



# Albemarle County

## Legislation Text

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**File #:** 19-142, **Version:** 1

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**AGENDA DATE:** 2/20/2019

**TITLE:** Reasonable Rent Policy for Office of Housing Administrative Plan

**SUBJECT/PROPOSAL/REQUEST:** Resolution to adopt a Reasonable Rent Policy, including the Albemarle County Office of Housing's use of the EZ-Reasonable Rent Determination (EZ-RRD) system and related procedures to assist staff to conduct reasonable rent analysis of units for which financial assistance is provided.

**ITEM TYPE:** Consent Action Item

**STAFF CONTACT(S):** Richardson, Walker, Kamptner, Baumgartner, Savides, Witt

**PRESENTER (S):** Lyn Witt

**LEGAL REVIEW:** Yes

**REVIEWED BY:** Jeffrey B. Richardson

**BACKGROUND:** As part of the continuing transition of the Housing Choice Voucher (HCV) Program from the Department of Housing into the Department of Social Services, Housing Supervisor Lyn Witt and DSS Deputy Director John Freeman have conducted research and determined that utilization of the EZ-RRD system for determination of reasonable rent represents a program enhancement that improves efficiency and effectiveness of this required program element.

**STRATEGIC PLAN:** Quality Government Operations: Ensure County government's capacity to provide high quality service that achieves community priorities

**DISCUSSION:** The Federal Department of Housing and Urban Development (HUD) has established regulations that require Public Housing Authorities and Agencies, such as the Albemarle County Office of Housing, to adopt a written Administrative Plan that establishes local policies of the program in accordance with HUD requirements. HUD regulations require that the Agency Administrative Plan cover policies that describe the method of determining that rent to owner is a reasonable rent. To meet this requirement, the Office of Housing has contracted with the Nelrod Company of Fort Worth, Texas to utilize the EZ-Reasonable Rent Determination System as its method of assessing reasonable rent. The attached Policy and Procedures (Attachment B) describes the preparation, procedure and actual steps involved in making a determination.

**BUDGET IMPACT:** Marginal. First year cost is \$1780.00. The annual subscription cost is \$950.00

**RECOMMENDATION:** Staff recommends that the Board adopt the attached Resolution (Attachment A) to adopt the Reasonable Rent Policy.

**ATTACHMENTS:**

Attachment A: Resolution

Attachment B: Policies and Procedures