DRAFT CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER)

for the
City of Charlottesville
and the
Thomas Jefferson HOME Consortium
Reporting Period: July 1, 2019 - June 30, 2020

Draft for Public Comment
Comments accepted September 4 – September 18, 2020

Thomas Jefferson
Planning District Commission

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CR-05 - Goals and Outcomes

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

Goals for the HOME program are focused on assisting first-time homebuyers, preserving existing housing stock by rehabilitating owner-occupied homes, and developing new housing units for home ownership or rental. HOME Consortium activities are carried out through non-profit 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 City of Charlottesville (the City) seeks proposals for the use of its HOME funds through a competitive process. City projects in the Program Year 2020 (PY 2020) Action Plan consisted of major housing rehabilitation projects through Albemarle Housing Improvement Program (AHIP).

The HOME CHDO set-aside funds are allocated to a locality on a rotation basis, to provide funding for development of one or more new housing units, either rental units or homes for purchase. For PY19, it was Louisa County's turn in the rotations. The CHDO project consisted of acquisition of land and construction of a rental of a rental property. Skyline CAP is moving forward with construction of two single-family homes. The environmental review has been completed, including submission of builder plans and elevations to satisfy the condition from the Department of Historic Resources (DHR), since the property is located within the Stanardsville Historic District. Skyline CAP has acquired the land and submitted materials to Greene County to divide the parcel into two building lots. Skyline CAP has been undertaking outreach to identify a potential first-time homebuyer for one of the units.

The region has a high level of capacity to carry out these housing projects. HOME funds in turn contribute to the stability and sustainability of the housing foundations in the region. Progress toward goals set forth in the five-year Consolidated Plan and one-year Action Plan has been steady and positive. Overall, HOME funds are meeting critical needs in our region.

Goals for the CDBG program are focused on supporting job improvement through job training, providing access to quality childcare, providing technical assistance for microenterprises, supporting homeless persons and their transition to independence through re-entry support, and supporting infrastructure improvements to make public spaces more accessible. Activities for the year included assisting 20 low/moderate income persons with business development (technical assistance) and 20 low/moderate income persons with basic literacy instruction; 1-2 major homeowner rehabilitations (combined with HOME funds); and providing 27-28 homeless persons access to services through a coordinated entry system.

Activities were carried out through sub-recipients that serve City residents. CDBG projects are consistent with annual City Council priorities that are established one-year prior to the beginning of the program year. The City seeks proposals for use of its CDBG funds through a competitive request for proposal process.

Refer to the CDBG and HOME charts below which outline the PY 19 goals and outcomes of the CDBG and HOME programs.

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 identified in the Consolidated Plan, the most prevalent housing problem in the region is high housing cost burden, with more pressures on renters than homeowners. Substandard conditions remain, especially in rural areas, and energy inefficiency add to cost burdens. The HOME program has focused its efforts on substantial rehabilitation of owner-occupied homes, including addressing energy efficiency, and on providing affordable rental units. PY19 HOME projects also included adding a new affordable homeowner unit to assist with the high housing cost burden problems that exist in the region and work toward providing down-payment assistance for first time homebuyers.

A primary driver of housing need is a lack of jobs in the region that pay sufficient wages to support a family. In the City, there is a large need for job training to match residents with the current and projected skills needed by employers in the region. Microenterprise training is an economic development tool for creating and growing jobs. In addition to job training and microenterprise assistance, there is a large need for quality childcare to be able to retain a job.

A review of the PY19 outcomes shows the City and Thomas Jefferson HOME Consortium are making good progress towards addressing the objectives identified in the plan. Some projects that were awarded funding in PY19 are still underway, and outcomes will be reported when projects are complete in future program years.

For PY19, completed HOME projects included two first-time homebuyer assistance projects, development of two new rental units, and twelve (12) homeowner rehabilitation projects, for a total of 16 units. For CDBG projects the City worked with sub recipients to implement public service and economic development projects. Economic development accomplishments for microenterprises are expected to have successes and growth far beyond PY17. Public service partners provided workforce development training, re-entry services to persons with criminal background history, as well as childcare subsidies to assist with job retention for persons who are low to moderate income. In addition to public service and economic development activities, through the Belmont Priority neighborhood set-aside, the City also supported infrastructure improvements to enhance sidewalk accessibility by making sidewalks more accessible for pedestrians.

CDBG Activities - Program Year 2019		**Goal**	**Actual**
Support Job Improvement			
Access to Quality Childcare	Persons Assisted	23	
Microenterprise Assistance	Businesses Assisted	25	23
Goal: Support Homeless and Transition to Independence			

Homeless Non-Housing Community Development	Persons Assisted	150	89
Conduct Training Sessions			
Technical Assistance for Microenterprises	Businesses Assisted	25	23
Support Infrastructure Improvements			
Public Facility or Infrastructure Activities	Persons Assisted	3800	3700

TOTAL	**Persons & Business Assisted**	**4023**	

The figures in the table represent CDBG projects completed between July 1, 2018 and June 30, 2020. As noted, some projects are reported as businesses or individual persons and some of the outcomes share strategic plan goals. The PY 14 10th & Page infrastructure project outcomes are being reported in the PY 17 CAPER because the project was not fully complete in previous program years. PY15, PY16, PY17 funding for the 10th & Page Priority Neighborhood is expected to be completed by the end of PY18 and outcomes will be reported in the PY18 CAPER. The Belmont public infrastructure project will be reported in the future FY20/FY21 CAPER once construction is completed.

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HOME Activities - Program Year 2019	Goal	Actual
Albemarle County		
Complete 9 housing rehabilitation projects for low and very low-income homeowners in substandard housing in Albemarle County.	5	5 complete 5 underway
Charlottesville		
Provide Down-payment Assistance through Piedmont Housing Alliance and Habitat for Humanity.	8	9 underway 2 Completed
Rehabilitate 1 owner-occupied home	3	3 underway
Fluvanna		
Provide down payment assistance to 1 low/moderate income family	1	0
Build two new affordable rental unit in Fluvanna County.	2	2 completed
Rehabilitate 1 owner occupied home	1	0
Greene		
Acquire property and build 2 single-family homes for rental or purchase.	2	2 underway
Build one new home for first- time homebuyer	1	0
Provide down payment assistance to first time homebuyer	2	0
Louisa		
Provide down payment assistance to first time homebuyer	1	0
Rehabilitate one owner-occupied home	1	1 completed
Build two new affordable rental unit	1	1 completed
Nelson		
Provide assistance to 1-2 First Time Home Buyer	1	1 completed
Rehabilitate 7 substandard owner-occupied houses	7	3 completed 1 underway
TOTAL	**32**	**35**

Homebuyer Assistance	14	12
Homeowner Rehabilitation	17	183
Rental	4	3
New Home Construction	1	0
TOTAL	**36**	**39**

The totals in the table represent HOME projects completed between July 1, 2018 and June 30, 2020. Five additional activities were initiated during the year and are moving toward completion. The City's 2017 CHDO project commenced in PY17 and is continuing.

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The PY18 CHDO project by Skyline CAP, serving Greene County is underway. The PY19 CHDO project began in PY19 and was completed within the 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	252	11
Black or African American	448	3
Asian	8	
American Indian or Alaskan Native	8	
American Indian/Alaskan Native/White	1	
Native Hawaiian or Other Pacific Islander	3	
Asian and White	1	
Black/African American and White	15	
American Indian/Alaskan Native & African American	2	
Other multi-racial	53	1
Total	791	15
Hispanic	45	0
Not Hispanic	791	15

Table 1 – Table of assistance to racial and ethnic populations by source of funds

Narrative

Fifty-eight percent (58%) of CDBG beneficiaries and fifty-six percent (56%) of HOME beneficiaries were minorities.

Note, for CDBG, the count breakdown for Race data equals the count breakdown for Ethnicity. Low to moderate area (LMA) projects, such as the 10th & Page infrastructure project or Belmont neighborhood infrastructure project, does not include race/ethnicity data in outcomes. HOME figures are based on head of household only.

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	Entitlement Funds, Unexpended Funds, Returns	$393,152.00	$232,310.13
HOME	Entitlement Funds	588,830	$385,456.61
Other	CAHF and Program Income	5,053,325.51	2,235,354.98

Table 2 - Resources Made Available

Narrative 408417

The "other" category represents the Charlottesville Affordable Housing Fund (CAHF) and HOME Program Income (PI). In 2019, CAHF supported activities such as: the City's free paint program (for income eligible homeowners), permanently supported housing for homeless individuals, down payment assistance, homeowner rehab and emergency repair, new construction of rental housing, new construction of homeowner units, rental assistance/relief and real estate tax relief programs for the elderly and disabled, and veterans, a landlord risk reduction fund, and acquisition for new affordable housing homeowner units.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Albemarle County	8%	15%	5 Homeowner Rehabilitation project completed, and 5 underway
City of Charlottesville	44%	62%	CDBG plus 4 HOME projects –1 homeowner rehabilitation underway
Fluvanna County	9%	0%	Completed two new rental units (begun in previous year) and 1 homeowner rehabilitation
Greene County	11%	0%	Work on the FTHB program has progressed, but the activity is not yet set up in IDIS
Louisa County	18%	19%	Louisa drew down excess HOME funding in prior years and had no available funds during PY18
Nelson County	9%	4%	6 Homeowner rehabilitations completed

Table 3 – Identify the geographic distribution and location of investments

Narrative

The HOME entitlement is split evenly amongst the six localities of the HOME Consortium. The planned percentages of allocations above were based on budgeted entitlement amounts, including expected Program Income. The City of Charlottesville receives all CDBG funds. Louisa County was allocated the 15% CHDO set-aside for PY19. Actual percentages of the allocations were based on vouchers processed through IDIS for the period July 1, 2019 through June 30, 2020, including CDBG, HOME EN and CR, and HOME PI.

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.

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In addition to the Charlottesville Affordable Housing Fund (CAHF) expenditures described above, leveraged resources include Indoor Plumbing funds, Housing Preservation Grant funds, weatherization funds, and Regional Homeownership Center funds.

HOME match is provided through a number of sources. The present value of money of subprime mortgages through Habitat for Humanity constitutes the largest component of match. Though not all HOME-assisted, all Habitat projects are HOME eligible. For the 2018 program year, match has been calculated for the period from July 1, 2018 to September 30, 2018 to get match calculations aligned with the Federal Fiscal Year. Match in past years has been reported for the Consortium's HOME program year. Between July 1 and September 2018, Habitat closed on 2 homes providing a total match amount of $123,880. Other local match applied to completed projects included local funds of $174,617, private grants of $97,798, homeowner cash of $10,400 applied to HOME activities. These amounts were drawn from completion report data reported by sub-recipients on an activity basis.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	$8,239,948
2. Match contributed during current Federal fiscal year	$406,696
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	$8,646,644
4. Match liability for current Federal fiscal year	$68,799
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	$8,577,845

Program Income Report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period	**Amount received during reporting period**	**Total amount expended during reporting**	**Amount expended for TBRA**	**Balance on hand at end of reporting period**
$50,828.75	$50,828.75	$44,727.76	$0	$6,100.99

Table 7 – Program Income

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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	$560,714	0	0	0	0	$560,714
Number	13	0	0	0	0	13
Sub-Contracts						
Number	16	0	0	0	0	16
Dollar Amount	$65,954	0	0	0	0	$65,954

	Total	**Women Business Enterprises**	**Male**
Contracts			
Dollar Amount	$560,714	0	$560,714
Number	13	0	13
Sub-Contracts			
Number	16	0	16
Dollar Amount	$65,954	0	$65,954

Table 4 – Minority Business and Women Business Enterprises

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.

Number of Persons Served	**One-Year Goals**	**Actual**
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	32	16

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Number of Special-Needs households to be provided affordable housing units	0	2
Total		**16**

Table 11 – Number of Households

Number of Persons Served	**One-Year Goals**	**Actual**
Number of households supported through Rental Assistance	0	0
Number of households supported through the Production of New Units	5	4
Number of households supported through Rehab of Existing Units	17	9
Number of households supported through Acquisition of Existing Units	14	3
Total	**36**	**16**

Table 12 – Number of Households Supported

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

The figures in the table represent HOME projects completed between July 1, and June 30, 2020. Eighteen additional activities were initiated during the year and are moving toward completion. The Fluvanna/Louisa Housing Foundation completed a new HOME rental unit, which were initiated and brought near completion during the PY19 year. AHIP met Albemarle's County rehabilitation goal of completing five rehabs and is currently working on five more. Four of the other counties had rehabilitation goals. Six were completed and three are underway. None of the four localities with goals for down payment assistance activities met their goals. Challenges that subrecipients reported include sale price limitations, borrowing capacity of clients and issues with clients being outbid in the market. Due to the COVID-19 pandemic much work slowed down for health concerns that cautioned for many safety measures that made work crews smaller.

Discuss how these outcomes will impact future annual action plans.

Some of the PY 19 unmet goals will be met during the PY19 program year. The global health pandemic COVID-19 played a role in delaying several CDBG and HOME activities during program year 2019. Outcomes will not have an impact on future annual action plans, however, they will have an impact on future CAPERs.

Number of Persons Served	**CDBG Actual**	**HOME Actual**
Extremely Low-Income (less than 30%)	567	5

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Low (31- to 50%)	3	5
Moderately-low (51 to 60%)	0	3
Moderate-income (61 to 80%)	0	12
Total	**570**	**15**

Table 13 – Number of Persons Served

The Thomas Jefferson Area Coalition for the Homeless (TJACH) serves as the lead agency for the Continuum of Care. TJACH reports that for the Program Year ending June 30, 2020, 267 people accessed emergency shelter services an 127 people received homeless prevention services (all of which successfully prevented the household from entering homelessness). Additionally, 96 people who were formerly homeless received permanent housing services last year. 552 people received an intake appointment as part of the Coordinated Entry System and referrals for services including but not limited to emergency shelter, job/employment training resources, food, medical care, mental health care, substance use treatment, and housing assistance.

HOME figures are based on head of household only, per IDIS report PR 23.

For CDBG, 97.36% were extremely low income, 2.64% were low income, and 0% were moderate income. There were an additional 12 individuals from the vulnerable illiterate population served.

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 Thomas Jefferson Area Coalition for the Homeless (TJACH) Continuum of Care seeks to establish and maintain a coordinated system of care so that homelessness in our region is rare, brief and nonrecurring. TJACH has adopted a housing first approach to quickly connect 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 two 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 TJACH 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. Additionally, 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 and relevant forms are posted to the TJACH website (www.tjach.org) so that service providers outside The Haven may access continuum services. Households can also call the City of Charlottesville Dept. of Human Service's Community Resource Line to schedule a homeless intake appointment either in-person or via phone.

TJACH uses the Vulnerability Index – Service Provision Decision-Making Assessment Tool (VI-SPDAT) as its primary assessment tool for coordinated assessment purposes. Additionally, we collect HUD-required data elements and complete a housing barrier assessment and housing plan during intake appointments.

TJACH 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.

Region Ten PATH Program, The Haven, 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 and Haven staff conducts in-reach to the jail to assist with transitions and community reintegration. Region Ten PATH program conducts in-reach at The Haven, Mohr Center and Virginia Supportive Housing to engage guests in mental health treatment and care.

Addressing the emergency shelter and transitional housing needs of homeless persons

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 at The Haven.

Families in Crisis provides emergency hotel/motel vouchers to families experiencing homelessness and complete a coordinated assessment packet.

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.

Shelter for Help in Emergency 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 Hope House provides transitional housing and supportive services with a preference for households with children where one adult is working.

These resources provide adequate shelter services to the community in need during the season in which the low-barrier shelter operates. During the warmer months, there are individuals that struggle to identify adequate resources. A day shelter operates daily to provide basic and respite

care to all, regardless of whether they are engaged in other shelter services within the continuum.

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.

Prevention staff coordinates activities in communication with area emergency assistance providers including Alliance for Interfaith Ministries (AIM), CARES, Love, Inc., departments of social services, and area churches whenever possible. During PY 2020, 111 people across 66 households were supported with homelessness prevention services.

The Haven provides prevention services and subsidies to individuals and families in order to avoid the need for emergency shelter stays. Rental subsidies and utility payments are provided to those individuals and families determined eligible through the use of a validated, structured decision-making tool. Priority is given to those households with a previous experience of literal homelessness. The Haven uses a service approach focused on providing the least amount of subsidy necessary to avoid literal homelessness and will make use of all available informal and mainstream resources in this effort. Ongoing eligibility for subsidies will be assessed every 90 days, at a minimum. Monthly case management will be 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 to assist individuals and families experiencing homelessness to identify available low-income housing resources and negotiate leases. The Housing Navigator also develops 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. The Community Case Review Team assists in this effort by reviewing, developing, and implementing housing stabilization plans. During PY 2020, 59 people were served through Rapid Re-Housing.

The Departments of Social Services (DSS) participate in Community Case Review, Service Provider Council and TJACH Governance Board. Service providers work cooperatively with DSS workers to ensure that households experiencing homelessness have access to case management, adult and child protective services, foster care prevention activities, and mainstream benefits including SNAP, SSI/SSDI and Medicaid.

Homelessness Service Providers work collaboratively with area schools, ReadyKids, Jefferson Area Board of Aging, Piedmont Housing Alliance, Habitat for Humanity, Albemarle Housing Improvement Program, and other mainstream providers as a matter of course to assist people experiencing homelessness get or remain stably housed.

A Community Case Review convenes two 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 TJACH 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. Additionally, particularly complex cases are referred to the Community Case Review for solution-focused discussion designed to resolve homelessness quickly and effectively.

Region Ten operates a HUD-funded permanent supportive housing program for about 38 chronically homeless individuals. Community Case Review prioritizes the most vulnerable individuals with the longest histories of homelessness for this program when there are openings.

Virginia Supportive 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.

The Continuum of Care now includes 153 Permanent Supportive Housing beds, including 25 units that service Veterans.

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

For more than 60 years, the Charlottesville Redevelopment and Housing Authority (CRHA) has taken great pride in being the primary provider of "housing of first opportunity" in the Charlottesville community. As such, the CRHA continues to strive tirelessly and passionately to be *a resident-centered organization committed to excellence in providing affordable quality housing, revitalizing communities, and promoting upward mobility and self-sufficiency through partnerships in the public and private sectors.* As an organization, the CRHA subscribes to a "Residents First!" philosophy that is grounded on relationships that develop and thrive only when mutual respect, dignity and commitment is afforded one another.

CRHA continues to work in partnership with the Public Housing Association of Residents (PHAR), the City of Charlottesville and the Charlottesville Area Community Foundation

(CACF) through a 3 year, $283,000 CACF "Strengthening Systems" grant designed to improve the capacity, governance, resident engagement and working relationships between PHAR and CRHA. This effort includes cooperative redevelopment planning and implementation through a resident driven approach.

In fiscal year 2020, the City Council approved:

- Continued funding of $750,000 for the Charlottesville Supplemental Rental Assistance Program. This program, managed and administered by CRHA, provides city-funding for housing vouchers for low-income housing assistance. The City Council has also approved a projected commitment of an additional $3.6 million in funding for this program over the next four fiscal years.
- $3,000,000 in funding for Public Housing Redevelopment. This funding is intended to support the capital costs associated with the redevelopment of public housing properties. The City Council has also approved a projected commitment of an additional $12,000,000 in funding over the next four fiscal years for continued redevelopment.

CRHA entered into a redevelopment partnership agreement with a development partner and PHAR in fiscal year 2019 with first priority of redevelopment to be the renovation of the 105-unit Crescent Halls and construction of 62 new units on vacant land at South 1st Street. The City's approval of $3 million in CIP funding in FY20 for public housing redevelopment and a projected commitment of an additional $12 million in CIP funding over the next four fiscal years helped to leverage LIHTC approval of these two projects.

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

The CRHA continues to explore the potential to transition its inventory of individual houses to current occupants or other CRHA residents. Dependent upon funding restrictions and implications for the release of the HUD declaration of trust, CRHA may potentially sell one or more of these units to facilitate homeownership opportunities while also helping stabilize the organization's financial situation.

Public Housing residents continue to be actively engaged in redevelopment planning. The CRHA Board of Commissioners has approved a Redevelopment Committee which includes residents and PHAR staff and board members to guide redevelopment activities and make recommendations to the CRHA Board.

CRHA is also looking at the redevelopment potential on various public housing properties to develop mixed-income housing which includes low-income homeownership opportunities.

CRHA is also currently undergoing a amendment to the HCV Administrative Plan to revamp the

HCV Homeownership program.

Actions taken to provide assistance to troubled PHAs

In December 2018, CRHA was designated Troubled on HUD's Office of Field Operation's PHARS Troubled list. In May 2019, the City was notified that HUD would be conducting an independent assessment of CRHA. Eventually the City received a report of the findings dated September 26, 2019. The City is currently in discussions with HUD and CRHA as to the terms of the Recovery Agreement.

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)

Analysis of Impediments to Fair Housing Choice (AI): The AI was updated in 2018, as a supplement to the Consolidated Plan.

City - Comprehensive Plan Update/Zoning Ordinance Re-write and Affordable Housing Strategy: On February 4, 2019, the City Council resolved to consolidate the comprehensive plan update, re-write of the Zoning Ordinance and competition of the Affordable Housing Strategy. To this end, Council approved approximately $975,183 to complete the project. In November of 2019, the City executed a contract with Rhodeside and Harwell, Incorporated (RHI) to retain the services of the consulting firm to assist staff in completing the Comprehensive Plan, Affordable Housing Strategy, and rewrite of the Zoning Ordinance. The project is currently underway and expected to be completed in late fall of 2021. The resulting document would have recommendations designed to spur development of affordable housing, eliminate existing land use and zoning barriers to development of affordable housing, and encourage mixed-use development supported by public transportation.

City of Charlottesville's Strategic Investment Area Implementation and Form-based Code: The City conducted a public hearing on November 12, 2019 on the draft Form-Based Code; however, on February 3, 2020, the City Council voted to defer action and requested a review by RHI Consultant team hired to update the City's comprehensive plan, prepare affordable housing strategy and re-write the zoning ordinance. On a related note, the City continues its effort to support development and redevelopment activities in the SIA. More recently, in conjunction with PHAR and a committee of community stakeholders, CRHA has embarked on significant redevelopment planning efforts. In support of these efforts, the City of Charlottesville approved $3 million in 2019/2020 fiscal year to support CRHA's rehabilitation of the 105 units at Crescent Halls and the development of Phase I of the South 1st Street (62 units). The City also earmarked $1.5 million to support the development of Phase II of South 1st Street that would result in additional 113 affordable units.

The City Council also approved $5.9 million for the redevelopment of the Phase I of the Piedmont Housing Alliance (PHA)'s Friendship Court Redevelopment project. The fund will be used to leverage Low Income Housing Tax Credit (LIHTC) project (150 units), and associated infrastructure. Ground breaking is scheduled in fall of 2020.

Other assistance included funding to support TING providing free installation of internet services to public housing residents; and miscellaneous redevelopment planning support. The City has also proposed millions in funding over the next five years to continue to support public housing redevelopment efforts.

The City continues funds annually to support Supplemental Rental Assistance Program administered by CRHA. This voucher program provides approximately 75 vouchers, annually, for households who are homeless and for Housing Choice Voucher Program eligible households.

Albemarle County – Housing Policy: The County is in the process of updating its affordable housing policy, which was adopted in 2004 and tweaked in 2015. Staff is presenting the draft policy and implementation plan to the Planning Commission and Board of Supervisors in August and October 2020. It is anticipated the final draft will be presented to the Board of Supervisors in December 2020 or January 2021 for final approval.

Albemarle County – Resolution in Collaboration with Habitat for Humanity: The County of Albemarle is partnering with Habitat for Humanity on phase 1 of the Southwood Mobile Home Park redevelopment project. To support the project, the County has committed $3.4 million in cash contributions and property tax rebates. An additional $1 million in CDBG grant funding is also anticipated.

Thomas Jefferson Planning District Commission's Central Virginia Regional Housing Partnership (CVRHP): The CVRHP began convening in January of 2019. In April of 2019, the CVRHP released a Comprehensive Regional Housing Study and Needs Analysis which identified the number of households in the region that were cost-burdened as well as the number of units/interventions that are required to address the needs. Also in April of 2019, the CVRHP hosted the first annual Regional Housing Summit: *Opening the Doors*. The summit had an attendance of nearly 200 participants and included guest speakers who addressed the pressing housing needs in the region. The TJPDC continues to make progress on a Regional Housing Plan, which will include a draft housing chapter for the counties of Albemarle, Fluvanna, Greene, Louisa, and Nelson to consider in their comprehensive plans. The plan is expected to be completed by January of 2021. In the fall of 2019, the CVRHP underwent a strategic planning process to identify priority strategies that the Partnership will initiate to address housing needs in the region.

Local Government Processes: Local governments recognize that approval time of permits can increase the cost of a project. They use a variety of methods to mitigate costs for projects that meet the priority needs, including expedited approvals, financial contributions, and keeping fees

to a minimum. To incentivize developers to provide new affordable housing units, the City continues to offer reduced water facilities and sewer connection fees. The fee reduction applies to all new housing units affordable to households earning no more than 80% Area Median Income. In June 2017, the Charlottesville City Council approved developer fee waivers for private market developers providing on-site affordable housing units in developments that trigger the City's Affordable Dwelling Unit Ordinance requirements.

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

The City and the HOME Consortium use HUD funds to address the needs of as many individuals as possible. They work with a wide range of community organizations to coordinate and provide services to needy individuals and families. The monthly meetings of the Housing Directors' Council and the Thomas Jefferson Area Coalition for the Homeless address obstacles to meeting underserved needs through cooperation and coordination. As a result of the Department of Justice settlement, Virginia has revised its waivers, which will assist people with developmental disabilities access housing and services in the least restrictive setting. Region Ten, the region's Community Services Board, manages the waiver waiting list. City of Charlottesville and Thomas Jefferson Planning District Commission PY19 CDBG and HOME funds were used to address various community identified needs outlined within the five-year 2018 Consolidated Plan. City CDBG funds were used to address public service needs including support for the homeless and those at risk of homelessness, workforce development and support for programs that aid in self-sufficiency, and workforce development. Funds were also used to support economic development activities to assist entrepreneurs launch their own microenterprises through technical assistance. HOME funds were used to support homeowner rehabilitation within the City of Charlottesville. The Thomas Jefferson Planning District Commission utilized HOME funds

The City of Charlottesville has retained the services of RHI consulting team to update its comprehensive plan; re-write the Zoning Ordinance and complete the Affordable Housing Strategy. This consolidated project will have several recommendations designed to address obstacles to meeting the needs of underserved population. The Steering Committee for this project includes representatives from several neighborhood groups, business community, public housing, and housing advocate groups, nonprofit and faith-based organizations, etc.

The City of Charlottesville continues to explore ways to meet the needs of underserved populations. The City Council has provided funding to support the redevelopment initiatives by the Charlottesville Redevelopment Housing Authority (CRHA) and the Piedmont Housing Alliance (PHA). The funds were earmarked for the CRHA's Crescent Halls rehabilitation and South 1st Street projects; and PHA's Friendship Court redevelopment initiative. Other actions included Supplemental Rental Assistance Program administered by CRHA, Small Business And Minority Business support and assistance program, down payment assistance, scattered site rehabilitation and emergency repair program/homeownership opportunities and home improvement assistance program administered by the

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

Building inspectors and local housing rehabilitation agencies have received training to allow

them to evaluate, treat and/or remove lead paint hazards in our communities. Inspectors evaluate each job before the rehabilitation begins. Grant funding is used to pay for stabilization, interim controls and/or removal of lead-based hazards, which will continue to reduce lead paint concerns.

The notification, "Watch Out for Lead-Based Paint Poisoning" is given to all persons assisted, even if the residence was constructed after 1978, since it serves as a good information and educational tool. Detection and remediation of lead-based paint in residences constructed before 1978 is to occur while rehabilitating homes and this is done in compliance with subpart J of 24 CFR Part 35. This can include paint stabilization, interim controls and/or abatement depending upon the circumstances and level of investment. In cases where lead-based paint is suspected, a certified laboratory, Aqua Air Laboratories in Charlottesville, is used to make this determination.

Data from the Health Department indicate that reported cases of Elevated Blood Lead Levels of 5 µg/dL or higher for calendar year 2016 totaled 26 cases in children aged 15 or younger throughout the Thomas Jefferson Health District: 8 in Albemarle, 11 in Charlottesville, 1 in Greene, 4 in Louisa and 2 in Nelson. There were no cases of elevated blood lead levels in children reported from Fluvanna County. For 2016, elevated blood lead levels are defined as greater than or equal to 5 µg/dL. Previous years were defined as levels of 10 µg/dL. The change in the standard has resulted in a higher number of cases than in past years. In the last CAPER, 8 total cases were reported from February 2015 through January 2016, which was lower than the previous year's regional total of 11. All cases are followed to be sure levels are coming down to normal or at least steadily improving. Houses being purchased with the down payment and closing cost assistance program to first-time homebuyers also must be reviewed for lead based paint.

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

The Central Virginia Partnership for Economic Development (CVPED) provides staff support for the Piedmont Workforce Network (PWN), including the local Workforce Investment Board and WIA service providers.

Network2Work at PVCC, is a job network that connects job seekers to the skills and resources they need to become valued employees and helps employers find the quality employees they need for their companies.

The City of Charlottesville, through CDBG economic development funds, supported projects to help low-income entrepreneurs launch their businesses and low-income microenterprises strengthen and grow. Through public services funds, CDBG projects address workforce development directly.

The City continues its GO program which is a jobs-driven training program. To expand the training offerings, a GO Skilled Trades Academy was also piloted in January 2018 in order to provide basic foundations in the skilled trades due to all of the upcoming development projects in the area. FY19 funds benefited two training cohorts through the GO Trades program, equipping individuals with the training and education they needed to begin entry level careers in the skilled trades. Also, slightly outside the realm of jobs-driven workforce training, the OED

launched GO GED Pathways in November 2017 at the request of City Council. The program is six weeks in length and offers a supportive environment where individuals obtain GED test preparation training, as well as workplace readiness skills/career coaching and a CPR/first aid certification. The goal upon completion of the program is not employment. Instead, the focus is on getting individuals back into the classroom to begin steps towards taking the GED, which is critical to better employment.

The lack of transportation can be a serious barrier to employment. The Charlottesville Transit Center is a transit transfer facility just off the downtown mall. Albemarle County launched the 29 Express commuter bus route in May 2016. This service is operated by JAUNT and runs from the Forest Lakes/Hollymead area to UVA and the Downtown Library. UVA employees and students ride free and fares are $1.50 for everyone else. The route begins at 7:00am and 8:00am and returns at 4:40pm and 5:20pm.

Charlottesville and Albemarle County, working with the Metropolitan Planning Organization (MPO), created the Regional Transit Partnership (RTP), which began meeting in August 2017. The RTP Board is advisory in nature, but has specific review responsibilities to include route changes, budgetary matters and transit education. Formal agreements for specific funding and service responsibilities between CAT, JAUNT, Charlottesville, Albemarle County and UVA are in place. The RTP completed development of a Memorandum of Understanding to serve as the funding formula first formal funding agreement between Charlottesville Area Transit and Albemarle County, adopted in May 2019.

The Monticello Area Community Action Agency (MACAA) has been serving low-income families since 1965. MACAA serves the City of Charlottesville, and the Counties of Albemarle, Fluvanna, Louisa and Nelson. MACAA offers a variety of programs and skill development initiatives for families and individuals below 125% of the federal poverty level. Its programs include Head Start for 3 and 4-year-olds, Project Discovery promoting academic achievement in high school, Hope House providing family stabilization for homeless families, Rural Outreach. Rural Outreach offices in Fluvanna, Louisa and Nelson Counties provide crisis intervention to families through assistance with food, clothing, and financial help for rent, utilities and other emergencies while assessing their needs and linking them to other resources for in-depth services."

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

The use of HOME funds is coordinated through the monthly meetings of the Housing Directors Council, with projects carried out by non-profit housing foundations or community action agencies. This structure promotes regional cooperation and encourages creative use of the funds and leveraging of other funding to maximize the impact of HOME funds. HOME funds contribute to the capacity and stability of the housing foundations. The City defined non-housing community development needs through the Comprehensive Planning process. The City of Charlottesville has also placed a strong emphasis on citizen participation in the planning process, particularly for affordable housing, neighborhood priorities, and public services.

Institutional structure and capacity are also provided through the Thomas Jefferson Coalition for the Homeless (TJACH), the Thomas Jefferson Community Land Trust (TJCLT), Habitat for Humanity, and non-profit housing foundations in the 5 counties. Piedmont Housing Alliance has

created housing opportunities in the region for more than 30 years, with an award-winning and HUD-approved housing counseling program, financing for home ownership and housing development as a U.S. Treasury-certified Community Development Financial Institution (CFDI), and property management and housing development to create and maintain high-quality affordable housing options, as the only regional CHDO. The City's Housing Advisory Committee (HAC) also meets to carry out City Council's charge to further affordable housing within the City.

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

A number of social service and housing agencies are involved in serving special needs populations throughout the region, 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 same geographical area as the Planning District. JABA partners with senior housing providers in Charlottesville (Timberlake Place, Woods Edge, and Park View Apartments) and in Nelson County (Ryan School Apartments). Maintain an independent and active lifestyle while having opportunities to interact with your peers. Regular JABA health screenings and services are provided by JABA nurses at Park View at South Pantops, Ryan School Apartments and Woods Edge Apartments.

There are two LIHTC housing projects in Albemarle County that are nearing the end of their 30-year extended use period. The first of these is Wilton Farm Apartments, which has been in service since 1992 and has a total of 144 low-income units.

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, serving 30 people. Region Ten also serves 67 people with housing in apartments or Single Room Occupancy (SRO) units with funding through the Virginia Department of Behavioral Health and Developmental Services (DBHDS). A grant from the City of Charlottesville funds 10 housing slots for people who are homeless. Region Ten administers about 220 Housing Choice Vouchers. Region Ten provides case management services.

The Thomas Jefferson Health District administers the Housing Opportunities for People With AIDS (HOPWA) program, serving 33 people, with long-term (24 people) or short-term assistance. Qualification for the program is based on a diagnosis of HIV and income. Although this is part of the Continuum of Care, the program does not have a preference for those who are or have been homeless.

The Thomas Jefferson Health District provides testing, screening, advocacy, housing assistance and case management for people with HIV or those at high risk for HIV infection. The Health

District also houses the SSI/SSDI Outreach Access and Recovery (SOAR) program. SOAR is a national program designed to increase access to the disability income benefit programs administered by the Social Security Administration for eligible adult who are experiencing or at risk of homelessness and have a mental illness, physical impairment or co-occurring substance use disorder. The Thomas Jefferson Health District partnered with TJACH to hire a full time SOAR Benefits Coordinator to work with our local homeless population to obtain their Social Security Benefits.

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. Funds may be drawn from a variety of sources. Agencies such as JABA, Region 10, and Community Services Housing, Inc provide services to the special needs population.

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

See also the table included at the end of this report.

The City continues its support of affordable housing through the following policies/programs:

- Charlottesville Supplemental Rental Assistance Program (CSRAP) –To increase housing choice for the City's extremely-low and low-income households, the Charlottesville City Council approved the creation of a City-funded rental assistance program. The City allocated $750,000 for the CSRAP which includes funding for administration for CRHA to address concerns identified by HUD. For the CSRAP vouchers, the CRHA continues to administer this program.
- The City has approved the creation of a landlord risk mitigation fund to encourage market rate landlords to offer affordable rental housing to low-income households.
- The City of Charlottesville has provided several years of funding for five units at The Crossings at Fourth and Preston. .
- Design4Life Cville Program
- Reduced Water and Sewer Connection Fee Program for affordable housing units. The water facility fee for connecting a unit of affordable housing to the city water system with a 5/8" meter shall be $800.00. The sewer facility fee for connecting a unit of affordable housing to the city sewer system with a 5/8" meter shall be $800.00. An applicant for the reduced water facility fee or sewer facility fee agrees to pay the difference between the reduced water facility fee and the standard water facility fee, or the reduced sewer facility fee and the standard sewer facility fee – so long as the unit is affordable.
- Free Paint Program – This program offers paint, primer, and up to 8 tubes of caulk to low-income Charlottesville homeowners who are looking to decorate the exterior of their home, including siding, trim, porches, and roofs.
- Real Estate Tax Relief, Tax Exemption, and Rental Relief Programs for the Elderly or Permanently Disabled and/ Veterans
- Charlottesville Housing Affordability Tax Grant Program (CHAP) where individuals may qualify for a grant of $500, $750, $1000 or full tax abatement depending on the

Federal Adjusted Gross Income. The grant would be applied to the second half real estate tax bill.

- City of Charlottesville BankOn Program consists of one-on-one financial counseling, financial literacy seminars, a bank referral network and a microloan program. BankOn has provides financial education to over 200 Charlottesville area residents since its inception, helped over 100 residents open affordable deposit accounts, and provided numerous low-interest loans.
- The City of Charlottesville Office of Human Rights has developed a 3-panel brochure on Fair Housing in Charlottesville to help people understand their rights and protect themselves from discrimination.

- The City retained the services of the consulting firm to assist staff in completing the Comprehensive Plan, Affordable Housing Strategy, and rewrite of the Zoning Ordinance. The project is currently underway and expected to be completed in late fall of 2021. The resulting document would have recommendations designed to spur development of affordable housing, eliminate existing land use and zoning barriers to development of affordable housing, and encourage mixed-use development supported by public transportation.

County Housing Programs –

- Fluvanna County, Greene County, Nelson County, and Louisa County do not directly administer housing programs, but do support non-profit housing subrecipients: Albemarle Home Improvement Program (AHIP), Skyline Community Action Partnership, Fluvanna/Louisa Community Foundation (FLHF), and the Nelson County Community Foundation NCCDF). These agencies provide down-payment assistance and other housing program to assist persons who are elderly and/or have a disability. Most also provide housing counseling and credit repair programs. Piedmont Housing Alliance and FLHF offer RUAM grants.
- Albemarle County Housing Choice Voucher Program

Other Efforts (Not by municipalities)

- MACAA provides services including the Hope House, Project Discovery, and Head Start
- Financial literacy programs are managed by Charlottesville Abundant Life Ministries (CALM) and PHA.
- The City of Promise is an initiative based on the Harlem Children's Zone model that continues to serve City residents living in the 10th & Page Neighborhood.
- Habitat for Humanity continues to work with the International Rescue Committee to place refugees in homes as partner families.
- The Thomas Jefferson Community Land Trust sold 4 units of permanently affordable housing in the Charlottesville area.
- Skyline CAP partners with the Greene Chapter of Habitat for Humanity to provide home

repairs.

The Nelson County Community Development Foundation has secured funding from local churches to serve as the match for home repair projects using Housing Preservation Grant funding.

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 City of Charlottesville performs on-site monitoring visits on an annual basis for projects that have been completed during the program year with assistance from the finance department. Consistent with previous years, City staff will review sub-recipient program files to ensure compliance with CDBG requirements and to verify that the benefit standard was being met. Projects that are found to be in violation or whose files were missing pertinent information will receive notices from the City and will be provided an opportunity to address and correct any problems. The City will conduct follow-up monitoring visits to ensure corrective actions are carried out. Monitoring results are taking into CDBG/HOME Taskforce consideration during the following years' CDBG and HOME request for proposals.

TJPDC carries out HOME desk reviews throughout the year, with oversight from the Finance Director and Executive Director. On-site monitoring of all sub recipients is done on an annual basis and includes monitoring of program activities and financial management. On-site visits are not required for sub recipients 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. The only monitoring visits for the PY19 program year ending June 30, 2020 year was with the Piedmont Housing Alliance (PHA). The City of Charlottesville has new staff on June 2019 filing the Grants Coordinator position; prior City staff was retained on a part-time basis to help with the transition and TJPDC has also worked closely with new staff. The Thomas Jefferson Planning District Commission has a new HOME Partnership administrator.

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.

A public comment period is being held from September 4 to September 18, 2020, advertised in the Daily Progress on September 4, 2020. The draft CAPER was also made available at City Hall, on the City of Charlottesville website and on the Thomas Jefferson Planning District Commission (TJPDC) website. The September 16 City Council Meeting also included a virtual public hearing for the CAPER, as well as the September 3rd TJPDC virtual public commission meeting. The Housing Directors discussed sections of the CAPER at their September 15 virtual monthly meeting. Input was requested and received from the Thomas Jefferson Area Coalition

for the Homeless (TJACH), the Charlottesville Redevelopment and Housing Authority (CRHA), Piedmont Housing Alliance (PHA), the Jefferson Area Board for Aging (JABA), the Thomas Jefferson Health District and Region Ten.

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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.

For PY19, City Council identified the following as CDBG/HOME program priorities based upon Consolidated Plan goal and strategic plan; passed on September 18, 2017:

1. Affordable Housing (priority for households at 0-50% of the area median income)
2. Support for the Homeless and those at risk of homelessness
3. Workforce Development (support for programs that aid in self-sufficiency, including but not limited to quality childcare)
4. Microenterprise Assistance
5. Mental Health and Substance Abuse Services

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?	No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-50 - HOME 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 §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 administration 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 sub-recipient. 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.

Most HOME assisted rental units are single family homes or duplexes. Some larger rental projects have been undertaken: AHIP rehabilitated an existing apartment building in 2004, with 10 HOME-assisted units. The Fluvanna/Louisa Housing Foundation developed a four-unit rental "Evergreen Place" in 2014, consisting of single-bedroom, handicap-accessible units near the Town of Louisa, with solar-panels to keep utility costs low, and affordable housing opens. Skyline CAP purchased and renovated existing buildings into five rental apartments, with the project completed in May 2013 with 3 units occupied. The last unit was rented in August 2014. Skyline CAP completed an additional acquisition and rehabilitation project in Piedmont Housing

Alliance completed the renovation of Crozet Meadows with 27 HOME-assisted units in September 2010 and Monticello Vista Apartments with 5 HOME-assisted units in August 2010, both as Low Income Housing Tax Credit (LIHTC) projects. Units are inspected quarterly by PHA staff using the REAC inspection form, with additional inspections by the Virginia Housing Development Authority (VHDA), an independent inspection contractor through the Virginia Department of Housing and Community Development (DHCD), and by HUD. All rental units are inspected annually, including the City - and County-assisted units at the Crossings.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)

All HOME projects are carried out by HOME Consortium sub recipients. 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 affirmative marketing actions are systematic and effective.

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 was applied to the following projects:

Program Income Applied in PY19

IDIS	Activity	Locality	PI Applied
1848	HR	ALBEMARLE	$1,399.01
1828	HR	LOUISA	$10,338.75
1845	HR	LOUISA	$19,000.00
1826	HR	NELSON	$1,125.00
1833	HB	NELSON	$5,650.00
1836	HR	NELSON	$4,209.00
1830	R	FLUVANNA	$2,000.00
1829	R	FLUVANNA	$2,000.00
1874	HR	NELSON	$1,006.00
	TOTAL		**$42,727.76**

Table 5 - HOME Program Income applied during PY19

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

Localities provide annual support to regional non-profits to address affordable housing. In-kind contributions, such as the donation of land and the waiver of local fees, are another way in which

localities support affordable housing in the Planning District. Local governments have shown a consistent commitment to affordable housing programs, with an emphasis on the rehabilitation of substandard housing units and promotion of first-time homebuyer programs. The HOME Consortium and the City of Charlottesville partner with many private, non-profit organizations including Habitat for Humanity and private businesses, particularly private lenders including Fannie Mae, Bank of America, and several locally-owned banks. All sub-recipients carry out emergency repairs, drawing on a variety of funding streams.

Piedmont Housing Alliance (PHA) is a regional non-profit organization with a comprehensive menu of affordable housing services. PHA's mission is to create housing opportunities and build community through education, lending, and development. Certified HUD Housing Counselors provide a continuum of educational services on the road to home ownership, including financial education and financial coaching, pre-purchase and post-purchase counseling and education, credit counseling, mortgage default and foreclosure prevention counseling, along with fair housing education and counseling. PHA also accesses financial resources to support clients' financial capability and housing they can afford, including lending for down payment assistance for home purchase and for affordable housing development, and providing access to low-cost mortgage financing. Piedmont Housing has provided $9.7 million in down payment assistance, from a variety of sources, to bridge the home ownership affordability gap in our community. In FY20 we have administered over 5.6 million in VHDA's reduced-interest rate money which reduces a first-time homebuyers VHDA loan interest rate by 1.0%. Piedmont Housing is the only local administrator of those funds. Piedmont Housing also builds and manages affordable housing, currently managing and/or owning rental housing that is affordable for 604 households total. 249 households in the City of Charlottesville, 323 households in Albemarle County and 32 households in Nelson County.

PHA provided one on one counseling and group education to over 900 households in FY20. Piedmont Housing is the local administrator of VHDA's RUAM program which provides funding to make accessibility modifications to their rental homes. Due to the impacts of COVID 19 this program was paused in March of 2020. Every April, Piedmont Housing Alliance provides a free and open to the public training that fills Fair Housing CEU requirements for property managers, in FY20 we had an audience of 36.

PHA continues progress towards a transformational redevelopment of Friendship Court Apartments, focused on working with an amazing design team, inclusive of residents and community advocates on the Friendship Court Advisory Committee, to refine, evolve, and implement the plan for redevelopment. With a successful 2019 LIHTC award in hand, preparations are currently under way to start construction on Phase 1 in the fall of 2020. Since May the Advisory Committee has met at least monthly to prepare for the Phase 1 construction start and to kick off the planning process for Phase 2. By the time Phase 1 is complete in early 2022, Phase 2 will be preparing to break ground. In addition, PHA is working on the design of the Friendship Court Community Resource Center (CRC) which will house an early childhood

learning center, community center, Piedmont Housing's permanent headquarters, and office space for nonprofit organizations. The CRC is scheduled to start construction in 2021.

Actions to Address Impediments to Fair Housing Choice

2019 Impediments and Plan of Action			
Impediment	**Description**	**Proposed Action**	**Actions in PY19**
Rental Affordability	Lack of rental units affordable to low income households Increased competition for limited number of rental units Insufficient rental relief programs High up-front costs, including application fee, security deposit, 1st & last month rent	Increase the # of affordable rental units Provide incentives for development of affordable rental units Provide rental assistance locally	FLHF – 2 rental units completed Alb Co – incentivized 96 units at Brookdale and up to 80 LIHTC units in Southwood City- provided locally funded vouchers Skyline CAP subsidized rent for 4 households. PHA continues to work toward redevelopment of Friendship Court and is working on a LIHTC development as part of Habitat's Southwood redevelopment plan. NCCDF - purchased another affordable rental unit in 2020 and continues to work to bring more landlords and units into the affordable housing offering.
Homeownership Affordability	Low wages, and tight credit markets limit HO options for a broad range of households Increases in property taxes compromise affordability	Provide workforce programs to improve job skills & assist in job placement Continue & expand tax relief programs	City - GO Programs continue to provide training and assistance with job placement PVCC's Network2Work program has expanded and added volunteers; have received donations of cars to provide transportation to workers while they save for their own Albemarle County provided $1.035 million in real estate tax relief for elderly and/or disabled homeowners in FY19/20
Regulatory Barriers and	Land use codes and ordinances affect housing location & affordability	Revise codes & ordinances	Albemarle County has completed drafting a new set of housing policy

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Community Resistance	Lack of clear definition of affordable housing	Develop definition of aff hsg & articulate community benefits	recommendations to address the full range of housing needs. The Regional Housing Partnership (RHP) has begun writing a regional housing plan. NCCDF - strives to be a partner in County Comprehensive planning efforts to assure Affordable housing is addressed in terminology and in land use codes.
Impediment	**Description**	**Proposed Action**	**Responsible Parties**
Discrimination in the Rental & Homeowner Market	Overt or covert discrimination against renters & homebuyers on the basis of race and ethnicity, family status, and disability Predatory lending practices Lack of reasonable accommodations	Eliminate all discrimination in housing Raise awareness of fair housing laws Provide counseling and advocacy Promote VHDA's Rental Unit Accessibility Modification Grant	Non-profit housing counseling programs continue to address fair housing. PHA provided one-on-one counseling and group education to over 900 households in PY20. PHA also provided public training to 36 people that meets the Fair Housing CEU requirement for property managers Skyline CAP conducted workshops and 1:1 counseling
High Debt-to-Income Ratios and Foreclosures	Difficulties for families to come up with down payment assistance to due credit issues	Credit repair programs Housing counseling Lease to own options	Skyline CAP resolved 3 foreclosures and we have a credit repair program as well. FLHF have provided a credit repair program.
Economic and Racial Disparities among Schools	Concentration of low-income and racial minority students into certain schools and districts may compromise school quality	Increase transit option to expand geographic opportunities Educate landlords	Local governments, Local school boards, non-profit organizations International Rescue Committee

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	and exacerbate housing segregation among families	Encourage neighborhood economic and racial integration for families with children, especially in the City of Charlottesville and urbanized Alb County	
Impediment	**Description**	**Proposed Action**	**Accomplishments for PY18**
Lack of Housing Accessible to People with Disabilities and People Aging in Place	Lack of reasonable accommodations &housing designed with accessibility features, accessible units can be expensive Lack of senior housing that is income-accessible	Renovate existing homes Build accessible new homes Provide ramps Identify people with needs & refer to local programs	AHIP Seniors Safe at Home completed 99 rehab and emergency repairs FLHF worked with local community groups to rehab a home for an elder with disabilities FLHF completed one housing rehab under the Granting Freedom program Skyline CAP completed 3 ramps NCCDF - completed 9 projects to rehab elderly and/or disable housing 7 of which directly addressed accessibility.
Language and Cultural Barriers	Language differences can be a means for housing discrimination; immigrants may lack knowledge of housing and financing options; cultural differences yield neighbor and landlord tension Large family size	Reduce cultural and linguistic barriers to housing access Engage different groups in conversations about differences and similarities	International Rescue Committee Creciendo Juntos & other non-profits Schools

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Educational Barriers	Lack of financial literacy Lack of knowledge of fair housing rights	Financial education & counseling Provide information and education	Local housing counselors, Piedmont Housing Alliance, other non-profit orgs, Legal Aid
Access to Services	Access to transportation, employment & child care can limit housing choices in the City where most services are available	Workforce training Expanded transit options Self-sufficiency training & assistance	City GO Programs PVCC's Network2Work program has expanded and added volunteers; have received donations of cars to provide transportation to workers while they save for their own

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