



**Program Year 2022 CAPER**  
Consolidated Annual Performance Evaluation Report  
*for the*  
**City of Charlottesville**  
*and the*  
**Thomas Jefferson  
HOME Consortium**



Adopted by the Thomas  
Jefferson Planning District  
Commission: Sep 7, 2023

Adopted by Charlottesville  
City Council: Aug 21, 2023

**DRAFT**

## **CR-05 - Goals and Outcomes**

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

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

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

The process of developing the anticipated 21 rental units has begun, is not recorded in the charts here because the units have not been completed yet. These units will be developed in Fluvanna County, and the purchase of land is underway by FLHF at the time of writing this report. 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 PY22, it was Fluvanna County's turn in the rotations. Funds will be used to develop affordable rental housing. HOME CHDO funds from Grant Year 2020 have been used to advance the development of affordable homeowner homes in Southwood.

CHDO from PY21 is NCCDF. NCCDF has worked with Renaissance Ridge to ensure the development of affordable housing using HOME funds. Ultimately, approximately 20 units will be dedicated to workforce housing for qualifying (under 80% AMI) Nelson County residents. Future HOME funds will be used to assist low-income homebuyers with down payments in order to purchase the units.

The region has a high level of capacity to carry out these housing projects. HOME funds, in turn, contribute to the stability and sustainability of the housing foundations in the region. Progress toward goals outlined 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.

On September 20, 2021, Charlottesville City Council established the following priorities for CDBG & HOME: access to affordable housing (including but not limited to low income housing redevelopment); workforce development (including but not limited to efforts to bolster Section 3 training opportunities); microenterprise assistance; access to quality childcare; homeowner rehabilitation, and homeownership opportunities

through down payment assistance.

These priorities then informed the review of applications by the city’s CDBG/HOME Taskforce and their subsequent funding recommendations for consideration by the city’s Planning Commission and approval by City Council.

On June 21, 2022, Charlottesville City Council approved funding awards to seven (7) CDBG programs and one (1) HOME program: critical replacement of an outdated HVAC system for a local group home for adults with developmental disabilities; business and financial trainings for area small businesses and entrepreneurs; construction of an ADA-compliant pedestrian footbridge across a branch of the Rivanna River to connect a neighborhood many low-to-moderate income and public housing residents to a nearby public park currently undergoing its own expansion and upgrades; energy-efficiency home & roof repairs for income-qualified homeowners to make possible installation of solar panels by Dominion Energy; an associated green energy jobs training program for income-qualified participants; employment-related tutoring program serving adults identified as functionally non-proficient; and employment development services by and for residents of city publicly-supported housing.

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

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

| Goal   | Category                          | Source / Amount | Indicator   | Unit of Measure  | Expected – Strategic Plan | Actual – Strategic Plan | Percent Complete | Expected – Program Year | Actual – Program Year | Percent Complete |
|--|-----------------------------------|-----------------|---|------------------|---------------------------|-------------------------|------------------|-------------------------|-----------------------|------------------|
| Enhance & Improve Access to Neighborhood Amenities | Non-Housing Community Development | CDBG: \$        | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit | Persons Assisted | 5000                      | 0                       | 0.00%            | 2000                    | 4238                  | 211.90%          |

| Goal                                      | Category  | Source / Amount        | Indicator   | Unit of Measure  | Expected – Strategic Plan | Actual – Strategic Plan | Percent Complete | Expected – Program Year | Actual – Program Year | Percent Complete |
|---|---|------------------------|---|------------------|---------------------------|-------------------------|------------------|-------------------------|-----------------------|------------------|
| Ensure Housing is to Accessible Residents | Affordable Housing<br>Public Housing<br>Homeless<br>Non-Homeless<br>Special Needs | CDBG: \$ /<br>HOME: \$ | Public service activities other than Low/Moderate Income Housing Benefit                    | Persons Assisted | 0                         | 22                      |                  |                         |                       |                  |
| Ensure Housing is to Accessible Residents | Affordable Housing<br>Public Housing<br>Homeless<br>Non-Homeless<br>Special Needs | CDBG: \$ /<br>HOME: \$ | Other   | Other            | 1                         | 1                       |                  |                         |                       |                  |
| Expand the Affordable Housing Stock       | Affordable Housing<br>Public Housing<br>Homeless<br>Non-Homeless<br>Special Needs | CDBG: \$ /<br>HOME: \$ | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit | Persons Assisted | 0                         | 210                     |                  | 0                       | 232                   |                  |

| Goal                                | Category  | Source / Amount              | Indicator                       | Unit of Measure        | Expected – Strategic Plan | Actual – Strategic Plan | Percent Complete | Expected – Program Year | Actual – Program Year | Percent Complete |
|-------------------------------------|---|------------------------------|---------------------------------|------------------------|---------------------------|-------------------------|------------------|-------------------------|-----------------------|------------------|
| Expand the Affordable Housing Stock | Affordable Housing<br>Public Housing<br>Homeless<br>Non-Homeless<br>Special Needs | CDBG: \$<br>/<br>HOME:<br>\$ | Rental units constructed        | Household Housing Unit | 20                        | 5                       | 25.00%           | 0                       | 1                     |                  |
| Expand the Affordable Housing Stock | Affordable Housing<br>Public Housing<br>Homeless<br>Non-Homeless<br>Special Needs | CDBG: \$<br>/<br>HOME:<br>\$ | Homeowner Housing Added         | Household Housing Unit | 2                         | 24                      | 1,200.00%        |                         |                       |                  |
| Expand the Affordable Housing Stock | Affordable Housing<br>Public Housing<br>Homeless<br>Non-Homeless<br>Special Needs | CDBG: \$<br>/<br>HOME:<br>\$ | Homeowner Housing Rehabilitated | Household Housing Unit | 0                         | 30                      |                  | 17                      | 30                    | 176.47%          |

| Goal  | Category  | Source / Amount                        | Indicator  | Unit of Measure        | Expected – Strategic Plan | Actual – Strategic Plan | Percent Complete | Expected – Program Year | Actual – Program Year | Percent Complete |
|---|---|--|--|------------------------|---------------------------|-------------------------|------------------|-------------------------|-----------------------|------------------|
| Expand the Affordable Housing Stock         | Affordable Housing<br>Public Housing<br>Homeless<br>Non-Homeless<br>Special Needs | CDBG: \$ /<br>HOME: \$                 | Direct Financial Assistance to Homebuyers                                | Households Assisted    | 64                        | 4                       |                  |                         |                       |                  |
| Foster Small and Local Business Development | Non-Housing Community Development   | CDBG: \$ /<br>HOME: \$0 /<br>CAHF: \$0 | Public service activities other than Low/Moderate Income Housing Benefit | Persons Assisted       | 0                         | 50                      |                  | 0                       | 0                     |                  |
| Foster Small and Local Business Development | Non-Housing Community Development   | CDBG: \$ /<br>HOME: \$0 /<br>CAHF: \$0 | Homeowner Housing Rehabilitated  | Household Housing Unit | 0                         | 0                       |                  | 0                       | 30                    |                  |
| Foster Small and Local Business Development | Non-Housing Community Development   | CDBG: \$ /<br>HOME: \$0 /<br>CAHF: \$0 | Jobs created/retained  | Jobs                   | 0                         | 0                       |                  | 2                       | 2                     | 100.00%          |

| Goal   | Category  | Source / Amount                  | Indicator   | Unit of Measure        | Expected – Strategic Plan | Actual – Strategic Plan | Percent Complete | Expected – Program Year | Actual – Program Year | Percent Complete |
|--|---|----------------------------------|---|------------------------|---------------------------|-------------------------|------------------|-------------------------|-----------------------|------------------|
| Foster Small and Local Business Development    | Non-Housing Community Development                                     | CDBG: \$ / HOME: \$0 / CAHF: \$0 | Businesses assisted   | Businesses Assisted    | 100                       | 24                      | 24.00%           | 10                      | 23                    | 230.00%          |
| Preserve Existing Supply of Affordable Housing | Affordable Housing Public Housing Homeless Non-Homeless Special Needs | CDBG: \$ / HOME: \$              | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit | Persons Assisted       | 0                         | 6                       |                  | 0                       | 6                     |                  |
| Preserve Existing Supply of Affordable Housing | Affordable Housing Public Housing Homeless Non-Homeless Special Needs | CDBG: \$ / HOME: \$              | Rental units constructed  | Household Housing Unit | 0                         | 0                       |                  | 21                      | 1                     | 4.76%            |

| Goal   | Category  | Source / Amount        | Indicator                       | Unit of Measure        | Expected – Strategic Plan | Actual – Strategic Plan | Percent Complete | Expected – Program Year | Actual – Program Year | Percent Complete |
|--|---|------------------------|---------------------------------|------------------------|---------------------------|-------------------------|------------------|-------------------------|-----------------------|------------------|
| Preserve Existing Supply of Affordable Housing | Affordable Housing<br>Public Housing<br>Homeless<br>Non-Homeless<br>Special Needs | CDBG: \$ /<br>HOME: \$ | Rental units rehabilitated      | Household Housing Unit | 0                         | 1                       |                  |                         |                       |                  |
| Preserve Existing Supply of Affordable Housing | Affordable Housing<br>Public Housing<br>Homeless<br>Non-Homeless<br>Special Needs | CDBG: \$ /<br>HOME: \$ | Homeowner Housing Added         | Household Housing Unit | 0                         | 5                       |                  | 2                       | 0                     | 0.00%            |
| Preserve Existing Supply of Affordable Housing | Affordable Housing<br>Public Housing<br>Homeless<br>Non-Homeless<br>Special Needs | CDBG: \$ /<br>HOME: \$ | Homeowner Housing Rehabilitated | Household Housing Unit | 110                       | 90                      | 81.82%           | 16                      | 30                    | 187.50%          |



| Goal   | Category   | Source / Amount     | Indicator  | Unit of Measure     | Expected – Strategic Plan | Actual – Strategic Plan | Percent Complete | Expected – Program Year | Actual – Program Year | Percent Complete |
|--|--|---------------------|--|---------------------|---------------------------|-------------------------|------------------|-------------------------|-----------------------|------------------|
| Support Homeless and Transition to Independence  | Homeless Non-Housing Community Development   | CDBG: \$ / HOME: \$ | Public service activities other than Low/Moderate Income Housing Benefit | Persons Assisted    | 100                       | 753                     | 753.00%          |                         |                       |                  |
| Support Homeownership for First-time Homebuyers  | Affordable Housing   | CDBG: \$ / HOME: \$ | Direct Financial Assistance to Homebuyers                                | Households Assisted | 64                        | 4                       |                  | 1                       | 4                     | 400.00%          |
| Support Investments that Aid Fair Housing Choice | Affordable Housing<br>Public Housing<br>Homeless<br>Non-Homeless<br>Special Needs<br>Non-Housing Community Development | CDBG: \$ / HOME: \$ | Other  | Other               | 1                         | 0                       | 0.00%            |                         |                       |                  |

| Goal   | Category   | Source / Amount                  | Indicator  | Unit of Measure     | Expected – Strategic Plan | Actual – Strategic Plan | Percent Complete | Expected – Program Year | Actual – Program Year | Percent Complete |
|--|--|----------------------------------|--|---------------------|---------------------------|-------------------------|------------------|-------------------------|-----------------------|------------------|
| Support Mental Health & Substance Abuse Services   | Homeless Non-Housing Community Development   | CDBG: \$                         | Public service activities other than Low/Moderate Income Housing Benefit | Persons Assisted    | 50                        | 0                       | 0.00%            |                         |                       |                  |
| Support Programs that Aid in Increasing Self-Suff. | Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development | CDBG: \$ / HOME: \$0 / CAHF: \$0 | Public service activities other than Low/Moderate Income Housing Benefit | Persons Assisted    | 378                       | 110                     | 29.10%           | 30                      | 32                    | 106.67%          |
| Support Programs that Aid in Increasing Self-Suff. | Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development | CDBG: \$ / HOME: \$0 / CAHF: \$0 | Businesses assisted  | Businesses Assisted | 100                       | 0                       | 0.00%            |                         |                       |                  |

| Goal   | Category  | Source / Amount                        | Indicator |       | Unit of Measure | Expected – Strategic Plan | Actual – Strategic Plan | Percent Complete | Expected – Program Year | Actual – Program Year | Percent Complete |
|--|---|--|-----------|-------|-----------------|---------------------------|-------------------------|------------------|-------------------------|-----------------------|------------------|
| Support Programs that Aid in Increasing Self-Suff. | Public Housing<br>Homeless<br>Non-Homeless<br>Special Needs<br>Non-Housing<br>Community Development | CDBG: \$ /<br>HOME: \$0 /<br>CAHF: \$0 | Other     | Other |                 | 0                         | 0                       |                  | 1                       | 0                     | 0.00%            |
| Sustainability, Energy Eff, & Environ. Stewardship | Affordable Housing<br>Non-Housing<br>Community Development  | CDBG: \$ /<br>HOME: \$                 | Other     | Other |                 | 1                         | 1                       | 100.00%          |                         |                       |                  |

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

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

With the benefit of the city’s established Citizen Participation Plan, the city’s CDBG-funded programs for PY22-23 were very closely aligned with the priorities and objectives of the PY 2022-2023 1-Year Annual Action Plan. Limited availability of affordable housing options continues to be a persistent challenge for city residents, especially so in terms of affordable rental units. This is especially true given the rise in the area’s Annual Median Income (AMI), which grew from \$93,700 for a family of four in 2021 to \$111,200 in 2022 while income for those at the lowest end of the income spectrum largely stagnated, thereby exacerbating the effects of inflation for these residents.

One significant risk to affordable homeownership in the city is the presence of substandard conditions for many of our lower-income residents that not only impacts the quality of life for these residents but also has the potential to drive them out of their homes. Recognizing this, the city committed in PY22-23 a significant portion of its entitlement (EN) funds to programs designed to preserve the existing supply of affordable housing (goal #1), including for critical and energy-efficiency upgrades for income-qualified residents through LEAP’s Solar Panel Rehabs program (\$38,526.23 in CDBG funds) and LEAP’s Assisted Home Performance (\$93,478.13 in HOME funds). An associated program, LEAP’s Workforce Development program (\$28,839.64 in CDBG funds) provided green-energy related jobs training to residents of the city’s publicly supported housing development, two of whom remain employed by LEAP, thereby supporting Goal #4.

CDBG-CV activities are largely complete and will be reported during the 6-year activity period.

## 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                                     | 167        | 41        |
| Black or African American                 | 501        | 47        |
| Asian                                     | 44         | 3         |
| American Indian or American Native        | 3          | 0         |
| Native Hawaiian or Other Pacific Islander | 0          | 0         |
| <b>Total</b>                              | <b>715</b> | <b>91</b> |
| Hispanic                                  | 42         | 3         |
| Not Hispanic                              | 286        | 58        |

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

### Narrative

With HOME funds, the HOME Consortium served a large number of individuals and households; over half of the beneficiaries identify as Black or African American. 55% of beneficiaries of HOME funds this year identify as a racial minority.

According to the most recent Census data available, approximately 11.1% of the population of the Charlottesville Metropolitan Statistical Area is at or below the federal poverty level. Of these, approximately: 7.5% identify as White/Not Hispanic; 26.4% identify as Black/African American; 26.7% identify as Asian; 17.5% identify as Latino/Hispanic; with the rest identifying as Other/Multiracial.

For PY22-23, approximately 77.0% of direct CDBG beneficiaries could be identified as members of an ethnic minority. In terms of impact by income level, 36.2% of all direct CDBG beneficiaries were at or below 50% local AMI (with another 63.8% being between 50-80% of local AMI).

With this data in mind, the city once again commits itself to crafting a funding portfolio for CDBG & HOME that is strategic, inclusive and representational as well as attentive to the community needs identified in Needs Assessment conducted for the most recent Consolidated Plan (FY 2022-2027). (Note: figures are based on head of household data.)

**CR-15 - Resources and Investments 91.520(a)**

**Identify the resources made available**

| Source of Funds | Source           | Resources Made Available | Amount Expended During Program Year |
|-----------------|------------------|--------------------------|-------------------------------------|
| CDBG            | public - federal | 414,907                  | 140,968                             |
| HOME            | public - federal | 761,271                  | 596,447                             |
| Other           | public - local   | 0                        |                                     |

**Table 3 - Resources Made Available**

**Identify the geographic distribution and location of investments**

| Target Area             | Planned Percentage of Allocation | Actual Percentage of Allocation | Narrative Description |
|-------------------------|----------------------------------|---------------------------------|-----------------------|
| 10th and Page           |                                  |                                 |                       |
| Albemarle County        | 8                                | 11                              |                       |
| Belmont                 |                                  |                                 |                       |
| City of Charlottesville | 46                               | 45                              |                       |
| Fifeville               |                                  |                                 |                       |
| Fluvanna County         | 19                               | 11                              |                       |
| Greene County           | 9                                | 11                              |                       |
| Louisa County           | 8                                | 11                              |                       |
| Nelson County           | 10                               | 11                              |                       |
| Ridge                   |                                  |                                 |                       |
| Rose Hill               |                                  |                                 |                       |

**Table 4 – Identify the geographic distribution and location of investments**

## Leveraging

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

The City of Charlottesville provided Match funding through their tax-funded Charlottesville Affordable Housing Fund (CAHF). \$187,500 to Charlottesville Redevelopment and Housing Authority as they redevelop several public housing properties; \$67,806 to Community Services Housing, which provides affordable housing for low-income households with disabilities; \$225,000 to Habitat for Humanity of Greater Charlottesville for the development of homeowner housing; \$167,972 to Piedmont Housing Alliance for the development of affordable rental housing; and \$186,772 to Virginia Supportive Housing for permanent supportive housing projects.

| <b>Fiscal Year Summary – HOME Match</b>  |           |
|--|-----------|
| 1. Excess match from prior Federal fiscal year                                 | 8,820,274 |
| 2. Match contributed during current Federal fiscal year                        | 835,050   |
| 3. Total match available for current Federal fiscal year (Line 1 plus Line 2)  | 9,655,324 |
| 4. Match liability for current Federal fiscal year                             | 149,112   |
| 5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4) | 9,506,212 |

**Table 5 – Fiscal Year Summary - HOME Match Report**

| Match Contribution for the Federal Fiscal Year |                      |                            |                               |                              |                         |   |                |             |
|--|----------------------|----------------------------|-------------------------------|------------------------------|-------------------------|---|----------------|-------------|
| Project No. or Other ID                        | Date of Contribution | Cash (non-Federal sources) | Foregone Taxes, Fees, Charges | Appraised Land/Real Property | Required Infrastructure | Site Preparation, Construction Materials, Donated labor | Bond Financing | Total Match |
| CRHA - CAHF                                    | 05/01/2023           | 187,500                    | 0                             | 0                            | 0                       | 0   | 0              | 187,500     |
| CSH - CAHF                                     | 05/01/2023           | 67,806                     | 0                             | 0                            | 0                       | 0   | 0              | 67,806      |
| HFH - CAHF                                     | 05/01/2023           | 225,000                    | 0                             | 0                            | 0                       | 0   | 0              | 225,000     |
| PHA - CAHF                                     | 05/01/2023           | 167,972                    | 0                             | 0                            | 0                       | 0   | 0              | 167,972     |
| VSH - CAHF                                     | 05/01/2023           | 186,772                    | 0                             | 0                            | 0                       | 0   | 0              | 186,772     |

Table 6 – Match Contribution for the Federal Fiscal Year

**HOME MBE/WBE report**

| Program Income – Enter the program amounts for the reporting period |   |   |                          |  |
|---|---|---|--------------------------|--|
| Balance on hand at beginning of reporting period                    | Amount received during reporting period | Total amount expended during reporting period | Amount expended for TBRA | Balance on hand at end of reporting period |
| \$  | \$                                      | \$  | \$                       | \$   |
| 0   | 90,463                                  | 33,890  | 0                        | 3,845                                      |

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> |         |                                   |                           |                    |          |                    |
|---|---------|-----------------------------------|---------------------------|--------------------|----------|--------------------|
|   | Total   | Minority Business Enterprises     |                           |                    |          | White Non-Hispanic |
|   |         | Alaskan Native or American Indian | Asian or Pacific Islander | Black Non-Hispanic | Hispanic |                    |
| <b>Contracts</b>  |         |                                   |                           |                    |          |                    |
| Dollar Amount   | 219,261 | 0                                 | 0                         | 18,625             | 0        | 200,636            |
| Number  | 37      | 0                                 | 0                         | 5                  | 0        | 32                 |
| <b>Sub-Contracts</b>  |         |                                   |                           |                    |          |                    |
| Number  | 0       | 0                                 | 0                         | 0                  | 0        | 0                  |
| Dollar Amount   | 0       | 0                                 | 0                         | 0                  | 0        | 0                  |
|   | Total   | Women Business Enterprises        | Male                      |                    |          |                    |
| <b>Contracts</b>  |         |                                   |                           |                    |          |                    |
| Dollar Amount   | 211,926 | 21,600                            | 190,326                   |                    |          |                    |
| Number  | 35      | 1                                 | 34                        |                    |          |                    |
| <b>Sub-Contracts</b>  |         |                                   |                           |                    |          |                    |
| Number  | 0       | 0                                 | 0                         |                    |          |                    |
| Dollar Amount   | 0       | 0                                 | 0                         |                    |          |                    |

**Table 8 - Minority Business and Women Business Enterprises**

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

**Table 9 – Minority Owners of Rental Property**

| <b>Relocation and Real Property Acquisition</b> – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition |       |                                   |                           |                    |          |                    |
|--|-------|-----------------------------------|---------------------------|--------------------|----------|--------------------|
| Parcels Acquired   |       | 0                                 |                           | 0                  |          |                    |
| Businesses Displaced   |       | 0                                 |                           | 0                  |          |                    |
| Nonprofit Organizations Displaced  |       | 0                                 |                           | 0                  |          |                    |
| Households Temporarily Relocated, not Displaced  |       | 0                                 |                           | 0                  |          |                    |
| Households Displaced   | Total | Minority Property Enterprises     |                           |                    |          | White Non-Hispanic |
|  |       | Alaskan Native or American Indian | Asian or Pacific Islander | Black Non-Hispanic | Hispanic |                    |
| Number   | 0     | 0                                 | 0                         | 0                  | 0        | 0                  |
| Cost   | 0     | 0                                 | 0                         | 0                  | 0        | 0                  |

**Table 10 – Relocation and Real Property Acquisition**

No households were displaced or relocated through HOME or CDBG activities.

## CR-20 - Affordable Housing 91.520(b)

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

|  | One-Year Goal | Actual   |
|--|---------------|----------|
| Number of Homeless households to be provided affordable housing units      | 0             | 0        |
| Number of Non-Homeless households to be provided affordable housing units  | 0             | 0        |
| Number of Special-Needs households to be provided affordable housing units | 0             | 0        |
| <b>Total</b>   | <b>0</b>      | <b>0</b> |

Table 11 – Number of Households

|  | One-Year Goal | Actual    |
|--|---------------|-----------|
| Number of households supported through Rental Assistance             | 0             | 0         |
| Number of households supported through The Production of New Units   | 27            | 1         |
| Number of households supported through Rehab of Existing Units       | 36            | 30        |
| Number of households supported through Acquisition of Existing Units | 0             | 35        |
| <b>Total</b>   | <b>63</b>     | <b>66</b> |

Table 12 – Number of Households Supported

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

Like most municipal areas during the course of the recent COVID pandemic, Charlottesville has experienced a significant rise in housing prices, both in terms of rents charged but especially so in regards to the purchasing costs for the limited housing stock available. (Note that Charlottesville is geographically quite constrained, consisting of just 10.3 square miles, most of which has already been developed in some way or is otherwise challenging to develop.)

Additionally, the current city residential zoning ordinances largely restrict residential lots to single-family homes, further exacerbating the challenges faced when trying to develop affordable housing opportunities. The city is currently undergoing a comprehensive analysis and rewrite of the current zoning ordinances with the goal of increasing the potential for increased residential density in most, if not all, neighborhoods.

As a result, homeownership remains out of reach for a large number of city residents and people who work in the city but are forced to live in surrounding communities. In addition, city residents across a wide range of income levels experience a high degree of cost burden, paying a high proportion of income on housing needs, with that burden being greatest for city residents at lower ranges of the income spectrum. The city especially recognizes that low-income African American and Hispanic households bear a disproportionate share of the burden of the lack of affordable housing and will emphasize this need in its future planning..

This also contributes to a discrepancy between the housing-related goals we set for ourselves and the outcomes we are able to deliver. For example, several new affordable housing construction projects are either underway or in the planning stages but making significant progress has been challenging due to a tight real estate market in the city and in the wider region and the space constraints the city faces, along with the challenges posed by the lingering effects of the COVID pandemic. Private developers have also provided a great deal of competition to the nonprofit affordable housing sector, in particular. We are continuing to move forward in our support of new construction opportunities but are also increasing our emphasis on rehabilitation projects designed to expand and preserve affordable housing units, especially with the benefit of our planned injection of HOME-ARP funds into these projects.

In terms of rehabs to preserve existing affordable housing, one of our largest funded CDBG projects, Critical Solar Rehabs through the Local Energy Alliance Program (LEAP), experienced significant delays during PY22-23 due to the COVID pandemic. In particular, safety protocols made working conditions difficult and there was also a significant delay to a statewide program for solar panel installations on which LEAP's work depended, which has been largely resolved by the regional power provider responsible for the work on which our local program relied. Consequently, LEAP was only able to complete 2 of their planned rehab projects with at least two more having commenced by the end of the program year. (Note: Now that the statewide solar program has begun, LEAP has identified 5+ high needs projects and their funded program is in the process of being extended into the current PY 2023-2024 through a new funding agreement.)

As reported in previous sections, an additional 21 rental units have begun, but have not completed production within the Program Year 2022. Although many homeowner rehabilitation efforts were completed, the number is below the initial goal, primarily due to shortage of contractors available on a regional and state-wide level, and in part due to staff turnover in Subrecipient organizations.

Four households provided with down-payment assistance are not reflected in the chart above except in the Total at the bottom.

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

The Annual Action Plan for Program Year 2023 projects the development of 8 new rental units. One unit will be in Greene County; 2 units in Fluvanna (as part of the 21 mentioned above); 5 units will be under development in Louisa County. Charlottesville has allocated the total of CHDO set-aside funds, as well as their HOME entitlement funds, to Piedmont Housing Alliance to develop 6 affordable homes for low-income homebuyers. We anticipate 17 homeowner rehabilitations, and 4 households receiving down payment assistance.

These goals are in line with our ability to produce in previous years, when the multi-year timeline for identifying land and units for purchase, implementing redevelopment, and placing homebuyers or tenants, is taken into consideration.

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

| <b>Number of Households Served</b> | <b>CDBG Actual</b> | <b>HOME Actual</b> |
|------------------------------------|--------------------|--------------------|
| Extremely Low-income               | 0                  | 15                 |
| Low-income                         | 0                  | 14                 |
| Moderate-income                    | 0                  | 6                  |
| <b>Total</b>                       | <b>0</b>           | <b>35</b>          |

**Table 13 – Number of Households Served**

**Narrative Information**

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

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

Additionally, the city will seek opportunities to place an emphasis on CDBG and HOME projects in which applicants can demonstrate how awarded funds can be used to leverage other funding sources. For example, a CDBG-funded program for microenterprise training has been able to use their CDBG award not only to provide services to eligible city residents but also to serve as a small portion of the local match required for an application for a new significantly larger grant opportunity through the Small Business Administration's PRIME program, thereby extending the reach of the limited funding available to support worthy programs.



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

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

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

The Blue Ridge Area Coalition for the Homeless (BRACH) Continuum of Care maintains a coordinated system of care so that homelessness in our region is rare, brief, and nonrecurring when possible. BRACH 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 BRACH and staffed by representatives from anchor agencies, including PACEM, The Haven, Region Ten, On Our Own, and area Departments of Social Services. Each meeting, the Community Case Review works through the community's By-Name List of everyone known to be experiencing homelessness in the area and documents action steps aimed at quickly resolving homelessness for each person reviewed.

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

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

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.

Virginia Supportive Housing provides supportive housing in the region, addressing the long-term needs of chronically homeless households and individuals.

## **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 through Coordinate Entry.

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

Salvation Army provides high-barrier emergency shelter services year-round for individuals and families experiencing homelessness that can maintain sobriety and are looking for work or are working.

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

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

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 at The Haven, PACEM, and McKinney Vento services in schools, coordinate activities in communication with area emergency assistance providers including Alliance for Interfaith Ministries (AIM), Pathways Fund, Love, Inc., departments of social services, and area churches whenever possible. During PY 2021, 159 people across 59 households were supported with homelessness prevention services. The Haven provides prevention services and subsidies to individuals and families in order to avoid the need for emergency shelter stays. Rental subsidies and utility payments are provided to those individuals and families determined eligible through the use of a validated, structured decision-making tool. Priority is given to those households with a previous experience of literal homelessness. The Haven uses a service approach focused on providing the least amount of subsidy necessary to avoid literal homelessness and will make use of all available informal and mainstream resources in this effort.



Ongoing eligibility for subsidies will be assessed every 90 days, at a minimum. Monthly case management is provided to develop and implement a housing stability plan.

Existing rental assistance resources include Pathways through the United Way, the Network2Work Emergency Fund, The Haven, PHA eviction reduction programs, HOPWA through the Blue Ridge Health Department, CSRAP through the City of Charlottesville, and Housing Choice Vouchers in various counties.

Piedmont Housing Alliance administers the Virginia Eviction Reduction Program, and are able to help households who have up to a few months of rent arrears avoid eviction.

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

The Haven provides housing navigation services through the Rapid Rehousing program to assist individuals and families experiencing homelessness to identify available low-income housing resources and negotiate leases. 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. During PY 2020, 59 people were served through Rapid Re-Housing. The Departments of Social Services (DSS) participate in Community Case Review, Service Provider Council and BRACH 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. DRAFT CAPER for Public Comment – Charlottesville HOME Consortium & CDBG Page 18 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 BRACH and staffed by representatives from anchor agencies, including PACEM, The Haven, Region Ten, On Our Own, and area Departments of Social Services. Each meeting, the Community Case Review works through the community's By-Name List of everyone known to be experiencing homelessness in the area and documents action steps aimed

at quickly resolving homelessness for each person reviewed. Additionally, particularly complex cases are referred to the Community Case Review for solution-focused discussion designed to resolve homelessness quickly and effectively.

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

As of June 2023, only 3 veterans are experiencing homelessness in our region, which means the region has achieved a “functional zero”, meaning that we have the capacity regionally to house 3 people a month, and only 3 are left. This outcome is a result of the Built for Zero effort in partnership with Veterans Affairs.

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

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

331 public housing units and 635 Housing Choice Vouchers are managed by the Charlottesville Redevelopment and Housing Authority (CRHA). A little over 1,000 housing units in the region are supported by HUD-funded programs for low-income households. Roughly two-thirds of these are privately-owned units occupied with a household using a Housing Choice Voucher to supplement rent. The other third are rental units supported through public housing and project-based programs. These units are an important component of the affordable housing stock in the region.

The Charlottesville Redevelopment and Housing Authority (CRHA) has been the primary provider of "housing of first opportunity" in the City of Charlottesville for over 60 years. CRHA strives to be a resident-centered organization committed to excellence in providing affordable housing and promoting upward mobility and self-sufficiency through partnerships in the public and private sectors. CRHA partners with the Public Housing Association of Residents (PHAR) to promote resident engagement and working relationships.

\$3,000,000 in City funding was approved for Public Housing Redevelopment. This funding is intended to support the capital costs associated with the redevelopment of public housing properties. Crescent Hall, Friendship Court, South First Street, and Westhaven all have redevelopment plans that were designed in deep partnership with public housing residents. Redevelopment has already begun at Friendship Court, and is nearly complete at Crescent Hall. Most redevelopment efforts involve an entire re-arrangement of units, including additional units at South First Street, at the request of residents. The South First Street Phase 1 project is near complete and all 62 units are either occupied or in the process of being leased up. Crescent Halls, despite challenges, will be fully occupied by late fall. The second phase of construction of 113 homes at South First Street continues to see hurdles in cost but we are projected to break ground in March 2024. These redevelopment projects are funded privately through major donors and local foundations, in addition to City funds. City funding for this effort remains critical to success.

The CRHA submitted a 9% LIHTC application for Sixth Street and was subsequently awarded an 9% commitment from the Virginia Housing Authority (VHA). CRHA expects to break ground at Sixth Street replacing 6 units with a 47 unit apartment building serving low-income residents.

CRHA is also looking at the redevelopment potential on various public housing properties to develop mixed-income housing and focused intently on the Westhaven community, which includes low-income homeownership opportunities. CRHA is also currently undergoing an amendment to the HCV Administrative Plan to revamp the HCV Homeownership program.”)

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

Charlottesville Redevelopment and Housing Authority (CRHA) engages with residents in various ways. CRHA staff work on premises at Westhaven neighborhood, where residents can quickly walk to speak with staff. CRHA partners with the Public Housing Association of Residents (PHAR), who provide advocacy and avenues for communication between landlords, CRHA, residents, and low-income households within the City of Charlottesville. Throughout the redevelopment of several neighborhoods, CRHA has engaged residents in the planning process. CRHA also engages residents in workforce development and training programs.

Since the adoption of CRHA's Residents FIRST! operational philosophy, CRHA has worked to build partnerships with its Public Housing Association of Residents (PHAR) and other community organizations to increase outreach to the Public Housing and Housing Choice Voucher communities. In addition to monthly Resident Services meetings (which are reasonably well attended), CRHA routinely engages its residents through on-site neighborhood meetings around issues of public safety, medical care, social support services, community event planning, recreation and upcoming CRHA policy changes.

In April of 2023, CRHA hired a new Family Self Sufficiency (FSS) Coordinator, who leads regular meetings of the FSS Program Coordinating Committee. The purpose of the family self-sufficiency (FSS) program is to promote the development of local strategies to coordinate the use of HCV and public housing assistance programs with public and private resources enabling families eligible to receive assistance under these programs to achieve economic independence and self-sufficiency. The PHA's local goal in operating this FSS program is to match housing-assisted families with a broad range of highly collaborative existing community services to assist FSS families in achieving economic self-sufficiency. Economic self-sufficiency is defined as having the sustainable skills necessary to maintain employment paying a "living wage." This wage would pay for the family's basic needs without the use of government subsidies. Services through FSS include education, training, job search assistance, transportation, health care, child care, financial literacy, legal services, crisis services, mentoring, and financial supports.

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

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

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

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

Beginning with the adoption of Charlottesville’s first-ever Affordable Housing Plan, City Council has committed itself to investing not less than \$10,000,000 per year of city funds specifically to support the preservation and expansion of affordable housing opportunities to benefit income-qualified city residents, a commitment it has surpassed in each subsequent year.

In addition, Charlottesville has engaged in an extensive and ongoing review of all of its policies and zoning codes with the goal of a comprehensive municipal framework that enables and supports Inclusive Zoning (IZ) and the expansion of affordable rental and housing opportunities for income-qualified residents. This renewed focus on IZ is represented in the city’s 2021 update to its Comprehensive Plan and its first comprehensive Affordable Housing Plan, adopted in 2021 by the City Council, and continues through a comprehensive rewrite of the city’s Zoning Ordinances that will emphasize Inclusionary Zoning and the elimination of barriers to the creation of affordable housing.

The new Zoning Ordinance is expected to be adopted by the City Council in December of 2023 and will highlight steps to:

1. Increase access to housing opportunities by creating housing in areas near transit corridors, jobs, or mixed-income neighborhoods without encouraging displacement of low-income residents
2. Redress housing discrimination and racial segregation by reducing historic requirements for single-family zoning so as to increase the supply of affordable priced housing in the areas of opportunity
3. Guide the City Council's commitment to investing a minimum of \$10 million per year to support affordable housing over the next several years as recommended in the 2021 Affordable Housing Plan
4. Implementation of inclusionary Zoning policies to increase production of affordable housing throughout the city
5. Increase the flexibility to permit Accessory Dwelling Unit (ADU) development as well as provide public financial assistance to support ADU affordability
6. Change the city code to allow “soft density” By-Right in single-family neighborhoods while limiting displacement of low-income neighborhoods
7. Change the zoning and development process to increase the production of multifamily housing and expand feasible “By-Right” development
8. Consideration of new regional housing initiatives
9. Support Affordable housing preservation and retention

10. Targeting resources to developments that are designed to address the needs of households with income at 60% or below of local Area Median Income (AMI)

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

Charlottesville staff and the staff of the TJPDC coordinate closely to design and implement HUD-funded programs that will address the largest number of individuals as possible. For example, while evaluating applications for funding through the CDBG and HOME programs, the citizen members of the CDBG/HOME Taskforce place great weight in their funding recommendations to considerations of how to maximize the impact of the limited funding available to us. For example, in a recent round of deliberations, Taskforce members decided not to fund a popular local program and to fund another that would bring employment-related benefits to a greater number of residents, rather than split the funding for both programs.

City and TJPDC staff also bring together representatives from area affordable housing groups as a Housing Directors Council through which the needs of underserved populations are carefully examined and solutions sought. Housing Directors discuss the needs of the community, identify the best practices to resolve those needs, and assist with the Consolidated Plan. They also review and approve policies, such as the Rehabilitation Standards that were adopted this summer. They are currently exploring new ways to braid funding to enhance the use of all HOME funds.

Charlottesville continues to use CDBG funds to address community needs including support for residents of publicly supported housing with resident-involved redevelopment and funding individualized one-to-one tutoring for City adults in need of literacy development. CDBG funds also went towards providing scholarships to assist entrepreneurs develop financial management habits through mentorship and technical assistance as well as funding staff positions for the assistance home performance workforce development program. Housing programs that were supported included energy maintenance upgrades to income-qualifying and other homeowner rehabilitations.

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

City efforts to reduce the risk of lead, especially for area children most at risk of harm, continue. For example, all CDBG and HOME funded subrecipients are trained in recognizing the presence of lead paint and all funded home repairs that involve paint are done so with lead-safe paints so as to minimize the risk of aerosolized lead contamination. Residents are also informed about the VDH 'Lead Safe' program and resources, as well as the Virginia DHCD Lead Hazard Reduction resources.

These efforts seem to be having some impact, in that 2023 data from the Virginia Department of Health (VDH) indicates that even though testing of blood-lead levels in area children has risen dramatically, from 206 in 2019 to 627 in 2022, the percentage of those tested who indicate dangerous levels of lead in their blood dropped significantly, from 8.74% of those tested in 2019 to 4.15% in 2022.

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

Charlottesville provides significant financial resources to support the Charlottesville Redevelopment and Housing Authority (CRHA), including its Family-Self Sufficiency program, and has designated at least \$900,000 for the Charlottesville Supplemental Rental Assistance Program (CSRAP) program.

Charlottesville uses CDBG economic development funds to help low-income microenterprises launch, strengthen, and grow. The City continues its GO jobs-driven training program. A GO Skilled Trades Academy was also piloted in January 2018 to provide basic foundations in the skilled trades due to all of the upcoming development projects in the area. The OED launched GO GED Pathways in November 2017. The program is 6 weeks and offers GED test preparation training, workplace readiness skills/career coaching, and a CPR/first aid certification. The goal upon completion of the program is getting individuals back into the classroom to begin steps towards taking the GED.

Lack of transportation is a barrier to employment. 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. Since 2020, there is no charge to ride the bus. Charlottesville and Albemarle County, working with the Metropolitan Planning Organization (MPO), continue to support the Regional Transit Partnership (RTP). The RTP serves as an official advisory board, created by the City of Charlottesville, Albemarle County, and JAUNT, in Partnership with the Virginia Department of Rail and Public Transportation to provide recommendations to decision-makers on transit-related matters. The RTP concluded a 2022 study to expand transit services in Albemarle County resulting in a micro-transit demonstration project and is starting a regional transit governance study to investigate bringing additional support for transit to the region.

Formal agreements for specific funding and service responsibilities between CAT, JAUNT, Charlottesville, Albemarle County and UVA are in place. The RTP completed development of a Memorandum of Understanding to serve as the funding formula first formal funding agreement between Charlottesville Area Transit and Albemarle County, adopted in May 2019.

The Monticello Area Community Action Agency (MACAA) has been serving low-income families since 1965. MACAA serves the TJPD region, offering 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 and Project Discovery to promote academic achievement in high school, and Hope House providing family stabilization for homeless families. The city is currently involved in supporting a new large-scale MACAA development project that will offer a number of new affordable housing units in a neighborhood that traditionally excluded this kind of inclusive development. 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)**

Recognizing the importance of tightly integrated systems to realize our goals, Charlottesville and the members of the TJ Area HOME Consortium work closely together to promote regional cooperation and the creative use of funds so as to maximize the impact of our many programs.

Through structures like the Housing Directors Council and the Charlottesville-based Housing Advisory Council (HAC), great effort is placed on collaboration and the sharing of knowledge and resources. In addition, city and TJPDC staff have together re-emphasized their partnership and are working to articulate a new Cooperation Agreement that would more clearly outline the ways in which our two entities can work together effectively.

The City and TJPDC worked closely together to support TJPDC's Second Annual Regional Housing Summit, with the theme of 'Coming Back Home,' with the city also acting as a key financial supporter of the Summit. The Summit brought together numerous governmental, nonprofit, educational and philanthropic organizations together with over 200 individuals from across the region, with a keynote address from the Executive Director of LISC Hampton Roads, Jay Grant, and nine breakout sessions covering a variety of affordable housing topics hosted by speakers from across the state.

City and TJPDC staff are also in the process of evaluating adoption of a software tool, Neighborly, that has been adopted by other VA-based PJs so as to enhance our ability to cooperate and collaborate.

In Louisa County, a Homeless and Housing Coalition has formed to enhance collaboration and institutional structure to address housing needs.

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

The Regional Housing Partnership meets quarterly, and engages 21 organizations who represent public, private, citizen, and for-profit sectors of those working to provide affordable housing in the TJPDC region.

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



There are two LIHTC housing projects in Albemarle County that are nearing the end of their 30- year extended use period. The first of these is Wilton Farm Apartments, which has been in service since 1992 and has a total of 144 low-income units. The property's LIHTC compliance period ends January 2022. The second property, Rio Hill Apartments, contains 139 low-income rental units; LIHTC compliance period for this property expires January 2025.

The City's Comprehensive Plan Update and Zoning Ordinance Rewrite project has a Steering Committee that is composed of representatives from the Albemarle County, public, University of Virginia, nonprofit organizations, Neighborhood Leaders Group, Charlottesville Redevelopment and Housing Authority (CRHA), Homeless Agency, etc.

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

The Blue Ridge Health District (BRHD) 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. BRHD 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 adults who are experiencing or at risk of homelessness and have a mental illness, physical impairment or co-occurring substance use disorder. BRHD partnered with BRACH 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.

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

One of the greatest insights from the regional Community Needs Assessment conducted during the development of the current FY 2022-2027 Consolidated Plan is the several lack of affordable rental units, both in the city and across the larger metropolitan area served by the Thomas Jefferson HOME Consortium members. This condition is greatly exacerbated by the significant rise of home prices during the course of the COVID pandemic that has driven the median purchase price within the city up on

average 3.5% year-over-year, up from approximately \$360,000 in June of 2020 to a little over \$456,000 in June of 2023 according to Redfin calculations of home sales data from MLS and/or public records.

Based on these insights, the city has reemphasized its efforts to preserve and expand the current stock of affordable rental units. For example, the city is in the final stages of approval for funding agreements that will direct our portion of the recent HOME-ARP award to supporting critical rehabilitations necessary to preserve and maintain 7 or more residential rental units as affordable to households at or below 60% of the local Area Median Income (AMI). (Note: HUD currently identifies the local AMI for the Charlottesville Metropolitan Statistical Area at \$123,300 for a household of four.)

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

## **CR-40 - Monitoring 91.220 and 91.230**

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

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

The HOME Consortium maintains annual monitoring plans. This year included desk reports from rental providers, as well as a site visit to Skyline CAP to review their files, procedures, and rental units. TJPDC will provide follow-up on findings. During the coming Program Year, a site visit will be conducted with Fluvanna/Louisa Housing Foundation.

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

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

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

A virtual public comment period was held from August 15 to 30, 2023, advertised in the Daily Progress, the Fluvanna Review, and The Central Virginian. 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 August City Council Meeting also included a public hearing for the CAPER, as well as the September 7th TJPDC public commission meeting. Input was requested and received from the Blue Ridge Area Coalition for the Homeless (BRACH), the Charlottesville Redevelopment and Housing Authority (CRHA), Piedmont Housing Alliance (PHA), 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.**

Charlottesville has not specifically changed its approach to establishing objectives for its CDBG & HOME programs going forward. Our work in recent years, however, has increased our awareness of the depth of need in our community for: affordable housing and rental options; critical repairs and energy upgrades to assist low-income households, especially as we encounter the increasing effects of global climate change; and programs to eliminate or reduce physical barriers encountered by mobility-impaired persons, especially in regards to accessing public facilities and amenities like parks and public buildings like restaurants, especially as much of our public infrastructure is old, typically predating the 1973 Americans with Disabilities Act.

Based on our learnings, the city anticipates increasing its emphasis on programs to expand affordable homeownership and rental options for income-qualified residents and homeless populations, as well as on programs designed to eliminate physical barriers encountered by mobility-impaired persons, especially in regards to accessing public facilities and amenities like parks and public buildings like restaurants, especially as much of the city's public infrastructure is old, often predating the 1973 Americans with Disabilities Act.

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

No

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

## **CR-50 - HOME 24 CFR 91.520(d)**

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

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

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

TJPDC conducts site visits, including visits to affordable housing units, with subrecipients. This year, TJPDC visited two properties developed and maintained by Skyline CAP in Greene County. The sites were maintained in good condition. No issues were detected.

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

All HOME projects are carried out by HOME Consortium subrecipients. These organizations have developed extensive networks with agencies and organizations in their localities to create a steady stream of referrals for HOME programs. Public outreach is carried out through a variety of means. This year the HOME Consortium updated its Affirmative Marketing Policy, and will be using the guide to enhance future efforts.

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

| IDIS Activity ID | Amount      | Owner/Tenant | AMI   | Race     | Type          | Locality        |
|------------------|-------------|--------------|-------|----------|---------------|-----------------|
| 1884             | \$22,560.45 | Owner        | 30-50 | White    | Single        | Charlottesville |
| 1827             | \$17,509.94 | Owner        | 60-80 | White    | Two Parents   | Charlottesville |
| 1825             | \$225.00    | Owner        | 30-50 | Black/AA | Elderly       | Nelson          |
| 405              | \$693.05    | Owner        | 50-60 | Black/AA | Two Parents   | Nelson          |
| 1730             | \$656.25    | Owner        | 30-50 | White    | Two Parents   | Nelson          |
| 609              | \$789.74    | Owner        | 60-80 | Black/AA | Single Parent | Nelson          |
| 1574             | \$1,673.90  | Owner        | 50-60 | White    | Two Parents   | Nelson          |
| 309              | \$750.00    | Owner        | 60-80 | White    | Two Parents   | Nelson          |
| 1863             | \$15,559.09 | Owner        | 0-30  | White    | Single        | Nelson          |
| 1968             | \$7,022.46  | Owner        | 0-30  | Black/AA | Single        | Nelson          |
| 2014             | \$13,446.00 | Owner        | 30-50 | Black/AA | Elderly       | Nelson          |
| 1849             | \$9,577.02  | Tenant       | 30-50 | White    | Family of 3   | Greene          |

**PI data**

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

Subrecipient organizations maintain continual contact with their local community members, assessing the needs for affordable housing units, homeowner rehabilitation for low-income households, and other needs. The Grants Manager at TJPDC attends regular meetings in most jurisdictions, listening to the needs and opportunities expressed by service providers, community members, locality staff, and leaders in housing and homelessness efforts. TJPDC participates in the USDA Housing Preservation Grant, allowing subrecipients to increase their rates of rehabilitating low-income housing. TJPDC also participates in the Virginia Eviction Reduction Program, which assists low-income households in addressing rent issues to prevent eviction. The City of Charlottesville provides extensive funding to affordable housing efforts, as evidenced in section 15 of this report, regarding Match funds.

### CR-58 – Section 3

#### Identify the number of individuals assisted and the types of assistance provided

No activities required Section 3 implementation.

| <b>Total Labor Hours</b>              | <b>CDBG</b> | <b>HOME</b> | <b>ESG</b> | <b>HOPWA</b> | <b>HTF</b> |
|---------------------------------------|-------------|-------------|------------|--------------|------------|
| Total Number of Activities            | 0           | 0           | 0          | 0            | 0          |
| Total Labor Hours                     |             |             |            |              |            |
| Total Section 3 Worker Hours          |             |             |            |              |            |
| Total Targeted Section 3 Worker Hours |             |             |            |              |            |

**Table 14 – Total Labor Hours**

| <b>Qualitative Efforts - Number of Activities by Program</b>  | <b>CDBG</b> | <b>HOME</b> | <b>ESG</b> | <b>HOPWA</b> | <b>HTF</b> |
|---|-------------|-------------|------------|--------------|------------|
| Outreach efforts to generate job applicants who are Public Housing Targeted Workers   |             |             |            |              |            |
| Outreach efforts to generate job applicants who are Other Funding Targeted Workers.   |             |             |            |              |            |
| Direct, on-the job training (including apprenticeships).  |             |             |            |              |            |
| Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.   |             |             |            |              |            |
| Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).  |             |             |            |              |            |
| Outreach efforts to identify and secure bids from Section 3 business concerns.  |             |             |            |              |            |
| Technical assistance to help Section 3 business concerns understand and bid on contracts.   |             |             |            |              |            |
| Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.   |             |             |            |              |            |
| Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services. |             |             |            |              |            |
| Held one or more job fairs.   |             |             |            |              |            |
| Provided or connected residents with supportive services that can provide direct services or referrals.   |             |             |            |              |            |
| Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.          |             |             |            |              |            |
| Assisted residents with finding child care.   |             |             |            |              |            |
| Assisted residents to apply for, or attend community college or a four year educational institution.  |             |             |            |              |            |
| Assisted residents to apply for, or attend vocational/technical training.   |             |             |            |              |            |
| Assisted residents to obtain financial literacy training and/or coaching.   |             |             |            |              |            |
| Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.   |             |             |            |              |            |
| Provided or connected residents with training on computer use or online technologies.   |             |             |            |              |            |
| Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.   |             |             |            |              |            |
| Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.  |             |             |            |              |            |

|        |  |  |  |  |  |
|--------|--|--|--|--|--|
| Other. |  |  |  |  |  |
|--------|--|--|--|--|--|

**Table 15 – Qualitative Efforts - Number of Activities by Program**