

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



Agenda Date:	April 1, 2024
Action Required:	Report - No Action Required
Presenter:	Antoine Williams, Housing Program Manager
Staff Contacts:	Alexander Ikefuna, Director of Community Solutions Antoine Williams, Housing Program Manager Madelyn Metzler, Housing Compliance Coordinator
Title:	<b>Affordable Housing Report FY2024</b>

**Background**

The scope of this report on Affordable Housing is to provide a focused analysis of the city's Capital Housing Investment in alignment with its 2021 Affordable Housing Plan. It aims to evaluate the progress made in achieving the plan's objectives, particularly concerning the distribution of funding across various Area Median Income (AMI) ranges and the production or preservation of affordable housing units. The report will include an overview of the city's performance based on the funding commitments outlined in the Affordable Housing Plan. It will highlight any updates on implementation considerations and action items mentioned by Mr. Sanders in April 2022.

The Charlottesville City Council unanimously endorsed the Affordable Housing Plan on March 1, 2021. Subsequently, on April 4, 2022, Sam Sanders Jr., who served as the Deputy City Manager of Operations at the time, along with Office of Community Solutions (OCS) Director Alex Ikefuna and OCS staff, presented the inaugural Affordable Housing Plan report to the 2022 council since the plan's endorsement. During this session, Mr. Sanders provided an overview of the findings from the HR&A Advisors Charlottesville Housing Program Review Presentation, highlighting opportunities for plan improvement and addressing key considerations, including:

- Tracking the availability and duration of affordable housing units.
- Developing an in-house compliance program.
- Establish robust agreements and ensure consistency in their execution.
- Crafting a comprehensive housing policy.
- Strengthening partnerships with funded entities.
- Clarifying the definition of affordable housing.

During his April 2022 Affordable Housing report, Mr. Sanders expressed his positive view of the Affordable Housing Plan, considering it a robust document. He also detailed the current, pending, and future funding commitments and outlined several necessary action items:

- Restructuring the Housing Advisory Committee (HAC).
- Establishing the CAHF Committee.
- Aligning initiatives with the Vibrant Community Fund.
- Enhancing staff capacity to manage housing initiatives effectively.
- Sustaining data analysis efforts to inform decision-making.
- Offering recommendations for impactful investments.
- Prioritizing relationship building and repair within the community.

Moreover, stakeholders have consistently emphasized the critical need for diverse housing options within the community. This perspective highlights the ongoing dialogue between policymakers, community leaders, and residents on how best to address the city's affordable housing challenges. The report will delve into these stakeholder perspectives and examine how funding strategies, housing policies, and programs can respond to these concerns. While not meant to be an exhaustive affordable housing or market analysis, the report will present data on funding allocation per year, associated units, and populations served, alongside projections for future unit availability. It will provide insights and recommendations to support ongoing efforts to address affordable housing challenges in the city.

### **Discussion**

See the background section and related attachments.

### **Alignment with City Council's Vision and Strategic Plan**

*To be a place where everyone thrives.* The City of Charlottesville is committed to justice, equity, diversity, and inclusion and will implement equitable practices and policies across all its activities.

### **Community Engagement**

N/A

### **Budgetary Impact**

N/A

### **Recommendation**

N/A

### **Alternatives**

N/A

### **Attachments**

1. Affordable Housing Report (2024)