

**CONSOLIDATED ANNUAL PERFORMANCE  
AND  
EVALUATION REPORT (CAPER)  
for the  
City of Charlottesville  
and the  
Thomas Jefferson HOME Consortium**

**Reporting Period: July 1, 2018 - June 30, 2019**

**Draft for Public Comment**

**Comments accepted August 30 - September 13, 2019**



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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 2018 (PY 2018) Action Plan consisted of first-time homebuyer down payment assistance projects through Habitat for Humanity and a major housing rehabilitation project.

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 PY18, it was Greene County's turn in the rotations. The CHDO project as described in the Action Plan consisted of acquisition and rehabilitation of a rental property. Skyline CAP was unable to find a suitable existing rental building for purchase. The project is moving forward, consisting instead of 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 potential first-time homebuyers, with limited success. .

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 process.

Refer to the CDBG and HOME charts below which outline the PY 18 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. PY18 HOME projects also included providing down-payment assistance and work toward creating new affordable housing units to assist with the high housing cost burden problems that exist in the region.

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 PY18 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 PY18 are still underway, and outcomes will be reported when projects are complete in future program years.

For PY18, 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-

<b>CDBG Activities - Program Year 2018</b>		<b>Goal</b>	<b>Actual</b>
Support Job Improvement			
Access to Quality Childcare	Persons Assisted	23	
Microenterprise Assistance	Businesses Assisted	25	23
Support Homeless and Transition to Independence			
Re-entry Services	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
<b>TOTAL</b>	<b>Persons &amp; Business Assisted</b>	<b>4023</b>	

The figures in the table represent CDBG projects completed between July 1, 2018 and June 30, 2019. As noted, some projects are reported as businesses or individual persons and some of the outcomes share strategic plan goals. The PY 14 10<sup>th</sup> & 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 10<sup>th</sup> & Page Priority Neighborhood is expected to be completed by the end of PY18 and outcomes will be reported in the PY18 CAPER.

<b>HOME Activities - Program Year 2018</b>	<b>Goal</b>	<b>Actual</b>
<b>Albemarle County</b>		
Complete 9 housing rehabilitation projects for low and very low-income homeowners in substandard housing in Albemarle County.	9	5 complete 1 underway
<b>Charlottesville</b>		
Provide Down-payment Assistance through Piedmont Housing Alliance and Habitat for Humanity.	8	2
Rehabilitate 1 owner-occupied home	1	2 underway
<b>Fluvanna</b>		
Provide down payment assistance to 1 low/moderate income family	1	0
Build one new affordable rental unit in Fluvanna County.	1	2
Rehabilitate 1 owner occupied home	1	1
<b>Greene</b>		
Acquire property and build 2 single-family homes for rental or purchase.	2	2 underway
<b>Louisa</b>		
Provide down payment assistance to first time homebuyer	1	0
Rehabilitate one owner-occupied home	1	0
Build one new affordable rental unit	1	0
<b>Nelson</b>		
Provide assistance to 1-2 First Time Home Buyer	1	0
Rehabilitate 4-6 substandard owner-occupied houses	4	6
Develop one new rental unit	1	0
<b>TOTAL</b>	<b>32</b>	<b>16</b>

Homebuyer Assistance	13	2
Homeowner Rehabilitation	15	12
Rental	3	2
<b>TOTAL</b>	<b>32</b>	<b>16</b>

The totals in the table represent HOME projects completed between July 1, 2018 and June 30, 2019. Five additional activities were initiated during the year and are moving toward completion. The City's 2017 CHDO project commenced in PY17 and is still continuing.

The PY18 CHDO project by Skyline CAP, serving Greene County is underway as described earlier in the report, but the project has not yet been set up in IDIS.

## 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	101	7
Black or African American	134	9
Asian	1	
American Indian or American Native	4	
Native Hawaiian or Other Pacific Islander	1	
Other multi-racial		0
<b>Total</b>	<b>241</b>	<b>16</b>
Hispanic	13	1
Not Hispanic	228	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 10<sup>th</sup> & Page 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	\$409,782	\$293,783.84
HOME	Entitlement Funds	\$624,013	\$320,888
HOME	Program Income	\$89,333	\$89,333
Other	CAHF	6,000,180	2,849,108

Table 2 - Resources Made Available

### Narrative

The “other” category represents the Charlottesville Affordable Housing Fund (CAHF) and HOME Program Income (PI). In 2018, 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	7%	14%	5 Homeowner Rehabilitation project completed, and 1 underway
City of Charlottesville	45%	64%	CDBG plus 9 HOME projects – 2 DP assistance completed and 1 homeowner rehabilitation underway
Fluvanna County	10%	9%	Completed two new rental units (begun in previous year) and 1 homeowner rehabilitation
Greene County	20%	0%	Work on the FTHB program has progressed, but the activity is not yet set up in IDIS
Louisa County	9%	0%	Louisa drew down excess HOME funding in prior years and had no available funds during PY18
Nelson County	9%	13%	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. Greene County was allocated the 15% CHDO set-aside for PY18. Actual percentages of the allocations were based on vouchers processed through IDIS for the period July 1, 2018 through June 30, 2019, 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.**

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.

<b>Fiscal Year Summary – HOME Match</b>	
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**

<b>Program Income – Enter the program amounts for the reporting period</b>				
<b>Balance on hand at beginning of reporting period</b>	<b>Amount received during reporting period</b>	<b>Total amount expended during reporting</b>	<b>Amount expended for TBRA</b>	<b>Balance on hand at end of reporting period</b>
\$71,968	\$17,365	\$89,333	\$0	\$0

**Table 7 – Program Income**

<b>Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period</b>						
	<b>Total</b>	<b>Minority Business Enterprises</b>				<b>White Non-Hispanic</b>
		<b>Alaskan Native or American Indian</b>	<b>Asian or Pacific Islander</b>	<b>Black Non-Hispanic</b>	<b>Hispanic</b>	
<b>Contracts</b>						
Dollar Amount	\$560,714	0	0	0	0	\$560,714
Number	13	0	0	0	0	13
<b>Sub-Contracts</b>						
Number	16	0	0	0	0	16
Dollar Amount	\$65,954	0	0	0	0	\$65,954
	<b>Total</b>	<b>Women Business Enterprises</b>	<b>Male</b>			
<b>Contracts</b>						
Dollar Amount	\$560,714	0	\$560,714			
Number	13	0	13			
<b>Sub-Contracts</b>						
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.**

<b>Number of Persons Served</b>	<b>One-Year Goals</b>	<b>Actual</b>
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
Number of Special-Needs households to be provided affordable housing units	0	2
<b>Total</b>		<b>16</b>

**Table 11 – Number of Households**

<b>Number of Persons Served</b>	<b>One-Year Goals</b>	<b>Actual</b>
Number of households supported through Rental Assistance	0	0
Number of households supported through the Production of New Units	4	2
Number of households supported through Rehab of Existing Units	15	12
Number of households supported through Acquisition of Existing Units	13	2
<b>Total</b>	<b>32</b>	<b>4</b>

**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, 2018 and June 30, 2019. Five additional activities were initiated during the year and are moving toward completion. The Fluvanna/Louisa Housing Foundation completed two new HOME rental units, which were initiated and brought near completion during the PY17 year. Greene County acquired property for its CHDO project and has completed the Environmental Review process; the activity has not yet been set up in IDIS. 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. Five localities had goals for rehabilitation projects. 12 were completed toward the goal

of 15, with 3 additional projects underway. Nelson County completed two more rehabilitation projects than projected, but did not initiate work on a new rental unit.

**Discuss how these outcomes will impact future annual action plans.**

Some of the PY 18 unmet goals will be met during the PY19 program year. Outcomes will not have an impact on future annual action plans, however, they will have an impact on future CAPERs.

<b>Number of Persons Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-Income (less than 30%)	156	6
Low-Income (31 to 60%)	15	9
Moderate-income (61 to 80%)	1	1
<b>Total</b>	<b>172</b>	<b>16</b>

**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, 2019, 86 people were served with rental assistance support through prevention funds. 131 people were served through permanent supportive housing and rapid re-housing. 375 people stayed in emergency shelter at least once in the year.

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

For CDBG, eighty-four percent were extremely low-income, eleven percent low-income, and five percent moderate-income.

**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](http://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 2019, 86 homeless persons 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 2019, 56 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 134 Permanent Supportive Housing beds, including 31 units service Veterans.

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

### **Actions taken to address the needs of public housing**

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. At the CRHA, relationships matter.

### **Partnerships**

CRHA is working in partnership with PHAR, the City of Charlottesville and the Charlottesville Area Community Foundation through a 3 year, \$280,000 “Strengthening Systems” grant (from CACF) designed to improve the working relationships between the City, PHAR and CRHA. The demonstration or pilot project for this effort involves cooperative Redevelopment planning and implementation.

### **Family Self-Sufficiency**

City Council approved \$106,400 in fiscal year 2019 via City Council Strategic Initiatives budget to provide funding to CRHA for a Residents on the Job Program. The City Council also approved funding \$150,000 in drawdown funding for internet installation for CRHA public housing units.

### **Redevelopment & Modernization**

Given funding challenges, CRHA recognizes that the state of the current housing stock is not sustainable in the long term, and redevelopment is needed to enable CRHA to properly serve its residents. With CRHA’s “Residents First!” philosophy, the primary goal in redevelopment is to provide high quality homes for residents in a manner that addresses the needs of current and future tenants. The varying conditions of CRHA’s existing housing stock make it imperative that redevelopment and modernization be pursued on a parallel track. While redevelopment will address many of the housing condition needs in the near future, not all of CRHA’s communities will undergo redevelopment at the same time. Redevelopment will require a phasing plan that will span several years. Therefore, modernization efforts must be pursued to enhance communities projected to undergo redevelopment in the latter stages of a redevelopment plan.

In order to support redevelopment in the very near future, CRHA will proceed to put professional support services in place, primarily through competitive bidding processes, to prepare various sites for redevelopment. These services may include, but not limited to, surveying, legal services, environmental consulting and remediation and development

consultant or partner. In further support of CRHA’s redevelopment efforts, the City has also committed \$2.5 million dollars over the next five years to support CRHA’s redevelopment work.

CRHA’s 2019 budget includes funding for personnel to manage the modernization and redevelopment activities to help support this “parallel track” approach. This position will work with residents and staff to identify, scope, fund, and provide administrative management support for projects to improve segments of CRHA’s existing housing stock for longer term retention and use. This position will provide professional technical support for the work of CRHA’s Redevelopment Committee and the CACF “Strengthening Systems” grant committee. In so doing, the personnel managing the modernization & redevelopment projects directly supports the values and priorities set forth within CRHA’s mission statement by operating as “a resident-centered organization committed to excellence in providing affordable quality housing, (and) revitalizing communities.” The City has provided partial funding for a Redevelopment & Modernization Coordinator position to assist in redevelopment efforts. The City Council also approved a total of \$191,032 in drawdown funding to assist with structural repairs at 10 public housing apartments and for non-structural repairs at 23 public housing apartments.

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

The CRHA is currently examining the potential to transition its inventory of individual houses to current occupants or other CRHA residents. The City Attorney’s Office, working as legal counsel to CRHA, has been examining the implications of the various funding sources that were used to purchase these properties as well as other CRHA real property assets. Dependent upon funding restrictions and implications for the release of the HUD declaration of trust, CRHA would like to potentially sell one or more of these units to facilitate homeownership opportunities while also helping stabilize the organization’s financial situation. CRHA is also looking at the potential for using some of its vacant land owned to develop mixed-income housing which includes low-income housing.

### **Actions taken to provide assistance to troubled PHAs**

CRHA is not a considered a troubled PHA.

### **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)**

### **Analysis of Impediments to Affordable Housing Update**

The City’s Affirmatively Furthering Fair Housing requirements has been postponed until October 2022. The Analysis of Impediments to Fair Housing Choice (AI) was updated in 2018, as

a supplement to the Consolidated Plan. The AI analyzed the data on housing, current policies, and fair housing activities undertaken in the region.

### **City - Comprehensive Plan Updates**

The Planning Commission is currently updating the Comprehensive Plan, which provides a vision for the City's future growth and specific guidance on land use policies, development patterns, and infrastructure and public facility investments. The Plan updates will be informed by the City's affordable housing policy and program recommendations.

### **City Affordable Housing Policy/Program Recommendations**

The City underwent a major planning effort in response to findings from a consultant-developed Housing Study and Analysis for the City and the urban ring in Albemarle County. The City's Housing Advisory Committee (HAC) has been developing and refining recommendations that are a compilation of tools/developer incentives to be used for supporting affordable housing development.

### **City - Comprehensive Housing Strategy**

The City of Charlottesville, in partnership with the HAC and resident advocates, is working to develop a comprehensive housing strategy for the City. The overall goals of the housing strategy are to 1) identify specific targets for affordable housing unit production and preservation based on household income, 2) identify specific regulatory tools and developer incentives to support and encourage the provision of new affordable housing units within the City, and 3) ensure equitable development throughout the City's neighborhoods.

### **City of Charlottesville's Strategic Investment Area and Form-based Code**

The City adopted the Strategic Investment Area (SIA) Plan in February 2014. The City is currently working with FBCI to prepare a form-based zoning code for Phase 1 of the Strategic Investment Area that will include incentives for inclusion of affordable housing units in new developments.

### **Albemarle County – Housing Policy**

The County is in the process of updating its affordable housing policy. The county's current housing policy was adopted in 2004 and tweaked in 2015. The Board of Supervisors delayed action in order to incorporate the findings of the Regional Housing Needs Assessment. The study was released in April and showed that almost 12,000 renters in the region are spending more than 30% of their income on housing.

The Planning Commission recommended approval of a resolution of intent to amend the county's Comprehensive Plan to incorporate an updated affordable housing policy in July. In August, the Board of Supervisors provided feedback on the work plan for an updated county

affordable housing policy. The policy update will start with a three-step process that includes community engagement, a comprehensive update of the current housing policy document and creation of a housing policy implementation plan. The draft housing policy and strategy is scheduled to be presented to the Planning Commission and Board of Supervisors by September 2020 for approval.

### **Albemarle County – Resolution in Collaboration with Habitat for Humanity**

The County of Albemarle received two planning grants funded through CDBG to assist Habitat for Humanity in community organizing and developing plans for the first phase of the Southwood Mobile Park redevelopment. An action plan has been developed with steps leading to construction beginning in late 2019. The action plan authorizes the creation of multiple teams to successfully implement the collaborative redevelopment project and provides \$675,000 in funding to Habitat to provide the necessary support to continue development and submission of the Phase I, involving planning and project management, rezoning application and to match with ongoing grant applications. The funding will allow for the creation of documents and drawings leveraging significant public and private funds for architecture, engineering, and implementation. Albemarle County is also incentivizing the development of 96 affordable housing units at Brookdale.

### **Thomas Jefferson Planning District Commission Regional Housing Partnership**

The Thomas Jefferson Planning District Commission (TJPD) worked with local housing partners and coalitions to launch the Central Virginia Regional Housing Partnership (RHP) and conduct a Regional Housing Study. The Regional Housing Partnership (RHP) began meeting in January 2019. The RHP procured a consultant to develop a Regional Housing Study to assess housing needs across the region. The Executive Summary of the Regional Housing Study described findings in the Executive Summary, excerpted here. Of those making the median income or less, more than half of the need for rental housing is concentrated in households making less than 30 percent AMI, or 1,738 households. At 30 percent to 50 percent, there is a need for 810 new rental units and households making 50 percent to 80 percent need 350 units.

The region faces a rental housing market where:

- Rents in major apartment complexes in the urban area grew 5.8 percent annually over the past two years and 4.0 percent annually since 2012, averaging \$1,321 per month.
- Nine thousand renter households in Charlottesville and Albemarle County (excluding student households) are paying more than 30 percent of their income for housing costs, the accepted affordability standard established by the U.S. Department of Housing and Urban Development (HUD), including over 4,000 who are paying half or more of their income for housing, leaving little to pay for food, health care, transportation and other critical costs.
- In the four rural counties, 2,000 renters are paying more than 30 percent of income, including 940 who are paying more half or more of their income in gross rent.

On the homeownership side:

- The median sales price for single-family houses in Charlottesville and Albemarle County was \$325,000 in 2017 and \$349,900 in 2018. In the rural counties, the median single-family home sales price was \$184,000 in 2017 and \$165,480 in Fluvanna, Louisa and Nelson counties in 2018.
- Just under 7.5 percent of the urban jurisdictions' homeowners and 9.2 percent of the rural counties' homeowners are spending half or more of their income on housing costs. High costs are straining the budgets of more than 5,400 owner households in Planning District 10, more than half of who live in the rural counties. Three-quarters of these households have incomes at or below 50 percent of AMI, and 42 percent have incomes at or below 30 percent of AMI.

The RHP is conducting focus stakeholder meetings in the five Counties to receive input on potential strategies to include in the Regional Housing Plan; the City of Charlottesville is undertaking its own process. The goal is to complete local plans for each County and the Regional Plan by the end of June 2020.

Local governments recognize that approval time of permits can increase the cost of a project. Therefore, they may use a variety of methods at their disposal to mitigate those costs for projects that meet the priority needs including more timely approvals, financial contributions, and keeping fees to a minimum (to reflect the actual cost of providing the service). The City of Charlottesville has an expedited review process for projects that include affordable housing. The process calls for approval within three weeks. To incentivize developers to provide new affordable housing units, the City offers 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.

The City of Charlottesville engaged a consultant to undertake a Housing Needs Assessment. The assessment estimates that the city currently needs 3,318 new affordable units. According to the assessment, 1,750 Charlottesville households spend more than half of their income on housing. The report says households making less than 60 percent AMI are being forced to spend too much of their income on housing. As a result, those families and individuals are living in

“overcrowded or substandard housing conditions, moving outside of the city to find less expensive housing or face homelessness.”

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Of those making the median income or less, more than half of the need for rental housing is concentrated in households making less than 30 percent AMI, or 1,738 households. At 30 percent to 50 percent, there is a need for 810 new rental units and households making 50 percent to 80 percent need 350 units. The Charlottesville Planning Commission and the Housing Advisory Committee met on July 31 to go over the numbers and consider next steps. The Housing Advisory Committee is working on the development of a housing development strategy. A public outreach process is expected to begin within the next few months. In addition to the Housing Needs Assessment, the City and the HOME Consortium went through the Consolidated Plan process in PY 17. The Consolidated Plan process identified current community needs which have identified priority affordable housing needs for persons 0-30 percent of the area median income.

**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. The Virginia Workforce Center–Charlottesville provides a common resource area, meeting rooms, and training center for WIA partners. Services through the WIA Adult and Dislocated Worker programs are also available at the Center.

The Charlottesville Works Initiative is a partnership between the Charlottesville Regional Chamber of Commerce and Piedmont Virginia Community College. The effort is led by Ridge Schuyler who wrote the Orange Dot Report, which analyzed the economic struggles facing a considerable portion of Charlottesville's families and suggested solutions. The Charlottesville Works Initiative is working to implement those solutions.

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. 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. Additionally, many stops throughout the City and Albemarle County have been equipped with Point In Time sensors to provide up to date information regarding bus schedules. 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). 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 held its first meeting on August 23, 2017 and continues to meet bi-monthly. 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. The City of Charlottesville and Albemarle County voted in May 2019 to approve the MOU.

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. As a Community Action Agency authorized by the Economic Opportunity Act of 1964, 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 transitional housing, and Steps to Success teaching families financial management. 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. Skyline CAP serves Greene County (as well as Madison and Orange, outside the HOME Consortium Region), with Head Start and Healthy Families programs to help build self-sufficiency

#### **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 (CDFI), 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 3 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 \$900,000 for the CSRAP funded by the CAHF. For the CSRAP vouchers, the CRHA has begun issuing the CSRAP vouchers.
- 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. This increases the number of Permanent Supportive Housing units at The Crossings from 30 to 35.
- Design4Life Cville Program
- Reduced Water and Sewer Connection Fee Program
- 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)
- City of Charlottesville BankOn Program
- 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.
- County Housing Programs - Fluvanna County, Greene County, Nelson County, and Louisa County do not directly administer housing programs, however, there are resources such as Skyline Community Action Partnership, Fluvanna/Louisa Community Foundation, and the Nelson County Community Foundation that are available to provide housing services. These agencies provide down-payment assistance and other housing program to assist persons who are elderly and/or disabled.

- 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 10<sup>th</sup> & 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 is in the process of adding 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 (HPG) funds.

#### **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 will be performing on-site monitoring visits in the fall of 2018 for projects that have been completed through PY 17. 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.

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 year ending June 30, 2018 year was with the Nelson County Community Development Foundation (NCCDF); it had been three years since the last 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.**

A public comment period is being held from August 30 to September 13, 2019, advertised in the Daily Progress on August 29. 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 Housing Directors discussed sections of the CAPER at their August 20 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.

## 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 PY18, there have been no changes in the jurisdiction’s program objectives. City Council has continued to keep the same priorities, based upon Consolidated Plan goals and strategic plan.JABA

<b>Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?</b>	No
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**[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. 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. The Crossings was completed and inspected in March

2012. The TJPDC also performs an HQS inspection of the one HOME-assisted unit on a 3-year cycle, with the last inspection conducted in March 2015.

**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 PY18

IDIS	Activity	Locality	PI Applied
1782	HR	ALBEMARLE	\$4,036.31
1783	HR	ALBEMARLE	\$9,632.56
1787	HR	ALBEMARLE	\$21,016.72
1784	HB	CHARLOTTESVILLE	\$4,664.68
1786	HB	CHARLOTTESVILLE	\$5,000.00
1741	R	FLUVANNA	\$2,000.00
1742	R	FLUVANNA	\$2,000.00
1790	HR	FLUVANNA	\$10,278.26
1785	HR	NELSON	\$22,000.00
1788	HR	NELSON	\$4,900.00
1789	HR	NELSON	\$2,244.00
1793	HR	NELSON	\$1,000.00
1811	HR	NELSON	\$560.00
	<b>TOTAL</b>		<b>\$89,332.53</b>

Table 5 - HOME Program Income applied during PY18

**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 including Piedmont Housing Alliance (PHA), Habitat for Humanity, the Albemarle Housing Improvement Program (AHIP), the Fluvanna/Louisa Housing Foundation, and Nelson County Community Development Foundation, whose missions are 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. Piedmont Housing Alliance's mission is to create housing opportunities and build community through education, lending, and development. Piedmont Housing Alliance's 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. Piedmont Housing 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. PHA has provided up to \$9 million in down payment assistance, from a variety of sources, to bridge the home ownership affordability gap in our community. PHA also builds and manages affordable housing, currently managing and/or owning rental housing that is affordable for 364 households in Charlottesville and Albemarle County.

Piedmont Housing Alliance 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 and evolve the plan for redevelopment. Several significant milestones have been achieved this year. The Advisory Committee has met at least monthly, frequently participating in hands-on design sessions at the architect's office, leading to an improved phased redevelopment plan that honors our commitment to zero displacement, offers a mix of housing types, and envisions a four-phase redevelopment, with phase one site plan submission in fall of 2018, LIHTC and other financing in 2019, and construction beginning in early 2020. The Advisory Community, who selected the architecture firm, has also selected the general contractor to implement their vision and, of critical importance to the affordability of the community, HUD approved the renewal of Friendship Court's Section 8 subsidy contract for another 20 years.

## Actions to Address Impediments to Fair Housing Choice

2018 Impediments and Plan of Action			
Impediment	Description	Proposed Action	Actions in PY18
<b>Rental Affordability</b>	<p>Lack of rental units affordable to low income households</p> <p>Increased competition for limited number of rental units</p> <p>Insufficient rental relief programs</p> <p>High up-front costs, including application fee, security deposit, 1<sup>st</sup> &amp; last month rent</p>	<p>Increase the # of affordable rental units</p> <p>Provide incentives for development of affordable rental units</p> <p>Provide rental assistance locally</p>	<p>FLHF – 2 rental units completed</p> <p>Alb Co – incentivized 96 units at Brookdale</p> <p>City- provided locally funded vouchers</p> <p>Non-profit housing foundations waived up-front costs on their own rental units</p> <p>Skyline CAP subsidized rent for 2 households with their own funds.</p>
<b>Homeownership Affordability</b>	<p>Low wages, and tight credit markets limit HO options for a broad range of households</p> <p>Increases in property taxes compromise affordability</p>	<p>Provide workforce programs to improve job skills &amp; assist in job placement</p> <p>Continue &amp; expand tax relief programs</p>	<p>City - GO Programs continue to provide training and assistance with job placement</p> <p>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</p>
<b>Regulatory Barriers and Community Resistance</b>	<p>Land use codes and ordinances affect housing location &amp; affordability</p> <p>Lack of clear definition of affordable housing</p>	<p>Revise codes &amp; ordinances</p> <p>Develop definition of aff hsg &amp; articulate community benefits</p>	<p>Albemarle County beginning update of housing policy.</p> <p>The Regional Housing Partnership (RHP) has begun discussions and work on definition, which will continue in the coming year.</p>

Impediment	Description	Proposed Action	Responsible Parties
<b>Discrimination in the Rental &amp; Homeowner Market</b>	<p>Overt or covert discrimination against renters &amp; homebuyers on the basis of race and ethnicity, family status, and disability</p> <p>Predatory lending practices</p> <p>Lack of reasonable accommodations</p>	<p>Eliminate all discrimination in housing</p> <p>Raise awareness of fair housing laws</p> <p>Provide counseling and advocacy</p> <p>Promote VHDA's Rental Unit Accessibility Modification Grant</p>	<p>Piedmont Housing Alliance (PHA)</p> <p>City Office of Human Right developed a new brochure</p> <p>Non-profit housing counseling programs continue to address fair housing.</p> <p>PHA and F/LHF offer RUAM grants</p> <p>Skyline CAP conducted workshops and 1:1 counseling on fair housing</p>
<b>High Debt-to-Income Ratios and Foreclosures</b>	<p>Difficulties for families to come up with down payment assistance to due credit issues</p>	<p>Credit repair programs</p> <p>Housing counseling</p> <p>Lease to own options</p>	<p>Local housing counselors, Piedmont Housing Alliance, other non-profit orgs</p> <p>Skyline CAP and FLHF have provided credit repair program. FLHF served 14 clients in 24 sessions.</p>
<b>Economic and Racial Disparities among Schools</b>	<p>Concentration of low-income and racial minority students into certain schools and districts may compromise school quality and exacerbate housing segregation among families</p>	<p>Increase transit option to expand geographic opportunities</p> <p>Educate landlords</p> <p>Encourage neighborhood economic and racial integration for families with children, especially in the City of Charlottesville and urbanized Albemarle County</p>	<p>Local governments, Local school boards, non-profit organizations</p> <p>International Rescue Committee</p>

Impediment	Description	Proposed Action	Responsible Parties
<b>Lack of Housing Accessible to People with Disabilities and People Aging in Place</b>	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 PHA RUAM program Non-profit housing foundations, private developers FLHF ramp program – 146 ramps are currently in service FLHF completed one housing rehab under the Granting Freedom program
<b>Language and Cultural Barriers</b>	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 An interpreter was used to serve a client referred by PHA to AHIP
<b>Educational Barriers</b>	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 Skyline CAP provided one-on-one counseling and two workshops
<b>Access to Services</b>	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