rebate, fee waiver)
- **Target share of affordable units** in development, e.g. 15%, and target income level for affordability
- **Alternative compliance** (if mandatory), e.g. in lieu fees
- **Coordination** with changes to multifamily by-right zoning

Preliminary Assessments

Market Feasibility	M – reduces market feasibility of new multifamily development
Legal Feasibility	H – new state regulations allow Charlottesville to adopt IZ legislation
Political Feasibility	L to M – NIMBY opposition to density, developer opposition
Funding Capacity	M – funding required if tied to financial incentives
Organizational Capacity	H – little capacity required
Anticipated Impact	Increased mixed-income development, but not likely to serve the lowest incomes

Land Use | Accessory Dwelling Units

Allow and potentially incentivize the construction of Accessory Dwelling Units in single-family neighborhoods

Status in Charlottesville

- Accessory Dwelling Units (ADUs) are allowed in some areas, but with restrictions (not near University, for example)
- Main unit must be owner-occupied
- Many ADUs are used for short-term rentals

Program Design Considerations

- **Easing current restrictions:** e.g. removing the requirement that main unit must be owner-occupied, reducing parking requirements where appropriate, allowing ADUs in more areas
- **Incentives for affordability:** supply low-cost financing for construction of ADUs set aside for income-qualified renters
- **Geographic targeting,** e.g. high-opportunity areas

Preliminary Assessments

Market Feasibility	L - feasibility challenges to adding ADUs to existing developments
Legal Feasibility	H – high degree of local control
Political Feasibility	M – may be resistance to amending existing program
Funding Capacity	L to M – depends on whether financial incentives are provided
Organizational Capacity	M – depending on program design, may need City or nonprofit to operate low-income renter program
Anticipated Impact	High burden of planning and financing on property owners may limit implementation

Subsidy | 9% Low Income Tax Credits

Increase the production of subsidized housing using 9% LIHTC, with gap financing and other support as needed

Status in Charlottesville
<ul style="list-style-type: none"> Charlottesville has 768 active LIHTC units, with 482 units added since 2018 The City of Charlottesville has committed \$14.82 million since 2018 CRHA's ongoing modernization project is also using 9% LIHTC

Program Design Considerations
<ul style="list-style-type: none"> Income targets: prioritize support for projects with more units targeted to lower income households Funding amount: increase total funding available per year Geographic targeting, e.g. high-opportunity areas

Preliminary Assessments	
Market Feasibility	M – State LIHTC allocations are limited and may support up to a few hundred units per year
Legal Feasibility	H – High degree of local control
Political Feasibility	H – City is already providing funding for LIHTC
Funding Capacity	M - unknown availability of additional funding
Organizational Capacity	M – requires staff time to review applications & administer loans
Anticipated Impact	Increase the production of units serving very- and extremely- low-income households

Subsidy | Public Housing Redevelopment

Provision of new construction or substantial rehabilitation of housing by the housing authority

Status in Charlottesville

- CRHA is in the early stages of a significant redevelopment of its inventory using LIHTC and other funding sources, including support from the City and local philanthropy
- This will include the development of mixed-income communities

Program Design Considerations

- **Source of Funding:** Evaluate opportunities to use 4% LIHTC, particularly for renovations (4% LIHTC require more gap financing but are less competitive and better suited to renovation than 9% LIHTC)
- **Focus on housing quality,** investing in quality of older public housing
- **Focus on de-concentration of poverty,** by moving to mixed-income development

Preliminary Assessments

Market Feasibility	H – CRHA is working with a development partner
Legal Feasibility	H – Within CRHA’s authority
Political Feasibility	Not applicable
Funding Capacity	M – The City must balance its ability to support CRHA projects with other net-new LIHTC development
Organizational Capacity	M – CRHA will lead implementation
Anticipated Impact	Increase access to opportunity and housing quality for public housing residents

Subsidy | Tenant-Based Vouchers

Provide renters with rental subsidies for market-rate units in any part of the city

Status in Charlottesville
<ul style="list-style-type: none"> • There are two tenant-based voucher programs in Charlottesville, both administered by the CRHA • The City-funded CSRAP program supports 100 households coming from homelessness • The Housing Choice Voucher program relies on federal funds and supports over 300 households

Program Design Considerations
<ul style="list-style-type: none"> • Scale of Program: Expand the program so that it can serve more people • Populations Served: An expanded program targeted to households at or below 50% of AMI could serve households before they face homelessness

Preliminary Assessments	
Market Feasibility	L – landlord discrimination limits impacts
Legal Feasibility	M – restrictions on use of federal funds, limited influence on landlords
Political Feasibility	M – unknown interest in expanding program
Funding Capacity	M – unknown capacity to increase funding
Organizational Capacity	H – CRHA or another nonprofit must verify income, provide case management, etc.
Anticipated Impact	Increased housing stability and reduced cost burden for very- and extremely- low-income households

Subsidy | Emergency Short-Term Rental Assistance

Help renters pay housing costs (such as rent, security deposits, utilities) on a limited basis to prevent eviction

Status in Charlottesville
<ul style="list-style-type: none"> Charlottesville is in the process of designing a COVID-19 response and recovery program The City has received Community Development Block Grant funding to support disaster recovery

Program Design Considerations
<ul style="list-style-type: none"> Eligibility: e.g. households at or below 80% of AMI that have experienced a loss of income due to COVID-19 Amount of Funding: Charlottesville should deploy all available recovery funding, but must balance multiple priorities Duration of Assistance: e.g. six months or until employment is recovered

Preliminary Assessments	
Market Feasibility	N/A
Legal Feasibility	H – emergency rental assistance is an allowable use of disaster recovery funding
Political Feasibility	M – unknown interest
Funding Capacity	H – requires significant funding
Organizational Capacity	H – requires a nonprofit partner to verify eligibility and oversee administration
Anticipated Impact	Minimize the impacts of COVID-19 on evictions and homelessness

Subsidy | NOAH Preservation Fund

Dedicate a funding source to ensure continued affordability of NOAH through gap financing loans

Status in Charlottesville
<ul style="list-style-type: none"> Charlottesville does not currently provide funding or other resources to support the preservation of Naturally Occurring Affordable Housing

Program Design Considerations
<ul style="list-style-type: none"> Income targeting, e.g. portfolio goal of having at least 75% of units be affordable to 80% AMI or below Geographic targeting, e.g. "high-impact" areas Fund size Fund product, e.g. long-term equity or mezzanine debt Public funds leverage requirement, for both fund capital and project investment (e.g. 3:1 and 20:1, respectively) Administrator, e.g. local CDFIs Eligible users, e.g. non-profit and for-profit

Preliminary Assessments	
Market Feasibility	M – high costs may limit the potential for this tool
Legal Feasibility	H – minimal restrictions on use of local funding
Political Feasibility	M – unknown interest
Funding Capacity	L – requires significant capital
Organizational Capacity	M – requires staff time to process applications and administer loans, requires interested for-profit or nonprofit owners
Anticipated Impact	Older affordable and market-rate rental units maintain quality and affordability

Subsidy | Community Land Trust

Separate ownership of the land from ownership of the home to control resale value and ensure homeownership affordability in perpetuity

Status in Charlottesville

- Thomas Jefferson Community Land Trust is the major CLT in the area, serving Charlottesville and surrounding counties. The TJCLT has been supported by grants from the Charlottesville Affordable Housing Fund
- CLTs an alternative to a public-private land bank, for which there was some momentum in 2017

Program Design Considerations

- **Access to funding:** allow CLTs to access tax credits and funding; target subsidies to capitalize and support CLTs; target down payment assistance and rehab loans to CLT homes
- **Depth of affordability:** homeownership within CLTs targeted to specific income levels
- **Alignment with IZ policy**
- **Program scale and amount of funding**

Preliminary Assessments

Market Feasibility	M – High land costs may be a barrier to impacts
Legal Feasibility	H – Framework exists
Political Feasibility	TBD
Funding Capacity	TBD
Organizational Capacity	TBD
Anticipated Impact	TBD

Subsidy | Down Payment Assistance and Homeownership Counseling

Provide funding (in the form of a grant or forgivable loan) to reduce the up-front costs of purchasing a home. Provide counseling to first-time homebuyers (most impactful when paired with down payment assistance).

Status in Charlottesville
<ul style="list-style-type: none"> Piedmont Housing Alliance provides one-on-one housing counseling, as well as free community classes. PHA has a Down Payment Loan Program for households whose income is below 80% AMI

Program Design Considerations
<ul style="list-style-type: none"> Eligibility: e.g. requirement for first-time homebuyers, income restrictions (80% AMI), homeownership counseling Buyer Financing: allow traditional and specialty mortgage products Funding Amount: e.g. \$5,000 to 10,000 for down payment and closing costs Program Scale: extent of funding will directly correlate to program impacts

Preliminary Assessments	
Market Feasibility	M – requires availability of single-family homes at prices supportable by moderate incomes
Legal Feasibility	H – minimal restrictions on use of local funding
Political Feasibility	M – unknown interest
Funding Capacity	M – available local funding is the primary feasibility constraint for this tool
Organizational Capacity	L – requires nonprofit partner to verify income, administer program, provide counseling
Anticipated Impact	Homeownership assistance can help households with limited funds overcome the racial asset gap and build wealth

Subsidy | Landlord Risk Reduction Fund

Fund to cover costs such as security deposits for tenants using vouchers, to incentivize landlord uptake of vouchers

Status in Charlottesville
<ul style="list-style-type: none"> Program has been set up, with some funding appropriated in recent years Passed

Program Design Considerations
<ul style="list-style-type: none"> Amount of funding Eligible uses, e.g. security deposits, back rent, fees, repairs from tenant damages, etc. Eligible tenants, e.g. those holding Section 8 vouchers or local vouchers

Preliminary Assessments	
Market Feasibility	L – does not appear to have moved the needle on increasing voucher use
Legal Feasibility	H – approved
Political Feasibility	H – approved
Funding Capacity	H – funding appropriated
Organizational Capacity	M – program set up, but may be difficult for landlords to navigate
Anticipated Impact	Market feasibility is a major constraint on program efficacy

Subsidy | Property Tax Protections

Mitigate property taxes for low-income homeowners, to shield homeowners from displacement due to taxes

Status in Charlottesville
<ul style="list-style-type: none"> - Real estate tax relief guaranteed for disabled veterans and the elderly and disabled - Charlottesville Housing Affordability Program provides some grants to low-income homeowners

Program Design Considerations
<ul style="list-style-type: none"> • Amount of benefit or tax exemption, e.g. full or partial/capped benefit • Eligible recipients, e.g. \$55K income threshold • Eligible properties, e.g. valued at below \$375K

Preliminary Assessments	
Market Feasibility	H
Legal Feasibility	H – existing precedents
Political Feasibility	H – existing precedents
Funding Capacity	L – will have negative budget impact; current tax relief program the second-highest non-capital budget item (behind vouchers)
Organizational Capacity	H – existing administrators
Anticipated Impact	Program is popular and effective at serving low-income owners, and is especially important where land values are high and increasing

Tenants' Rights | Right to Counsel

Establish a right to counsel for housing related court proceedings to ensure both the landlord and tenant have adequate access to legal protections.

Status in Charlottesville

- Virginia law prevents the City from establishing right to counsel directly, but the City can provide funding for legal services for tenants facing eviction
- Richmond has a pilot program to reduce eviction using pro bono attorneys as in-court mediators, coupled with financial literacy education

Program Design Considerations

- **Legal services type:** The City can provide funding either for legal services in court or for mediation
- **Amount of funding**
- **Implementation partner:** e.g. legal aid

Preliminary Assessments

Market Feasibility	N/A
Legal Feasibility	L - requires state advocacy or funding for a voluntary program
Political Feasibility	TBD
Funding Capacity	TBD
Organizational Capacity	TBD
Anticipated Impact	TBD

Tenants' Rights | Landlord Registry

Require landlords to register and pay a fee for rental units

Status in Charlottesville

- Virginia law prevents Charlottesville from establishing a required registry program, but the City could implement a voluntary registry.
- However, if registry is not tied to funding or other benefits, landlords have little incentive to participate.

Program Design Considerations

- **Type of Registry:** Mandatory reporting and registry of rental units, voluntary reporting, reporting tied to available funding (such as for repairs), business license fees
- **Amount of Funding:** To be impactful a program would need both funding and outreach to encourage participation.

Preliminary Assessments

Market Feasibility	TBD
Legal Feasibility	L – state law limits what the City can do
Political Feasibility	TBD
Funding Capacity	L to M – a voluntary program would likely need to be tied to funding
Organizational Capacity	M – City staff would have to oversee the program
Anticipated Impact	Limited potential impacts due to prohibition on mandatory programs

Tenants' Rights | Tenant Opportunity to Purchase

Allow tenants the opportunity to purchase a property and preserve its affordability at the time when an owner intends to sell

Status in Charlottesville

- No existing program

Program Design Considerations

- **Eligible properties** (e.g. single-unit, 2- to 4- unit, 5+ unit)
- **Length of negotiation period** (and possibility of extensions), e.g. 120 days
- **Definitions of good and bad faith offers**, e.g. landlord obligation to offer terms at least as favorable as those offered to a third party
- **Deposit requirement**
- **Tenant application requirements**

Preliminary Assessments

Market Feasibility	TBD
Legal Feasibility	TBD
Political Feasibility	TBD
Funding Capacity	TBD
Organizational Capacity	TBD
Anticipated Impact	TBD

Tenants' Rights | Rent Control

Stipulate how much a landlord can raise rent when an occupant's lease comes up for renewal

Status in Charlottesville
<ul style="list-style-type: none">No existing program

Program Design Considerations
<ul style="list-style-type: none">Eligible properties or neighborhoodsAllowable rent increases

Preliminary Assessments	
Market Feasibility	TBD
Legal Feasibility	L - State law does not currently allow this
Political Feasibility	TBD
Funding Capacity	TBD
Organizational Capacity	TBD
Anticipated Impact	TBD

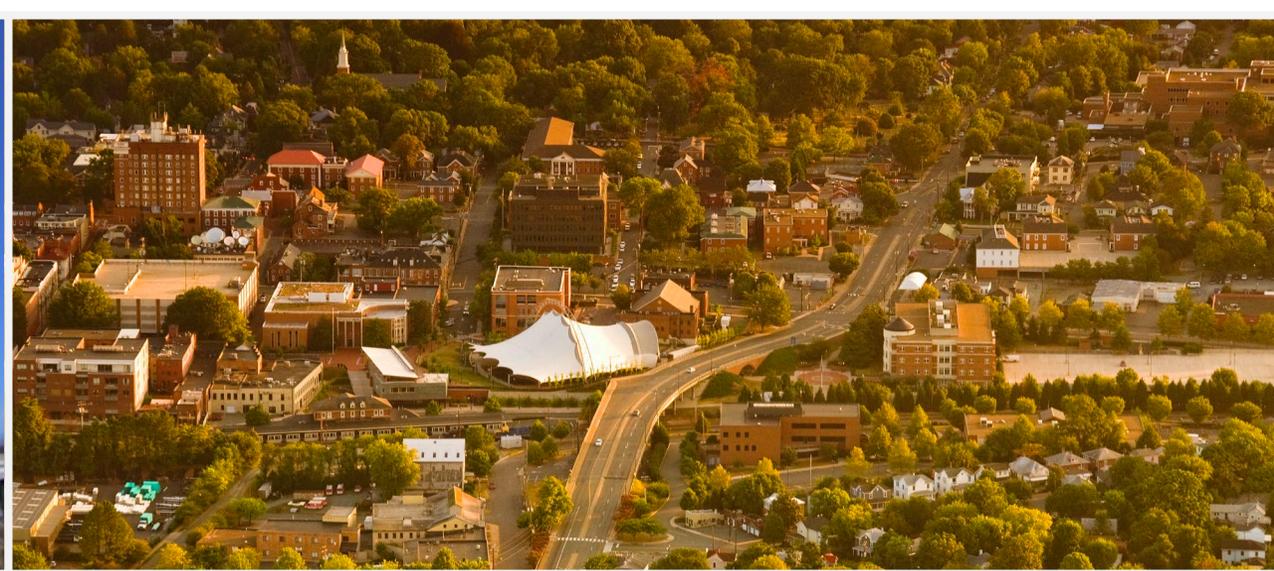
Tenants' Rights | Just Cause Eviction

Require landlords to have a reason to evict a tenant

Status in Charlottesville
<ul style="list-style-type: none">No existing program

Program Design Considerations
<ul style="list-style-type: none">Allowable reasons for eviction, and required documentationEviction processes

Preliminary Assessments	
Market Feasibility	TBD
Legal Feasibility	L - State law does not currently allow this
Political Feasibility	TBD
Funding Capacity	TBD
Organizational Capacity	TBD
Anticipated Impact	TBD



CHARLOTTESVILLE AFFORDABLE HOUSING PLAN

Housing Tools Steering Committee | June 2020