

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

Reporting Period: July 1, 2017 - June 30, 2018

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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).

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 2017 (PY 2017) Action Plan consisted of first-time homebuyer down payment assistance projects through Habitat for Humanity. 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 PY17, it was Charlottesville's turn in the rotations. The CHDO project involved the construction of one new affordable housing unit. This was combined with an earlier CHDO rotation for the City and will result in a duplex unit to serve two eligible households in the Harmony Ridge community. The City also completed homeowner rehabilitation projects using funding from prior years. HOME funds are often combined with other funding, extending the reach and effectiveness of the program.

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 (specifically, streetscape improvements to increase pedestrian safety in the 10th and Page neighborhood). Activities were carried out through sub-recipients within the City. 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 17 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. HOME as also focused on providing downpayment assistance and creating 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 PY17 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 PY16 are still underway, and outcomes will be reported when projects are complete in future program years.

For PY17, 14 HOME projects were completed including six homebuyer projects, and eight homeowner rehabilitation projects, for a total of 14 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 10th & Page Priority neighborhood set-aside, the City also supported infrastructure improvements to enhance sidewalk accessibility by making sidewalks more accessible for pedestrians. The priority neighborhood project outcomes are tied to a multi-phase project for the entire neighborhood which will not be reported in the PY 17 CAPER. Through CDBG, HOME, and local housing programs, much has been done over the last fiscal year to maintain and grow affordable housing across the Thomas Jefferson region.

Phase one and two of the multi-phase 10th & Page Priority Neighborhood set-aside has been completed. Curb-cuts have been installed on the west-side of 10th Street to allow pedestrians to access the sidewalk. Phase two has been completed and includes streetscape American with Disabilities Act (ADA) improvements at the 10th Street NW and West Street intersection. The streetscape improvements include curb cuts, and crosswalk improvements such as the installation of flash rapid beacons and a marked crosswalk. As a result, 3700 persons have improved access the infrastructure improvements.

CDBG Activities - Program Year 2017		Goal	Actual
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
TOTAL	Persons & Business Assisted	4023	

The figures in the table represent CDBG projects completed between July 1, 2017 and June 30, 2018. As a 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.

HOME Activities - Program Year 2017	Goal	Actual
Albemarle County	-	
Complete 5 housing rehabilitation projects for low and very low-income homeowners in substandard housing in Albemarle County.	5	1 complete 4 underway
Provide Down Payment Assistance	0	1
Charlottesville		
Provide Down-payment Assistance through Piedmont Housing Alliance and Habitat for Humanity.	11	1
Construct one new affordable housing unit	1	1 underway
Rehabilitate owner-occupied homes	0	3
Fluvanna		
Build one new residence for a first-time homebuyer	1	0
Rehabilitate 2 owner occupied homes	0	0
Purchase lots and build two rental units in Palmyra	2	2 underway
Greene		
Acquire and renovate existing building into 2 rental units	2	0
Louisa		
Rehabilitate one owner-occupied home	1	2
Complete new homes for 2 FT homebuyers	2	3
Purchase lot and build one new rental unit	1	0
Provide down payment assistance to first time homebuyer	0	1
Nelson		
Provide assistance to 1-2 First Time Home Buyer	1	0
Rehabilitate or replace 4-6 substandard owner-occupied houses	4	2
TOTAL	28	29

Homebuyer Assistance	14	6
Homeowner Rehab	10	8
Rental	5	0
TOTAL	29	14

The totals in the table represent HOME projects completed between July 1, 2017 and June 30, 2018. Seven additional activities were initiated during the year and are moving toward completion.

Greene County has not found a property or site for a rental project and is looking instead for lots to construct homes for first-time homebuyers.

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	32	8
Black or African American	105	4
Asian	7	
American Indian or American Native		
Native Hawaiian or Other Pacific Islander		
Other multi-racial	3	2
Total	147	14
Hispanic	1	0
Not Hispanic	146	14

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

Narrative

Seventy-eight percent of CDBG beneficiaries and forty-three percent 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, does not include race/ethnicity data in outcomes.

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	\$390,923	\$269,748.12
HOME	Entitlement Funds	\$468,166	\$450,257
HOME	Program Income	\$15,071	\$15,071
Other	CAHF	\$5,168,607	\$4,469,781

Table 2 - Resources Made Available

Narrative

In 2017, the Charlottesville Affordable Housing Fund (CAHF) supported activities such as: the City's free paint program (for income eligible homeowners), permanently supported housing for homeless

individuals, 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%	2%	1 Homeowner Rehabilitation project completed, and 7 underway
City of Charlottesville	51%	60%	CDBG plus 4 HOME projects – 1 DP assistance and 3 homeowner rehabilitation
Fluvanna County	16%	17%	No projects completed during the Program Year, but 2 rental projects are nearly finished
Greene County	7%	0%	Funds for the proposed new housing projects are being consolidated from multiple program years
Louisa County	10%	19%	Two new homes built for first-time homebuyer, 1 down payment assistance project, and 2 homeowner rehabilitation projects
Nelson County	9%	1%	2 Homeowner rehabilitations completed during PY17.

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 are based on budgeted entitlement amounts, including expected Program Income. The City of Charlottesville receives all CDBG funds. Fluvanna County was allocated the 15% CHDO set-aside for PY17; the two new rental units were nearly complete at the end of the program year. Actual percentages of the allocations were based on vouchers processed through IDIS for the period July 1, 2017 through June 30, 2018, 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 2017 program year, Habitat closed on 3

homes providing a total match amount of \$166,919. Other local match included funds from the City of Charlottesville and Albemarle County, consisting of general funds allocated as match and funds applied through the Charlottesville Affordable Housing Fund (CAHF); these totaled \$15,889 for HOME projects completed during the 2017 Program Year. Private Grants of \$11,800 were also applied, as well as \$20,539 in homeowner cash applied to HOME activities.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	\$8,128,031
2. Match contributed during current Federal fiscal year	\$215,144
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	\$8,343,175
4. Match liability for current Federal fiscal year	\$103,227
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	\$8,239,948

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
\$71,968	\$76,872	\$15,071	\$0	\$133,769

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	\$583,809	0	0	\$239,595	0	\$344,214
Number	10	0	0	3	0	7
Sub-Contracts						
Number	15	0	0	0	0	15
Dollar Amount	\$66,698	0	0	0	0	\$66,698
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	\$583,809	0	\$583,809			
Number	10	0	10			
Sub-Contracts						
Number	15	0	15			
Dollar Amount	\$66,698	0	\$66,698			

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		29
Number of Special-Needs households to be provided affordable housing units		2
Total		38

Table 11 – Number of Households

Number of Persons Served	One-Year Goals	Actual
Number of households supported through Rental Assistance		
Number of households supported through the Production of New Units		1
Number of households supported through Acquisition of Existing Units		12
Total		13

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, 2017 and June 30, 2018. Seven additional activities were initiated during the year and are moving toward completion. The Fluvanna/Louisa Housing Foundation is developing two new HOME rental units, which will be completed early in the next program year. Greene County is looking for a property or site for its CHDO project and will pool its HOME funds for two or three years to accumulate enough for construction. The City did not meet its PY 17 HOME goals for down payment assistance activities. Challenges that subrecipients reported include sale price limitations, borrowing capacity of clients, issues with clients being outbid in the market, and new construction project delays. Accomplishments for these activities will be reported in the PY 18 CAPER. Goals for rehabilitation for PY 17 only include projects funded with HOME funds.

Discuss how these outcomes will impact future annual action plans.

PY 17 goals that were not met will rollover to the following PY outcomes. 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	124	1
Low-Income	16	5
Moderate-income	7	8
Total	147	14

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 Program Year 2017, 161 people were served with rental assistance support through prevention funds. 79 people were served through HUD-funded permanent supportive housing, 31 were served through VA Supportive Housing (VASH) Permanent Supportive Housing programs and 25 through VA Department of Behavioral Health and Development Services (DBHDS) Permanent Supportive Housing programs.

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 and successfully 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. Particularly complex cases are referred to the Community Case Review for solution-focused discussion designed to resolve homelessness quickly and effectively.

A coordinated entry process is used to determine eligibility for available services, collect required data, and develop case plans for individuals and families experiencing homelessness. Coordinated entry is available every day at The Haven, through street outreach, and through a housing help phone line at The Haven. Relevant forms are posted to the TJACH website (www.tjach.org) so that service providers outside The Haven may access Coordinated Entry services.

Region Ten PATH Program, The Haven, and On Our Own provides 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 continuum 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.

TJACH is pursuing opportunities to expand our street outreach capacity through new funding for additional outreach staff and through building partnerships with mainstream service providers like local police departments, Fire and EMS, and local hospitals. Our goal is to be able to identify and engage with all households experiencing sheltered or unsheltered homelessness quickly. Once identified, outreach teams will visit with each of those locations where people are known to be living unsheltered at least once every 2 weeks to stay engaged and build relationships and connect people with available resources. This allows our community to have a comprehensive and real-time understanding of the changing needs of households experiencing homelessness in our communities.

Addressing the emergency shelter and transitional housing needs of homeless persons

Our community's emergency shelters include Salvation Army for year-round shelter, PACEM for low-barrier shelter from October through April, and Families in Crisis for short-term hotel stays for families with children. Our community strives to empower households to prevent and/or end their own homelessness through diversion practices facilitated at the entry points to our homeless service system. If homelessness diversion is not possible for a particular household, then entry to one of the shelters above is arranged. Once in shelter, the household is once again empowered to end their own homelessness through access to affordable housing listings, employment services, mainstream benefits assistance, and more. TJACH's goal is for the average length of stay in emergency shelter to be 30 days or less to facilitate quick returns to safe and stable housing.

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.

Our homelessness prevention programs target those households most likely to enter shelters and prevent homelessness through housing case management, housing search assistance, and financial assistance. The likelihood of a household becoming homeless is determined through objective triage

assessments and conversations with households requesting prevention assistance. Through data collection using HMIS, we have determined that the most common living arrangement prior to entering shelters in our community is either living doubled up with friends or family members or staying in hotels. Therefore, we have focused our prevention program on those households in either living situation who are on the brink of homelessness to have the greatest impact on reducing the number of people entering homelessness.

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

As much as possible, our homeless service system strives to empower households to end their own homelessness quickly and return to safe and stable housing. This is completed through staff dedicated to assisting households experiencing homelessness with access to affordable housing listings and housing counseling, employment services, mainstream benefits assistance, SSI/SSDI application assistance, connection with available public housing and housing choice vouchers, and connection to mental health and/or substance use services. If these efforts are not sufficient to end homelessness for a household, households with long histories of homelessness and a disabling condition may be eligible for Rapid Re-Housing rent assistance and/or Permanent Supportive Housing. Once in housing through either of these programs, housing case management is provided to ensure that housing stability is maintained for each household. All federally funded housing resources like rapid re-housing and permanent supportive housing are prioritized for the most vulnerable households who need housing the most, as determined through objective triage assessments.

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.

Ext inserted in CAPER due to character count limits.

Redevelopment and modernization re being pursued on a parallel track. CRHA will proceed with

surveying, legal services, environmental consulting and remediation and pursuing a development consultant or partner. The City has 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.

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 Analysis of Impediments to Fair Housing Choice was recently updated.

Albemarle County is providing support to Habitat for Humanity for the redevelopment of Southwood Mobile Park.

Albemarle County is also incentivizing the development of 96 affordable housing units at Brookdale.

Regional Housing Partnership: The Thomas Jefferson Planning District Commission (TJPDC) has been working with local housing partners and coalitions to launch a Regional Housing Partnership (RHP) and conduct a Regional Housing Study.

TJPDC coordinated a meeting held August 7 with the City of Charlottesville, Albemarle County, economic developers and non-profit housing developers to explore mutual planning benefits of the recently announced Federal Opportunity Zone designation. The City Charlottesville and the

County of Albemarle each had 2 census tracts designated. No other local governments had tracts designated.

The City of Charlottesville has an expedited review process for projects that include affordable housing. In June 2017, the Charlottesville City Council approved waiving developer fee for private market developers providing on-site affordable housing units in developments that trigger the City's Affordable Dwelling Unit Ordinance requirements.

The region's Affirmatively Furthering Fair Housing requirements have been postponed until October 2022. The Analysis of Impediments to Fair Housing Choice (AI) has recently been updated. as a supplement to the Consolidated Plan, analyzing 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 is developing and refining recommendations that are a compilation of tools/developer incentives to be used for to 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 which will include incentives for inclusion of affordable housing units in new developments.

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 Commission Regional Housing Partnership

The Thomas Jefferson Planning District Commission (TJPDC) has been working with local housing partners and coalitions to launch a Regional Housing Partnership (RHP) and conduct a Regional Housing Study. TJPDC is committing staff time toward the project and partnering with Albemarle County and the Virginia Housing Development Authority (VHDA) to fund and carry out a regional housing study. The Thomas Jefferson Planning District Commission (TJPDC) has been working with local housing partners and coalitions to launch a Regional Housing Partnership (RHP) and conduct a Regional Housing Study. TJPDC is committing staff time toward the project and partnering with Albemarle County and the Virginia Housing Development Authority (VHDA) to fund and carry out the study. The urban core will have more detail, but the study will cover all 6 jurisdictions in the planning district, including the Counties of Fluvanna, Greene, Louisa and Nelson. All local comprehensive plans are required to address housing, with minimum requirements set forth in the Code of Virginia. Not all localities currently meet this requirement, and the regional study will produce a chapter for each jurisdiction that can be inserted into the Comprehensive Plan. The process for the study will not just be data-driven but will include conversations with jurisdictions to address issues and develop strategies.

The Regional Housing Partnership (RHP) is still a concept at this point. The intent is for the RHP to include a cross-section of participants, while keeping the size manageable. Stakeholders would include developers, designers, affordable housing organizations, and citizens. TJPDC will also be hosting an educational seminar on Opportunity Zones in August; both Charlottesville and Albemarle County had two census tracts each designated as opportunity zones. This is a mechanism to put private investments into a fund, providing tax breaks to investors, and funds for development. Regulations are not yet in place but are expected to be similar to New Market Tax Credits. The RHP is expected to begin meeting in the fall of 2018, working on both the Regional Housing Study and a Housing Summit.

TJPDC coordinated a meeting held August 7 with the City of Charlottesville, Albemarle County, economic developers and non-profit housing developers to explore mutual planning benefits of the recently

announced Federal Opportunity Zone designation. Presenters included the Director and Senior Policy Analyst from the Virginia Department of Housing and Community Development (DHCD), the Regional Community Development Manager from the Federal Reserve Bank of Richmond, and the President and CEO of the Virginia Community Development Corporation (VCDC). The City Charlottesville and the County of Albemarle each had 2 census tracts designated. No other local governments had tracts designated. Opportunity Zones are a new community development program established by Congress in the Tax Cuts and Jobs Act of 2017 to encourage long-term investments in low-income urban and rural communities nationwide. The Opportunity Zones program provides a tax incentive for investors to re-invest their unrealized capital gains into Opportunity Funds that are dedicated to investing into designated Opportunity Zones.

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."

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.

The City of Charlottesville will be a government partner to participate in a year-long technical assistance and peer exchange program related to the development and implementation of Accessory Dwelling Units, through Portland State University's Institute for Sustainable Solutions. Work would begin in September 2018 with a five-member team attending a convening in Portland, consisting of 2 days of workshops, site visits throughout Portland, and finalization of a workplan. The year-long process will include monthly check-ins, technical assistance, a mid-year meeting, and a year-end meeting.

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.

Piedmont Housing Alliance (PHA) is a participating intermediary in the Virginia Individual Development Account (VIDA) program. VIDA helps eligible families learn how to manage their money and save to purchase a home, pay for school or start a business. VIDA now matches savings with \$8 for every \$1 they save, up to a maximum of \$4,000 in matching funds.”

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. Transportation needs are addressed through 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’s 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., and JAUNT, coordinated through the newly created Regional Transit Partnership (RTP).

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 will held its first meeting on August 23, 2017 and continues to meet bi-monthly. At the February 28 meeting, the RTP reviewed FY19 Transit Budget requests from Charlottesville Area Transit (CAT), JAUNT, and RideShare. The RTP also encouraged the General Assembly delegation to take action to reauthorize the use of Capital Project Revenue bonds, approved in 2007 to provide \$600 million over 10 years for transit capital, and to identify funding for local and regional transit programs across the state. CAT, JAUNT and RideShare presented a report for the month of February to provide an update on existing transit options serving and the City of Charlottesville and Counties of Albemarle, Fluvanna, Greene, Louisa and Nelson Counties. At the April

meeting, the RTP received a presentation from consultant Foursquare Integrated Transportation Planning, on the development of a six-year Transit Development Plan (TDP) for Charlottesville Area Transit (CAT) and JAUNT. The June meeting was dedicated to strategic planning, with John Martin, CEO and Managing Partner of Southeaster Institute of Research, Inc. (SIR), as the facilitator. The RTP began meeting in August 2017 as an advisory body, with specific review responsibilities to include route changes, budgetary matters and transit education.

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.

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 is 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 of Charlottesville and Albemarle County jointly review budget requests from agencies providing housing and human services through the Agency Budget Review Team (ABRT). ABRT consists of community representatives working with City and County staff to recommend annual funding to support the services. The team's recommendations result in funding a wide variety of housing and human service programs using both City and County general funds. A goal of this approach is to avoid duplication by funding programs which are complementary rather than competitive. 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) provides housing consultation, and has provided assisted living units through its non-profit arm. JABA assists elderly persons with long-term health care needs, and serves the same geographical area as the Planning District. Timberlake Place, in the historic Woolen Mills District of Charlottesville, has been complete and provides 26 units of low-to-moderate income housing and one market-rate apartment for persons aged 55 and over. Woods Edge, a Low Income Housing Tax Credit (LIHTC) project built almost 15 years ago, came out of its initial 15-year compliance period in January 2017. JABA exercised its option to purchase the property in partnership with the Piedmont Housing Alliance (PHA), to maintain this project as affordable senior housing. PHA's management arm, Alliance Management, is now managing Woods Edge. JABA retained 1% ownership of the property.

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. Supported residential services are provided through an array of group residences and more than 100 scattered sites supported and/or supervised apartments for persons with mental disabilities. Region Ten is the lead agency for the Systematic Therapeutic Assessment Respite Treatment (START) Program in the region. The START program provides crisis services for adults with intellectual disabilities, as well as respite services.

Thrive (formerly the AIDS/HIV Services Group) closed permanently in June 2015. Thrive had been the provider for the Rapid Rehousing program, a part of the Continuum of Care coordinated by the Thomas Jefferson Area Coalition for the Homeless (TJACH). The Haven has assumed responsibility for the Rapid Rehousing Program. The Thomas Jefferson Health District has taken on the role of HOPWA administrator and is the sub-recipient of funds for Virginia Homelessness Solutions Grant (VHSP) funds.

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 jurisdictions analysis of impediments to fair housing choice. 91.520(a)

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
- 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 downpayment assistance and other housing programs

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 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 is in the process of adding 4 units of permanently affordable housing in the Charlottesville area.

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. Monitoring visits for the year ending June 30, 2017 year were conducted for the Albemarle Housing Improvement Program (AHIP), Skyline CAP (serving Greene County) and the Fluvanna/Louisa Housing Foundation.

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 31 to September 14, 2018, as advertised in the Daily Progress on August 30. 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 September 18 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 PY 17, 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.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?	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, completed in June 2010. These units are currently occupied by adults with disabilities, with supportive services provided by Richmond-based Family Matters. 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:

IDIS	Activity	Locality	PI Applied
1711	HB	LOUISA	\$1,589.77
1712	HB	LOUISA	\$1,459.00
1729	HR	LOUISA	\$569.05
1733	HB	LOUISA	\$1,648.00
1734	HB	LOUISA	\$695.00
1743	HB	ALBEMARLE	\$1,960.50
1762	HR	NELSON	\$1,200.00
1763	HR	LOUISA	\$5,950.00

Table 5 - HOME Program Income applied during PY2017

**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 administering the state VIDA matched savings program, 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.