Thomas Jefferson
Planning District Commission

Program Year 2025 CAPER

Consolidated Annual Performance Evaluation Report

for the

City of Charlottesville

and the

Thomas Jefferson HOME Consortium

Adopted by the Thomas Jefferson Planning District Commission:

Adopted by Charlottesville City Council:

OMB Control No: 2506-0117 (exp. 09/30/2021)

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The HOME program's goals are to assist first-time homebuyers, preserve existing housing stock by rehabilitating owner-occupied homes, and develop new housing units for home ownership or rental. HOME Consortium activities are carried out through nonprofit housing foundations in the region: the Albemarle Home Improvement Program (AHIP), the Fluvanna/Louisa Housing Foundation (F/LHF), the Nelson County Community Development Foundation (NCCDF), and Skyline CAP (serving Greene County). HOME funds are often combined with other funding, extending the reach and effectiveness of the program.

The current Consolidated Plan, which is a five-year plan that consolidates CDBG and HOME Consortium activities, began in 2023. The following charts show progress made based on the initial goals set at that time.

The HOME Consortium has completed a large number of homeowner rehabilitations, and is in the process of purchasing and developing several rental units. Due to the cost of construction labor and materials, the total amount of funding is being used strategically to have the greatest impact possible, within a challenging housing and construction economy.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.

OMB Control No: 2506-0117 (exp. 09/30/2021)

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Energy efficiency and environmental stewardship	Affordable Housing Non-Housing Community Development		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	500	6	1.20%			
Enhance and improve access to transportation	Non-Housing Community Development		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	500	65	13.00%			
Ensure housing access for low income residents	Affordable Housing		Direct Financial Assistance to Homebuyers	Households Assisted	22	0	0.00%	2	0	0.00%
Ensure housing access for low income residents	Affordable Housing		Tenant-based rental assistance / Rapid Rehousing	Households Assisted	24	13	54.17%	6	0	0.00%
Expand the affordable housing stock	Affordable Housing		Rental units constructed	Household Housing Unit	37	1	2.70%	10	0	0.00%

Expand the affordable housing stock	Affordable Housing		Homeowner Housing Added	Household Housing Unit	10	6	60.00%	2	1	50.00%
Expand the affordable housing stock	Affordable Housing		Homeowner Housing Rehabilitated	Household Housing Unit	0	19		0	19	
Foster small and local business development	Non-Housing Community Development		Businesses assisted	Businesses Assisted	40	117	292.50%			
Increase access to jobs that pay a living wage	Non-Housing Community Development		Jobs created/retained	Jobs	50	65	130.00%			
Preserve existing supply of affordable housing	Affordable Housing		Rental units rehabilitated	Household Housing Unit	1	1	100.00%	0	1	
Preserve existing supply of affordable housing	Affordable Housing		Homeowner Housing Rehabilitated	Household Housing Unit	116	41	35.34%	24	16	66.67%
Strengthen living environment & expand opps	Non-Homeless Special Needs Non-Housing Community Development	CDBG: $	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0		1	153	15,300.00%

Strengthen living environment & expand opps	Non-Homeless Special Needs Non-Housing Community Development	CDBG: $	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	0	0		4	0	0.00%
Strengthen living environment & expand opps	Non-Homeless Special Needs Non-Housing Community Development	CDBG: $	Jobs created/retained	Jobs	0	0		13	0	0.00%
Strengthen living environment & expand opps	Non-Homeless Special Needs Non-Housing Community Development	CDBG: $	Businesses assisted	Businesses Assisted	0	0		8	7	87.50%
Strengthen living environment & expand opps	Non-Homeless Special Needs Non-Housing Community Development	CDBG: $	Housing for Homeless added	Household Housing Unit	0	0		10	0	0.00%
Strengthen living environment & expand opps	Non-Homeless Special Needs Non-Housing Community Development	CDBG: $	Other	Other	0	0				

Support homeless and transition to independence	Affordable Housing Homeless		Homelessness Prevention	Persons Assisted	6	258	4,300.00%			
Support investments that aid fair housing choice	Non-Homeless Special Needs Non-Housing Community Development		Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	5	0	0.00%			
Support the expansion of mental health services	Non-Homeless Special Needs		Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	50	0	0.00%			
Support the provision of supportive housing	Affordable Housing Non-Homeless Special Needs		Other	Other	1	0	0.00%			

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

As in previous years, Charlottesville continues to carefully direct investments of its limited CDBG and HOME funds to address pressing needs within our community. For example, investments of our limited CDBG funds were successful in leveraging more than $300,000 in non-federal funds, an amount equal to more than 64.53% of our total PY25 CDBG allocation.

The lack of affordable housing options, both homeownership and rental, continues to be a significant challenge for our region, as it is in most metropolitan areas across the country. Specifically, the presence of substandard housing continues to be a pressing need within our community, which we have attempted to address through, among other efforts: support for the work of the Albemarle Housing Improvement Partnership (AHIP) to provide emergency and critical rehabs for income-eligible homeowners; support for energy-efficiency upgrades for income-eligible homeowners through the Local Energy Alliance Program (LEAP) to prepare their homes for free solar panels from Dominion Energy.

In addition, we have continued to try to enlist new partners in this work and are very excited to announce that we been able to award both CDBG and HOME homeowner rehabilitation funds to a new partner, the Building Goodness Foundation ("BGF") for the 2026-27 program year.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted). 91.520(a)

	CDBG	HOME
White	106	13
Black or African American	161	19
Asian	3	0
American Indian or American Native	2	0
Native Hawaiian or Other Pacific Islander	1	0
Total	**273**	**32**
Hispanic	60	0
Not Hispanic	113	32

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

With HOME funds, the HOME Consortium served a large number of individuals and households; over half of the beneficiaries identify as Black or African American.

According to Census data, approximately 11% of the population of the Charlottesville Metropolitan Statistical Area is at or below the federal poverty level. Of these, approximately: 7.5% identify as White/Not Hispanic; 26.4% identify as Black/African American; 26.7 identify as Asian; 17.5% identify as Latino/Hispanic; with the rest identifying as Other/Multiracial. In the TJPDC, non-white/other race households have low-incomes at a 22% higher rate than white households. About one third (37%) of households led by someone who identifies as white have incomes equal to or less than 80% area median income. In contrast, over half (59%) of households led by someone who identifies themselves as included in another racial group have incomes equal to or less than 80% AMI.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	445,452	171,317
HOME	public - federal	4,316,160	1,359,140

Table 3 - Resources Made Available

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
10th and Page			
Albemarle County	14	14	
City of Charlottesville	14	14	
Fifeville			
Fluvanna County	14	14	
Greene County	30	30	Greene County was the CHDO recipient this year
Louisa County	14	14	
Nelson County	14	14	
Ridge			

Table 4 – Identify the geographic distribution and location of investments

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

The city also continues to work closely with its partners to utilize sources of non-federal funds that can be leveraged to support its HUD-funded activities. For example, the city awarded $50,000 in CDBG funding to support long hoped for accessibility enhancements at the site of one of Charlottesville's oldest youth-serving nonprofits, funds which the subrecipient used to help secure private philanthropic donations well in excess of the funds awarded, resulting a greater than 1:1 leveraged match ratio. Similarly, CDBG-funded activities in PY25 leveraged more than $580,000 in non-federal funds (or $1.25 leveraged for each $1 of CDBG funds utilized).

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	10,094,576
2. Match contributed during current Federal fiscal year	684,003
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	10,778,578
4. Match liability for current Federal fiscal year	339,785
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	10,438,793

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	**Date of Contribution**	**Cash (non-Federal sources)**	**Foregone Taxes, Fees, Charges**	**Appraised Land/Real Property**	**Required Infrastructure**	**Site Preparation, Construction Materials, Donated labor**	**Bond Financing**	**Total Match**
AHIP Repair	05/04/2026	166,800	0	0	0	0	0	166,800
Habitat Core 2026	05/04/2026	286,027	0	0	0	0	0	286,027
PHA 1025 Park	05/04/2026	231,176	0	0	0	0	0	231,176

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning of reporting period $	**Amount received during reporting period $**	**Total amount expended during reporting period $**	**Amount expended for TBRA $**	**Balance on hand at end of reporting period $**
113,119	39,948	20,249	0	212,510

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	**Minority Business Enterprises**				**White Non-Hispanic**
		Alaskan Native or American Indian	**Asian or Pacific Islander**	**Black Non-Hispanic**	**Hispanic**	
Contracts						
Dollar Amount	214,282	0	0	39,475	8,600	166,207
Number	19	0	0	2	1	16
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

	Total	**Women Business Enterprises**	**Male**
Contracts			
Dollar Amount	217,380	20,000	197,380
Number	20	1	19
Sub-Contracts			
Number	0	0	0
Dollar Amount	0	0	0

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	**Minority Property Owners**				**White Non-Hispanic**
		Alaskan Native or American Indian	**Asian or Pacific Islander**	**Black Non-Hispanic**	**Hispanic**	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition		
Parcels Acquired	0	0
Businesses Displaced	0	0
Nonprofit Organizations Displaced	0	0
Households Temporarily Relocated, not Displaced	0	0

Households Displaced	**Total**	**Minority Property Enterprises**				**White Non-Hispanic**
		Alaskan Native or American Indian	**Asian or Pacific Islander**	**Black Non-Hispanic**	**Hispanic**	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	43	20
Number of Special-Needs households to be provided affordable housing units	0	0
Total	**43**	**20**

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	6	0
Number of households supported through The Production of New Units	11	1
Number of households supported through Rehab of Existing Units	24	19
Number of households supported through Acquisition of Existing Units	2	0
Total	**43**	**20**

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

During this program year, the HOME Consortium continued the development of rental units, which will be completed in the coming program year. During the program year, 16 low-income households received rehabilitation of their homes, and one household purchased a unit. Due to the current cost of construction and other aspects of producing homes, this is a reasonable number of completed activities, based on the total amount of funding available.

To complete the CDBG efforts in the Consolidated Plan, through its close partnership with TJPDC, the City continues to seek out additional opportunities to blend funding from multiple sources to deliver benefits to our community.

Discuss how these outcomes will impact future annual action plans.

We anticipate a higher rate of completed rental units in the coming year, as the result of advancements made this year in the production of the planned rental units.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	0	6
Low-income	3	8
Moderate-income	0	3
Total	**3**	**17**

Table 13 – Number of Households Served

Narrative Information

HOME funding is intended to assist households at various low levels of income. By assisting primarily low income and extremely low income households, funding in our region met needs for crucial home repairs, and produced one additional unit available at an affordable rent.

The challenges we have experienced related to affordable housing have informed our work in many years, notably by leading us to a renewed effort to try to help subrecipients connect to additional funding sources that can extend their impact. For example, the city is working to support subrecipients in their applications to related city programs, like the Charlottesville Affordable Housing Fund (CAHF) or funding opportunities available throughout city departments, like Economic Development of Human Services.

OMB Control No: 2506-0117 (exp. 09/30/2021)

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The Blue Ridge Area Coalition for the Homeless (BRACH) Continuum of Care maintains a coordinated system of care so that homelessness in our region is rare, brief, and nonrecurring when possible. BRACH connects individuals and families experiencing homelessness to permanent housing without preconditions and barriers to entry, such as sobriety, treatment, or service participation requirements.

A Community Case Review convenes 2 times a month to provide a problem-solving body to area providers working with individuals and families experiencing homelessness. The Community Case Review consists of a convener appointed by BRACH and staffed by representatives from anchor agencies, including PACEM, The Haven, Region Ten, On Our Own, and area Departments of Social Services. Each meeting, the Community Case Review works through the community's By-Name List of everyone known to be experiencing homelessness in the area and documents action steps aimed at quickly resolving homelessness for each person reviewed. There is now additionally a Community Case Review for chronic cases, and a separate Community Case Review for veteran cases for veterans of the military.

Particularly complex cases are referred to the Community Case Review for solution-focused discussion designed to resolve homelessness quickly and effectively. A coordinated assessment process is used to determine eligibility for available services, collect required data, and develop case plans for individuals and families experiencing homelessness. Coordinated assessment is available every day at The Haven. Households can call the Haven's Homeless Information Line (HIL) to schedule a homeless intake appointment.

BRACH homelessness service providers collect required data elements and enter data into HMIS on a weekly basis to ensure close to real-time community level data and on-time reporting to local, state and federal stakeholders.

BRACH is pairing HOME-ARP funding with capacity building funding from the City, to hire a staff member who will continue to enhance outreach beyond the urban center of the region, and also partner with SupportWorks Housing at Vista 29, to help prepare beneficiaries to live in permanent supportive housing.

BRACH, Region Ten PATH Program, and On Our Own provide street outreach to individuals and families experiencing homelessness, with a focus on those who do not have shelter, to provide them with information and access to services. Region Ten conducts in-reach with Western State Hospital to assist with transitions and community reintegration – clients can come to Region Ten for support. Region Ten PATH program conducts in-reach at The Haven, Mohr Center and SupportWorks Housing to engage guests in mental health treatment and care.

SupportWorks Housing provides supportive housing in the region, addressing the long-term needs of chronically homeless households and individuals. The Vista 29 project, which used HOME-ARP funds, among many other sources, has transformed a hotel into Permanent Supportive Housing, and construction is near completion.

Addressing the emergency shelter and transitional housing needs of homeless persons

Community leaders are working together to provide a year-round, overnight shelter, in partnership with multiple nonprofits and the City of Charlottesville. The City of Charlottesville continued to seek out novel ways to use HUD funding to support programs serving the area's unhoused population, such as through continued support for the Coordination of Community Service Providers work being done by a Charlottesville-based nonprofit, The Haven at First & Market.

The City of Charlottesville purchased for $6.2MM an approximately 27,000 square foot building on 3.8 acres of land, commonly referred to as 2000 Holiday Drive, on which to develop a year-round, low-barrier overnight shelter and source of wraparound services for persons experiencing homelessness. The city also helped coordinate over the past year the work of a team of nonprofit community organizations dedicated to supporting the unhoused, including BRACH, The Haven, and PACEM, and Central Arizona Shelter Services (CASS), an experienced shelter management provider, to develop a coordinated plan to transform the property into a usable site. The City also worked closely during the program year with state legislators to secure a special appropriation of $7MM from the Virginia General Assembly in FY27[AW3.1] to support the expansion of services for the unhoused, including $3MM to the Salvation Army to help them expand the capacity of their high-barrier shelter and additional funds to support the rehabilitation of the 2000 Holiday Drive facility and to move work forward on preparing to provide services at the location.

The City of Charlottesville purchased a building and land to develop a year-round, low-barrier overnight shelter for people experiencing homelessness. The past year has involved a great deal of stakeholder effort to develop plans to develop the property into a usable site. Key leaders involved include City of Charlottesville staff, BRACH, The Haven, and PACEM. The City was awarded state level funding to rehabilitate the building and move forward with preparing to provide services on location.

PACEM provides a seasonal, low-barrier emergency shelter to individuals from late October to mid-April using host church sites for shelter and meals. PACEM provides coordinated assessment services to those individuals and families that seek shelter but have not completed a coordinated assessment through Coordinate Entry.

ACPS McKinney-Vento Connection (formerly Families in Crisis) provides emergency hotel/motel vouchers to families experiencing homelessness and complete a coordinated assessment packet, and assists McKinney-Vento Coordinators in the region with addressing the needs of families identified by schools as at risk of homelessness.

Salvation Army provides high-barrier emergency shelter services year-round for individuals and families experiencing homelessness that can maintain sobriety and are looking for work or are working. Salvation Army is currently developing additional beds. The City has coordinated with Salvation Army staff to expand capacity, including coordination with the Virginia legislature to secure $3 million, paired with $3 million invested from the City's budget.

The Shelter for Help in Emergency (SHE) provides emergency shelter services year-round for women and children fleeing domestic violence, referred by other emergency shelters and emergency room staff.

Monticello Area Community Action Agency (MACAA) Hope House provides transitional housing and supportive services with a preference for households with children where one adult is working.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Existing rental assistance resources include Pathways through the United Way, the Network2Work Emergency Fund, The Haven, PHA eviction reduction programs, HOPWA through the Blue Ridge Health Department, the Charlottesville Supplemental Rental Assistance Program (CSRAP) through the City of Charlottesville and CRHA, the Albemarle County Emergency Relief Program (ACERP) through Albemarle County, and Housing Choice Vouchers in various counties. The Haven served 152 individuals representing 94 households during this period, using the Laura DeLapp fund.

Prevention staff at The Haven, PACEM, and McKinney Vento services in schools, coordinate activities in communication with area emergency assistance providers including Alliance for Interfaith Ministries (AIM), Pathways Fund, Love, Inc., departments of social services, and area churches whenever possible. Monthly case management is provided to develop and implement a housing stability plan.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The Haven provides housing navigation services through the Rapid Rehousing program to assist individuals and families experiencing homelessness to identify available low-income housing resources and negotiate leases. Rapid Rehousing Case Managers serve as a housing navigator to develop relationships with area landlords and provides education on available rental subsidy programs to housing organizations. The Haven provides rapid re-housing services to quickly connect individuals and families experiencing literal homelessness to permanent housing. Rental arrearages and utility bills may be paid if they represent an actual barrier to permanent housing. Rental subsidies may be provided to ensure housing stability. Ongoing eligibility is determined every 90 days. Monthly case management is provided to develop and implement a housing stability plan.

Region Ten operates a HUD-funded permanent supportive housing program for about 33 chronically homeless individuals. Community Case Review prioritizes the most vulnerable individuals with the longest histories of homelessness for this program when there are openings. SupportWorks Housing's The Crossings provides 30 units of permanent supportive housing for chronically homeless individuals in partnership with the Albemarle County Department of Housing and the Charlottesville Redevelopment and Housing Authority (CRHA). The Continuum of Care now includes 153 Permanent Supportive Housing beds, including 25 units that service Veterans, and 38 that are run by Region Ten and funded through HUD.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The Charlottesville Redevelopment and Housing Authority (CRHA) prioritizes individuals with greatest need in our community, 40% of new admissions to public housing each year are considered “extremely low-income families.” The PHA has three self-sufficiency programs (ROSS, FSS, and Jobs Plus) that provide opportunities for residents to gain economic independence and encourage healthy living. The CRHA is also in the process of redeveloping two sites (South First Street, Phase II and Sixth Street, Phase I). The PHA anticipates developing 40-65 affordable new units with a mix of 1-5 bedroom units.

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

The CRHA continues to involve residents in long-term planning, self-determined programs, and site modernization via Resident Planners and the Public Housing Association of Residents (PHAR). The PHA has a housing counselor on staff that has been working with FSS participants on opportunities for homeownership. The CRHA has received down-payment assistance funds that will help these individuals in their homebuying process.

Actions taken to provide assistance to troubled PHAs

CRHA is the only PHA in the region and is not troubled.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

During the 2025-26 program year, the City of Charlottesville and its partners continued their shared work of addressing forthrightly and proactively our shared history and the resulting barriers to affordable housing through, in part, its commitment to preserve and expand affordable housing opportunities for our neighbors who need them most. For example, City Council continues its commitment of no less than $10MM per year to support a wide range of affordable housing activities, from the construction of new units, the preservation and rehabilitation of existing units (including Kindlewood, CRHA, LEAP, and Building Goodness units), to supporting a range of eviction prevention and downpayment assistance/counseling services. The city also continues to support the growth of a community land trust that can work in conjunction with our nonprofit partners as well as a targeted tax abatement strategy to further support the development of affordable housing opportunities.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

One of the biggest steps taken by the city in recent years to remove obstacles to the development of affordable housing is the development of a new, more inclusive zoning code. While great challenges in this work remain, the new zoning code, with its removal of requirements for single-family residences in all neighborhoods and features that allow developers the ability to develop additional units in certain circumstances if they also deliver a certain number of affordable units (or pay a fee in lieu), offers great promise in addressing the areas housing shortage. Additionally, the city and TJPDC continue to coordinate closely to design and implement HUD-funded programs that address the needs of the largest number of underserved individuals possible, including activities that have the potential of leveraging non-federal funds.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

The city continues to work with its partners, including AHIP, LEAP, the Piedmont Housing Alliance, Habitat for Humanity, and the Building Goodness Foundation ("BGF"), to identify and remove lead-based paint hazards wherever they may be encountered. The HOME Consortium completes reduction of lead-based paint hazards through partnerships with AHIP in Albemarle County, NCCDF in Nelson County, and Fluvanna-Louisa Housing Foundation.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

Charlottesville continues to provide significant financial resources to help reduce the number of poverty-level families in the City, including by providing CDBG funds to support of financial literacy programs provided by one of the region's most active affordable housing developers and adult/workforce literacy tutoring for adults experiencing literacy issues. Similarly, the city continues its commitment to assist families at risk of eviction or other adverse actions through a commitment of local funds in excess of $130,000 to the Charlottesville Supplemental Rental Assistance Program ("CSRAP") in FY26 and additional commitments of grant funds through other programs (e.g., CDBG, HOME, VCF, etc.).

Fluvanna-Louisa Housing Foundation, Nelson County Community Development Foundation, and Skyline Community Action Partnership, along with AHIP, provide extensive services related to housing for low-income households. As a result of their services, families facing poverty experience greater housing safety and stability.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The City and TJPDC continue to emphasize the development and refinement of tightly integrated systems to support our shared strategic goals. Charlottesville, TJPDC and the members of the Thomas Jefferson HOME Consortium (TJHC) work closely together to promote regional cooperation and the creative use of funds to maximize the impact of our many programs.

The city also continues to offer unused city office space to area nonprofits, such as the Blue Ridge Area Coalition for the Homeless (BRACH), at below-market rates as a way of supporting their work. This helps integrate these entities into the other work the city is doing while at the same time allowing them to develop a great portion of their scarce resources on their core missions.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The Regional Housing Partnership meets quarterly, and engages over 22 organizations who represent public, private, citizen, and for-profit sectors of those working to provide affordable housing in the TJPDC region.

The city and TJPDC work closely together to support social service and housing agencies that are involved in serving special needs populations, including the Jefferson Area Board for Aging (JABA), the Arc of the Piedmont for people with developmental disabilities, Region Ten Community Services Board for people with mental illness and substance abuse and the Independence Resource Center. The Jefferson Area Board for Aging (JABA) assists elderly persons with long-term health care needs and serves the TJPD region. JABA partners with senior housing providers in Charlottesville (Timberlake Place, Woods Edge, and Park View Apartments) and in Nelson County (Ryan School Apartments). Regular JABA health screenings and services are provided by JABA nurses at Park View at South Pantops, Ryan School Apartments and Woods Edge Apartments.

The City continues its work to implement and refine its new inclusive Zoning Ordinance and on an update to it citywide Comprehensive Plan Update, coordinating with partners from the Charlottesville

City School Board, Albemarle County, the University of Virginia, a range of nonprofit organizations, Neighborhood Leaders Group, the Charlottesville Redevelopment and Housing Authority ("CRHA"), the Blue Ridge Area Homelessness Consortium ("BRACH"), among many others..

The Region Ten Community Services Board provides comprehensive diagnosis, treatment and training for persons with Serious Mental Illness and chemical dependence for persons within the Planning District. Region Ten administers Continuum of Care (CoC) Permanent Supportive Housing projects, using a scattered site model. Region Ten also serves people with housing in apartments or Single Room Occupancy (SRO) units with funding through the Virginia Department of Behavioral Health and Developmental Services (DBHDS). Region Ten administers about 220 Housing Choice Vouchers. Region Ten provides case management services.

For people with disabilities, housing foundations in the Counties and projects funded through the Charlottesville Affordable Housing Fund (CAHF) in the City include necessary accessibility features as part of the scope of work for rehabilitation and emergency repair projects.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

One of the greatest insights from the regional Community Needs Assessment conducted during the development of the current FY 2022-2027 Consolidated Plan is the several lack of affordable rental units, both in the city and across the larger metropolitan area served by the Thomas Jefferson HOME Consortium members. This condition is greatly exacerbated by the significant rise of home prices during the course of the COVID pandemic that has driven the median purchase price within the city up on average 3.5% year-over-year, up from approximately $360,000 in June of 2020 to a little over $456,000 in June of 2023 according to Redfin calculations of home sales data from MLS and/or public records.

Based on these insights, the city has reemphasized its efforts to preserve and expand the current stock of affordable rental units. For example, the city is in the final stages of approval for funding agreements that will direct our portion of the recent HOME-ARP award to supporting critical rehabilitations necessary to preserve and maintain 7 or more residential rental units as affordable to households at or below 60% of the local Area Median Income (AMI).

Land use and zoning policies have historically been discriminatory in Charlottesville, a practice that has severely limited residential development and the overall supply of housing, especially for residents at the lower end of the income spectrum. These policies are further compounded by community resistance to change the land use policies that reinforce and prioritize preserving existing single-family neighborhoods over the development of new affordable housing that would provide and expand housing options in the community. As mentioned above, the city continues working to implement and refine its new Zoning Ordinance that will emphasize new inclusionary policies and other provisions designed to eliminate long-standing barriers to affordable housing.

TJPDC has developed the PATH, which connects riders with accessible rides throughout the region, allowing access to transportation particularly for those who are most greatly disadvantaged. This allows those who live in more challenging locations for transportation, due to housing costs, to be more connected to the places they need to be.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The HOME Consortium maintains annual monitoring plans. This year included desk reports from rental providers, as well as a site visit to Habitat for Humanity of Greater Charlottesville (Habitat), to review their files, procedures, and the housing units they have developed for low-income homebuyers. Habitat was found to have excellent files and records, and have completed countless impactful projects in their region.

TJPDC carries out HOME desk reviews throughout the year, with oversight from the Finance Director and Executive Director. On-site visits are not required for subrecipients with no staffing changes, with no significant change in the type of projects carried out, and who have no outstanding findings from previous monitoring visits or financial audits. No sub-recipient will go more than three years without an on-site monitoring visit.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

(Will be completed after public comment is complete.)

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

The City of Charlottesville continues its commitment to internalizing the growing understanding of the depth and breadth of needs within our community referenced in previous CAPER reports, including the broader regional nature of many of the challenges were face and the consequent importance of fostering strong regional partnerships through, for example, the Thomas Jefferson Planning District Commission, the Thomas Jefferson HOME Consortium ("TJHC"), regional economic partnerships, among many others. The high cost of housing and, consequently, the limited affordable options for many people who work in the city but who cannot afford to own or rent here, continues to be a significant challenge for our community, as it does for so many communities across the country. We are also increasingly seeking out opportunities to strengthen our local childcare/early learning ecosystem.

The city and its many housing-focused partners continue seeking to enhance our understanding of community needs and, more importantly, the steps needed to address them in a productive manner that brings results for those in our community who need them the most. One significant outgrowth of this developing awareness can be seen in City Council's commitment to commit at least $10 million per year to support affordable housing initiatives, a commitment that is being delivered upon but which would be challenging even for city's much larger than Charlottesville. (As noted elsewhere in this CAPER, the City of Charlottesville continued in its annual commitment of more than $10MM to support a variety of affordable housing initiatives in 2025.) Similarly, the city continues to work to refine its new inclusive zoning code that removes single-family zoning requirements from all residential neighborhoods and that increases the by-right development options available to homeowners seeking to expand residential density and affordable housing options.

The 2025-26 program year planning process reinforces our understanding of how the level of need within our community exceeds the limited funds available. Consequently, continued emphasis will be placed on seeking out opportunities to develop activities that can further leverage the city's investment of scarce CDBG funds.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

CR-50 - HOME 24 CFR 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in 24 CFR §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

HOME-assisted rental units are owned and managed by sub-recipients of the Charlottesville HOME Consortium. Sub-recipients share a role in the implementation of the HOME program, including inspection of rental units. For units with tenants using Housing Choice Vouchers, which constitute the majority of rental units, Charlottesville HOME Consortium Sub-recipients have reciprocal agreements to perform inspections on units owned and managed by another subrecipient. For HOME-assisted units with no rental assistance, the sub-recipient performs inspections at least annually to identify any maintenance issues, and to replace smoke detectors and filters. Inspections may be done more frequently, if there is a concern about the tenant. Some subrecipients, such as AHIP, have inspectors on staff. Others hire inspectors to identify the outcomes of contractors' work. All rental units are inspected annually.

TJPDC conducts site visits, including visits to affordable housing units, with subrecipients. This year, TJPDC visited properties developed by Habitat for Humanity of Greater Charlottesville, Nelson County Community Foundation, and Fluvanna-Louisa Housing Foundation. The sites were maintained in good condition. No issues were detected.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 24 CFR 91.520(e) and 24 CFR 92.351(a)

All HOME projects are carried out by HOME Consortium subrecipients. These organizations have developed extensive networks with agencies and organizations in their localities to create a steady stream of referrals for HOME programs. Public outreach is carried out through a variety of means. The HOME Consortium maintains its Affirmative Marketing Policy, which applies to all projects that involve 5 or more units.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

Program Income information is collected quarterly from subrecipients. Not all subrecipients collect Program Income, because some primarily provide grants or conduct home repairs. Only the City of Charlottesville transfers PI back to TJPDC for use with their specific subrecipients. The HOME Consortium permits county-based non-profits to utilize Program Income for purposes of advancing

OMB Control No: 2506-0117 (exp. 09/30/2021)

affordable housing, and reports all receipts and expenditures to HUD through IDIS.

Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 24 CFR 91.320(j)

Subrecipient organizations maintain continual contact with their local community members, assessing the needs for affordable housing units, homeowner rehabilitation for low-income households, and other needs. The Program Manager at TJPDC attends regular meetings, listening to the needs and opportunities expressed by service providers, community members, locality staff, and leaders in housing and homelessness efforts. TJPDC participates in the USDA Housing Preservation Grant, allowing subrecipients to increase their rates of rehabilitating low-income housing. TJPDC also has distributed funding from the Virginia Department of Environmental Quality to improve homeowner septic systems. The City of Charlottesville provides extensive funding to affordable housing efforts, as evidenced in section 15 of this report, regarding Match funds. Through the RHP, TJPDC hosts summits every two years to increase the connection between private, public, and for-profit organizations that are focused on housing needs.