

CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER)

**for the
City of Charlottesville
and the
Thomas Jefferson HOME Consortium**

Reporting Period: July 1, 2021 - June 30, 2022

Draft for Public Comment

Comments accepted August 19 - September 19, 2022



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)

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 City of Charlottesville (the City) seeks proposals for the use of its HOME funds through a competitive process. City projects in the Program Year 2021 (PY 2021) Action Plan consisted of major housing rehabilitation projects through Albemarle Housing Improvement Program (AHIP), downpayment assistance through Habitat for Humanity, and housing energy maintenance improvements through Local Energy Alliance Program.

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 PY21, it was Nelson County's turn in the rotations. The CHDO project for PY21 has not begun yet, but NCCDF will purchase land and build approximately 20 units dedicated to workforce housing for qualifying (under 80% AMI) Nelson County residents.

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.

Goals for the CDBG program are focused on supporting job improvement through job training, providing access to quality childcare, providing technical assistance for microenterprises, supporting homeless persons and their transition to independence through re-entry support, and supporting infrastructure improvements to make public spaces more accessible. Activities for the year included assisting 16 resident involved

redevelopment, funding individualized one-to-one instruction to help with workforce development, literacy tutoring skills for 30 illiterate City residents, providing scholarships to assist 15 entrepreneurs to develop financial management habits through mentorship and technical assistance, funding staff positions for the assistance home performance workforce development program, and provide 11 energy efficient upgrades to qualifying homes within the Ridge Street neighborhood.

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

Refer to the CDBG and HOME charts which outline the PY19 goals and outcomes for the CDBG and HOME program.

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%			

Enhance & Improve Access to Neighborhood Amenities	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0		2000	0	0.00%
Ensure Housing is to Accessible Residents	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	CDBG: \$ / HOME: \$	Other	Other	1	0	0.00%			
Expand the Affordable Housing Stock	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	CDBG: \$ / HOME: \$	Rental units constructed	Household Housing Unit	20	3	15.00%	3	0	0.00%

Expand the Affordable Housing Stock	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	CDBG: \$ / HOME: \$	Homeowner Housing Added	Household Housing Unit	2	24	1200.00%	1	8	
Expand the Affordable Housing Stock	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	CDBG: \$ / HOME: \$	Direct Financial Assistance to Homebuyers	Households Assisted	64	0	0.00%			
Foster Small and Local Business Development	Non-Housing Community Development	CDBG: \$ / CDBG-CV: \$229971.58	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	26		0	26	
Foster Small and Local Business Development	Non-Housing Community Development	CDBG: \$ / CDBG-CV: \$229971.58	Facade treatment/business building rehabilitation	Business	0	0		0	0	
Foster Small and Local Business Development	Non-Housing Community Development	CDBG: \$ / CDBG-CV: \$229971.58	Businesses assisted	Businesses Assisted	100	23	23.00%	68	1	1.47%

Preserve Existing Supply of Affordable Housing	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	CDBG: \$ / HOME: \$ / CDBG-CV: \$137049.2	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0		35	0	0.00%
Preserve Existing Supply of Affordable Housing	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	CDBG: \$ / HOME: \$ / CDBG-CV: \$137049.2	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0		313	0	0.00%
Preserve Existing Supply of Affordable Housing	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	CDBG: \$ / HOME: \$ / CDBG-CV: \$137049.2	Rental units rehabilitated	Household Housing Unit	0	1				

Preserve Existing Supply of Affordable Housing	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	CDBG: \$ / HOME: \$ / CDBG-CV: \$137049.2	Homeowner Housing Rehabilitated	Household Housing Unit	110	34	30.91%	23	26	113.04%
Preserve Existing Supply of Affordable Housing	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	CDBG: \$ / HOME: \$ / CDBG-CV: \$137049.2	Homelessness Prevention	Persons Assisted	0	0		25	0	0.00%
Support Homeless and Transition to Independence	Homeless Non-Housing Community Development	CDBG: \$ / HOME: \$ / CDBG-CV: \$49017.82	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0				
Support Homeless and Transition to Independence	Homeless Non-Housing Community Development	CDBG: \$ / HOME: \$ / CDBG-CV: \$49017.82	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	100	753	753.00%			

Support Homeless and Transition to Independence	Homeless Non-Housing Community Development	CDBG: \$ / HOME: \$ / CDBG-CV: \$49017.82	Homelessness Prevention	Persons Assisted	0	0		41	0	0.00%
Support Homeownership for First-time Homebuyers	Affordable Housing	CDBG: \$ / HOME: \$	Direct Financial Assistance to Homebuyers	Households Assisted	64	0	0.00%	18	0	0.00%
Support Investments that Aid Fair Housing Choice	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$ / HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	0	0		5	0	0.00%

Support Investments that Aid Fair Housing Choice	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$ / HOME: \$	Other	Other	1	0	0.00%			
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: \$ / CDBG-CV: \$165684.4	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0				

Support Programs that Aid in Increasing Self-Suff.	Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$ / CDBG-CV: \$165684.4	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	378	47	12.43%			
Support Programs that Aid in Increasing Self-Suff.	Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$ / CDBG-CV: \$165684.4	Homelessness Prevention	Persons Assisted	0	0		1	0	0.00%
Support Programs that Aid in Increasing Self-Suff.	Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$ / CDBG-CV: \$165684.4	Jobs created/retained	Jobs	0	0		1	0	0.00%

Support Programs that Aid in Increasing Self-Suff.	Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$ / CDBG-CV: \$165684.4	Businesses assisted	Businesses Assisted	100	0	0.00%			
Sustainability, Energy Eff, & Environ. Stewardship	Affordable Housing Non-Housing Community Development	CDBG: \$ / HOME: \$	Other	Other	1	0	0.00%			

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

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

As 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 adds to cost burdens. The HOME program has focused its efforts on substantial rehabilitation of owner-occupied homes, including addressing energy efficiency and providing affordable rental units. PY21 HOME projects also included adding a new affordable homeowner unit to assist with the high housing cost burden problems that exist in the region and work toward providing down-payment assistance for first-time homebuyers.

A primary driver of housing need is a lack of jobs in the region that pay sufficient wages to support a family. In the City, there is a large need for job training to match residents with the current and projected skills needed by employers in the region. Microenterprise training is an economic

development tool for creating and growing jobs. In addition to job training and microenterprise assistance, there is a large need for quality childcare to retain a job.

A review of the PY21 outcomes shows the City and Thomas Jefferson HOME Consortium are making good progress towards addressing the objectives identified in the plan. Some projects awarded funding in PY21 are still underway, and outcomes will be reported when projects are complete in future program years.

For PY21, completed HOME projects included nine first-time homebuyer assistance projects, development of one new rental unit, and twenty-one (21) homeowner rehabilitation projects, for a total of 31 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 PY21. 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 Ridge Street Priority neighborhood set-aside , the City also supported infrastructure improvements to enhance traffic safety by making pedestrian and traffic safety a priority for Ridge Street residents.

CDBG-CV Activities are still underway as this is a 6-year grant.

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	433	8
Black or African American	647	16
Asian	17	2
American Indian or American Native	6	1
Native Hawaiian or Other Pacific Islander	0	0
Black/African American & White	36	3
Other multi-racial	29	1
Total	1168	31
Hispanic	28	3
Not Hispanic	16	28

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

Narrative

62.92% of CDBG beneficiaries and 74.19% 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 Ridge Street PN project or Belmont neighborhood infrastructure project, does not include race/ethnicity data in outcomes. HOME figures are based on head of household only.

See PR23 in the attachments.

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	1,220,608	687,863
HOME	Entitlement Funds	\$679,896.91	\$418,832.68
HOME	Program Income	\$3,281.91	\$11,992.84
Other	CAHF	2,488,104	182,504

Table 3 - Resources Made Available

Narrative

The other" category represents the Charlottesville Affordable Housing Fund (CAHF) and HOME Program Income (PI). In 2020, CAHF supported activities such as permanently supported housing for homeless individuals, down payment assistance, homeowner rehab and emergency repair, new construction of rental housing, new construction of homeowner units, rental assistance/relief and real estate tax relief programs for the elderly and disabled, and veterans, a landlord risk reduction fund, and acquisition for new affordable housing homeowner units.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
10th and Page			
Albemarle County	7%	21%	10 Homeowner Rehabilitation project completed, and 6 underway
Belmont			
City of Charlottesville	44%	60%	CDBG dollars, plus 7 HOME homeowner rehab completed and 8 downpayment assistance activities completed and 4 DPA and 1 homeowner rehab underway
Fifeville			
Fluvanna County	12%	1%	2 rehabs completed and 3 rehabs underway
Greene County	7%	0%	No new projects in the PY but has been working on its two PY18 CHDO FTHB projects
Louisa County	12%	15%	1 rental unit completed and 1 rehab completed with 1 rehab project underway
Nelson County	19%	3%	3 rehabs completed and 1 rehab underway
Ridge			
Rose Hill			

Table 4 – Identify the geographic distribution and location of investments

Narrative

The HOME entitlement is split evenly amongst the six localities of the HOME Consortium. The planned percentages of allocations above were based on budgeted entitlement amounts, including expected Program Income. The City of Charlottesville receives all CDBG funds. Nelson County was allocated the 15% CHDO set-aside for PY21. Actual percentages of the allocations were based on vouchers processed through IDIS for the period July 1, 2021, through June 30, 2022, 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 2021 program year, match has been calculated for the period from October 1, 2020, to September 30, 2022, to get match calculations aligned with the Federal Fiscal Year. Match in past years has been reported for the 'Consortium's HOME program year. Between October 30, 2020 and September 2021, Habitat closed on 25 homes providing a total match amount of \$1,553,017.98. Other local match spanning the period of July 1, 2021 to June 30, 2022, applied to completed projects included local funds of \$174,617, private grants of \$97,798, homeowner cash of \$10,400 applied to HOME activities. These amounts were drawn from completion report data reported by sub-recipients on an activity basis.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	8,577,845
2. Match contributed during current Federal fiscal year	429,673
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	9,007,518
4. Match liability for current Federal fiscal year	187,244
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	8,820,274

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
1732	11/20/2020	2,500	0	0	0	0	0	0
1834	08/05/2020	3,237	0	0	0	0	0	0
1835	07/07/2020	16,597	0	0	0	0	0	0
1846	07/07/2020	1,691	0	0	0	0	0	0
1848	11/24/2020	2,964	0	0	0	0	0	0
1852	08/05/2020	7,777	0	0	0	0	0	0
1858	06/22/2021	40,577	0	0	0	0	0	0
1864	09/03/2020	4,859	0	0	0	0	0	0
1868	06/30/2021	3,266	0	0	0	0	0	0
1870	08/10/2020	3,177	0	0	0	0	0	0
1871	06/24/2021	22,000	0	0	0	0	0	0
1873	07/07/2020	1,000	0	0	0	0	0	0
1876	09/09/2020	2,000	0	0	0	0	0	0
1877	06/25/2021	1,250	0	0	0	0	0	0
1879	06/25/2021	1,250	0	0	0	0	0	0
1881	09/21/2020	1,250	0	0	0	0	0	0
1882	09/21/2020	1,250	0	0	0	0	0	0
1897	06/25/2021	1,250	0	0	0	0	0	0
1898	11/18/2020	1,250	0	0	0	0	0	0
1900	11/18/2020	1,250	0	0	0	0	0	0
1901	11/18/2020	1,250	0	0	0	0	0	0
1902	06/25/2021	19,174	0	0	0	0	0	0
1904	03/04/2021	1,100	0	0	0	0	0	0
1905	06/25/2021	14,669	0	0	0	0	0	0

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
1907	06/29/2021	10,000	0	0	0	0	0	0
1911	06/29/2021	18,291	0	0	0	0	0	0
1937	06/29/2021	1,114	0	0	0	0	0	0
20.01	01/30/2020	44,230	0	0	0	0	0	0
20.02	02/26/2020	64,545	0	0	0	0	0	0
20.03	03/31/2020	48,364	0	0	0	0	0	0
20.04	05/12/2020	11,087	0	0	0	0	0	0
20.05	06/11/2020	33,698	0	0	0	0	0	0
20.06	09/22/2020	40,506	0	0	0	0	0	0

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 \$
3,281.91	8,710.93	11,992.84	0	0

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	\$212,615	0	0	\$10,656	0	\$202,050
Number	7	0	0	1	0	6
Sub-Contracts						
Number	4	0	0	0	0	4
Dollar Amount	\$8,299.05	0	0	0	0	\$8,299.05
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	\$212,615	0	\$212,615			
Number	7	0	7			
Sub-Contracts						
Number	4	0	4			
Dollar Amount	\$8,299.05	0	\$8,299.05			

Table 8 - Minority Business and Women Business Enterprises

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

Table 9 – Minority Owners of Rental Property

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

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

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

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

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	1
Number of households supported through The Production of New Units	24	9
Number of households supported through Rehab of Existing Units	34	21
Number of households supported through Acquisition of Existing Units	0	0
Total	58	31

Table 12 – Number of Households Supported

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

The figures in the table represent HOME projects completed between July 1 and June 30, 2021. Eighteen additional activities were initiated during the year and are moving toward completion. For Albemarle County, AHIP completed 15 rehabilitation projects and is currently working on nine more. Nelson County completed two rehabilitation projects with three underway. The City of Charlottesville completed four home rehabs, six new constructions, and nine down payment assistance activities with eight underway. The City of Charlottesville is also working on one homeowner rehabilitation. Challenges that

subrecipients reported for reaching all of their downpayment assistance goals include sale price limitations, the borrowing capacity of clients, and issues with clients being outbid in the market. Due to the COVID-19 pandemic, much work at different points over the past year slowed down for health concerns that cautioned for many safety measures that made work crews smaller

Discuss how these outcomes will impact future annual action plans.

Some of the PY21 unmet goals will be met during the PY22 program year. The global health pandemic COVID-19 played a role in delaying several CDBG and HOME activities during program year that started in 2020 but lasted into 2021. Outcomes will not have an impact on future annual action plans; however, they will have an impact on future CAPERs.

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

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	4	10
Low-income	3	15
Moderate-income	4	6
Total	11	31

Table 13 – Number of Households Served

Narrative Information

The Blue Ridge Area Coalition for the Homeless (BRACH) serves as the lead agency for the Continuum of Care. BRACH reports that for the Program Year ending June 30, 2022, 390 people accessed emergency shelter services, and 97 people received homeless prevention services(all of which successfully prevented the household from entering homelessness). Additionally, 177 people who were formerly homeless received permanent housing services last year. 574 people received an intake appointment as part of the Coordinated Entry System and referrals for services including but not limited to emergency shelter, job/employment training resources, food, medical care, mental health care, substance use treatment, and housing assistance. HOME figures are based on head of household only, per IDIS report PR 23. For CDBG, 94.33% were extremely low income, 4% were low income, and 0.7% were moderate income. In program year 2021, the City was administering a majority of CDBG-CV contracts focused on housing relief. Those outcomes were reported in last year's CAPER as they were completed, or will be reported in an upcoming CAPER once their contract gets completed.

Charlottesville Redevelopment and Housing Authority (CRHA) used CDBG dollars under the COVID-19 HUD waiver to provide emergency subsistence payments for rental services for public housing residents. The CRHA utilized the CDBG funding to assist 315 low income residents who's average area median income(AMI) was 20%.

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 seeks to establish and maintain a coordinated system of care so that homelessness in our region is rare, brief and nonrecurring. 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.

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

Additionally, we collect HUD-required data elements and complete a housing barrier assessment and housing plan during intake appointments. 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.

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. Salvation Army provides high-barrier emergency shelter services year-round for individuals and families experiencing homelessness that can maintain sobriety and are looking for work or are working. Shelter for Help in Emergency provides emergency shelter services year-round for women and children fleeing domestic violence, referred by other emergency shelters and emergency room staff. Monticello Area Community Action Agency Hope House provides transitional housing and supportive services with a preference for households with children where one adult is working. These resources provide adequate shelter services to the community in need during the season in which the low-barrier shelter operates. During the warmer months, there are individuals that struggle to identify adequate resources. A day shelter operates daily to provide basic and respite care to all, regardless of whether they are engaged in other shelter services within the continuum.

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

Prevention staff coordinates activities in communication with area emergency assistance providers including Alliance for Interfaith Ministries (AIM), 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 will be provided to develop and implement a housing stability plan.

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

The Haven provides housing navigation services 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.

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. CRHA continues to work in partnership with the Public Housing Association of Residents (PHAR), the City of Charlottesville and the Charlottesville Area Community Foundation (CACF) through a 3 year, \$283,000 CACF "Strengthening Systems" grant designed to improve the capacity, governance, resident engagement and working relationships between PHAR and CRHA. This effort includes cooperative redevelopment planning and implementation through a resident driven approach. In fiscal year 2021, the City Council approved:

- Continued funding of \$900,000 for the Charlottesville Supplemental Rental Assistance Program. This program, managed and administered by CRHA, provides city-funding for housing vouchers for low-income housing assistance. The City Council has also approved a projected commitment of an additional \$3.6 million in funding for this program over the next four fiscal years.
- \$3,000,000 in funding for Public Housing Redevelopment. This funding is intended to support the capital costs associated with the redevelopment of public housing properties. The City Council has also approved a projected commitment of an additional \$9,000,000 in funding over the next four fiscal years for continued redevelopment. CRHA entered into a redevelopment partnership agreement with a development partner and PHAR in fiscal year 2019 with first priority of redevelopment to be the renovation of the 105- unit Crescent Halls and construction of 62 new units on vacant land at South 1st Street. The CRHA Board of Commissioners approved a resolution to begin the resident led redevelopment process at Sixth Street. The City's approval of \$3 million in CIP funding in FY20 for public housing redevelopment and a projected commitment of an additional \$9 million in CIP funding over the next four fiscal years helped to leverage LIHTC approval of these two projects. The CRHA submitted a 9% LIHTC application for Sixth Street and was subsequently awarded an 9% commitment from the Virginia Housing Authority (VHA).

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

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

Housing residents continue to be actively engaged in redevelopment planning. The CRHA Board of Commissioners has approved a Redevelopment Committee which includes residents and PHAR staff and board members to guide redevelopment activities and make recommendations to the CRHA Board. CRHA is also looking at the redevelopment potential on various public housing properties to develop mixed-income housing which includes low-income homeownership opportunities. CRHA is also currently undergoing an amendment to the HCV Administrative Plan to revamp the HCV Homeownership program.

Actions taken to provide assistance to troubled PHAs

In December 2018, CRHA was designated Troubled on HUD's Office of Field Operation's PHARS Troubled list. In May 2019, the City was notified that HUD would be conducting an independent assessment of CRHA. Eventually the City received a report of the findings dated September 26, 2019. The City, HUD and CRHA have executed a Recovery Agreement to address CRHA's troubled status. CRHA is working to resolve the provisions in the Recovery Agreement.

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 Fair Housing Choice (AI):

The AI was updated in 2018, as a supplement to the Consolidated Plan.

On February 4, 2019, the City Council resolved to consolidate the comprehensive plan update, re-write of the Zoning Ordinance and competition of the Affordable Housing Strategy. To this end, Council approved approximately \$975,183 to complete the project. In November of 2019, the City executed a contract with Rhodeside and Harwell, Incorporated (RHI) to retain the services of the consulting firm to assist staff in completing the Comprehensive Plan, Affordable Housing Plan (AHP), and rewrite of the Zoning Ordinance. The Affordable Housing Plan and wholesale Comprehensive Plan update were completed in 2021. The Affordable Housing Plan (AHP), also a major element of the Comprehensive Plan was approved by the City Council on March 1, 2021. A central recommendation of the Affordable Housing Plan is that the City of Charlottesville should provide funding for housing that is transparently and competitively allocated; consistent and predictable; shaped by clear priorities and bold commitments; and regularly monitored and reported. One of the recommended major goal is **that the City should invest \$10 Million per year in housing affordability over the next ten years**. It is anticipated that with \$10 Million in average annual spending over ten years, Charlottesville could grow its existing stock of subsidized homes by nearly 70 percent, preserve nearly 40 percent of existing subsidized housing at risk of becoming unaffordable or obsolete, and provide direct assistance annually to up to 2,000 households facing housing instability.

The recommendation suggests the following breakdown for the \$10 Million annual investment:

- Direct Subsidy: \$7 Million
- Tax Relief: \$2 Million
- Administrative Costs and Capacity Building: \$1 Million

Much of the first five years of direct subsidy has already been allocated through the City's budget processes.

Additionally, the updated Comprehensive Plan was approved and adopted by the City Council on November 15, 2021. The Plan includes recommendations on housing, Sensitive Community Areas designed to address displacements, economic prosperity and opportunity, transportation, Land Use, urban form, historic and cultural preservation, environment, climate and food equity, community facilities and services, community engagement and collaboration.

The final phase of the contract with Rhodeside and Harwell is the Zoning Rewrite which is expected to be completed in 2023. The document will be informed largely by the Affordable Housing Plan and provisions in the Comprehensive Plan, and would include recommendations on inclusionary zoning and incentives designed to spur and encourage more affordable housing development.

City of Charlottesville's Strategic Investment Area Plan Implementation:

The City continues its implementation effort in the Strategic Investment Area (SIA). The Belmont Bridge replacement project is now under way and expected to be completed in 24 months. CRHA has embarked on planning and massive redevelopment initiatives. In support of these efforts, the City of Charlottesville approved \$3 million in 2019/2020 fiscal year to support CRHAs rehabilitation of the 105 units at Crescent Halls and the development of Phase I of the South 1 st Street (62 units). These two projects are now under construction and are expected to be completed in the fall of 2022. The City also earmarked a total of \$3.425 million to support the development of Phase II of South 1st Street that would result in additional 113 affordable units. The construction of thw phase I of the the Piedmont Housing Alliance (PHA)'s Friendship Court Redevelopment project is underway. The project is supported by the City Council with \$5.9 million in investment to leverage Low Income Housing Tax Credit (LIHTC) fund and for associated infrastructure needs.

Other investments and assistance included funding for the construction of Pllock Branch Pedestrian Bridge. The project is estimated to cost \$375,000. The development of the Pollocks Branch Pedestrian Bridge provides an important link in the trails system plan in the City, as well as the completion of a project that is a high priority for the neighbors and stakeholders who were engaged during the development of the Pollocks Branch Walkable Watershed Concept Plan. In conjunction with the bridge, the City will install landscaping at the western end/bottom of the Rockland Avenue to increase aesthetic values and provide an improved vegetative buffer for Pollocks Branch. The Charlottesville Redevelopment and Housing Authority has been a driving force for this project, primarily in conjunction with the redevelopment of the South First Street property.

The City continues to provide funds (\$900,000) annually to support Supplemental Rental Assistance Program administered by CRHA. This voucher program provides approximately 75 vouchers, annually, for households who are homeless and for Housing Choice Voucher Program eligible households.

Albemarle County – The Albemarle County Board of Supervisors approved a new housing policy in July 2021. County staff are working to implement the new policy, and anticipate full policy implementation once a set of developer incentives to support the construction of affordable housing is approved by the Board of Supervisors. Anticipated approval date is December 2022.

Albemarle County – Comprehensive Plan/Zoning Ordinance Update: On November 3, 2021, the Albemarle County Board of Supervisors adopted a Resolution of Intent directing County long-range planning staff to begin work on updating the Comprehensive Plan. The update will include the objectives and strategies outlined in the County's 2021 Housing Policy, as well as the recently adopted Climate

Action Plan, and economic development strategy. The community values of equity, diversity and inclusion will guide the development of, and be incorporated throughout the updated Comprehensive Plan. Once the update is complete, the County will initiate a zoning code rewrite to support implementation of the goals outlined in the new Comprehensive Plan.

Supplemental Text

Albemarle County's Resolution in Collaboration with Habitat for Humanity: The County of Albemarle is partnering with Habitat for Humanity on phase 1 of the Southwood Mobile Home Park redevelopment project. To support the project, the County has committed \$3.2million in cash contributions and property tax rebates. An additional \$1 million in CDBG grant funding is also anticipated. Phase 1 of the redevelopment project includes 207 affordable housing units, 121 of which will be affordable rental units, as well as 86 affordable homeownership opportunities. Construction on the affordable owner-occupied units began in May 2022.

Thomas Jefferson Planning District Commission Central Virginia Regional HousingPartnership (CVRHP):

The CVRHP worked to promote affordable housing goals and policy through a virtual speaker series, as well as established a 5-year strategic plan to guide the partnership's growth and refine its goals.

The Central Virginia Regional Housing Partnership put on four virtual speaker series events; a Regional Housing Roundtable in October, an event focusing on Rural Housing in November, an event focusing on missing middle housing in January, and an event focused on faith-based organizations and affordable housing. Together, these events had around 200 registrants and almost 150 participants. Then-Chair of the RHP, Keith Smith, and then Vice-Chair, Ned Gallaway, presented in a session at the Virginia Governor's Housing Conference in Norfolk in November. The event was well-received and other regions were interested in constructing something similar in the respective planning districts or service areas.

The CVRHP was awarded a grant from Virginia Housing to pursue a new strategic plan. Work was done by staff to coordinate with the consultants, the Spark Mill, on how best to engage the partnership. A planning session was done with the steering committee (RHP's executive committee), staff, and consultants in November. In January, a work session/retreat was held and facilitated by the Spark Mill, the consultants conducting the strategic planning process, and the CVRHP's Executive Committee. This meeting allowed members to discuss the findings and results of the Spark Mill's focus group and interviews with the region's affordable housing stakeholders. This same body reconvened in February to review the Spark Mill's preliminary findings report, which synthesized the information collected in interviews as well as the Executive Committee's input in the January retreat. A full strategic planning workshop was conducted in March with the full CVRHP at UVA's North Fork Campus in Albemarle. This session presented the direction of the strategic plan and presented similar strategic planning activities to the full partnership as was presented to the Executive Committee. A meeting was held in April for the Executive Committee to review

the draft plan before it went for formal adoption at the June full partnership meeting. A new chair, Ned Gallaway, was recommended to the full partnership, as well as a new Vice-Chair, Keith Smith.

The Executive Committee also approved funding requests that were distributed to nonprofit & for-profit partners, as well as the University of Virginia. These recommendations were all approved at the June full partnership meeting. The partnership also welcomed multiple new members, who are filling voting member seats that were vacated by others after formal appointment by the commission. Then-Chair Keith Smith presented about the Regional Housing Partnership at the HousingX Conference in Newport News in May, which staff attended to network with other organizations that contain housing programming. Staff also continues to prepare for an in-person event in December. A \$15,000 grant was awarded by Virginia Housing to sponsor the event in May.

Local Government Processes: Local governments recognize that approval time of permits can increase the cost of a project. They use a variety of methods to mitigate costs for projects that meet the priority needs, including expedited approvals, financial contributions, and keeping fees to a minimum. In 2021, the City Council approved and adopted major updates of the Comprehensive Plan which includes a robust Affordable Housing Plan. The provisions in the Comprehensive plan included recommendations that would increase By-Right densities to spur affordable housing development, including Accessory Dwelling Units (ADUs). The wholesale Zoning Rewrite currently underway would include provisions on Inclusionary Zoning to incentivize and encourage affordable housing development, among other strategies. The City is also at advanced stage in its effort to acquire electronic plan review and permitting system that would streamline approval process. The City continues to offer reduced water facilities and sewer connection fees. The fee reduction applies to all new housing units affordable to households earning no more than 80% Area median income.

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 Blue Ridge Area Coalition for the Homeless address obstacles to meeting underserved needs through cooperation and coordination. As a result of the Department of Justice settlement, Virginia has revised its waivers, which will assist people with developmental disabilities access housing and services in the least restrictive setting. Region Ten, the region's Community Services Board, manages the waiver waiting list.

City of Charlottesville and Thomas Jefferson Planning District Commission PY21 CDBG and HOME funds were used to address various community identified needs outlined within the five-year 2018 Consolidated Plan. City CDBG funds were used to address public service needs including support for low-income residents with resident involved redevelopment and funding individualized one-to-one tutoring for illiterate City adults. 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 qualifying low-income homes within the Ridge Street neighborhood, downpayment assistance, and homeowner rehabilitation. HOME funds were used to support homeowner rehabilitation within the City of Charlottesville.

In 2021, the City Council approved and adopted major updates to the Comprehensive Plan which included the Affordable Housing Plan. Several recommendations in the plans address onstacles in meeting the underserved needs; for example: anti-displacement; creation of affordable housing, economic opportunities, public transportation, access to recreation opportunities, etc. The re-write of the Zoning Ordinance is currently underway and would include considerations for Inclusionary Zoning, incentives to encourage affordable housing development. The zoning rewrite is expected to be completed in 2023.

The City of Charlottesville continues to explore ways to meet the needs of underserved populations; including providing funding support for the massive redevelopment of public housing by the Charlottesville Redevelopment Housing Authority (CRHA) and the Friendship Court by the Piedmont Housing Alliance (PHA). The funds were earmarked for the CRHA's Crescent Halls rehabilitation and South 1st Street projects (phases 1 and 2); and PHA's Friendship Court redevelopment initiative. Other actions included Supplemental Rental Assistance Program administered by CRHA, Small Business And Minority Business support and assistance program, down payment assistance, scattered site rehabilitation and emergency repair program/homeownership opportunities and home improvement assistance program, and home energy efficiency improvement assistance program.

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

Building inspectors and local housing rehabilitation agencies have received training to allow them to evaluate, treat and/or remove lead paint hazards in our communities. Inspectors evaluate each job before the rehabilitation begins. Grant funding is used to pay for stabilization, interim controls and/or removal of lead-based hazards, which will continue to reduce lead paint concerns. The notification, "Watch Out for Lead-Based Paint Poisoning" is given to all persons assisted, even if the residence was constructed after 1978, since it serves as a good information and educational tool. Detection and remediation of lead-based paint in residences constructed before 1978 is to occur while rehabilitating homes and this is done in compliance with subpart J of 24 CFR Part 35. This can include paint stabilization, interim controls and/or abatement depending upon the circumstances and level of investment. In cases where lead-based paint is suspected, a certified laboratory, Aqua Air Laboratories in Charlottesville, is used to make this determination. Data from the Health Department indicate that reported cases of Elevated Blood Lead Levels of 5 µg/dL or higher for calendar year 2016 totaled 26 cases in children aged 15 or younger throughout the Thomas Jefferson Health District: 8 in Albemarle, 11 in Charlottesville, 1 in Greene, 4 in Louisa and 2 in Nelson. There were no cases of elevated blood lead levels in children reported from Fluvanna County. For 2016, elevated blood lead levels are defined as greater than or equal to 5 µg/dL. Previous years were defined as levels of 10 µg/dL. The change in the standard has resulted in a higher number of cases than in past years. In the last CAPER, 8 total cases

were reported from February 2015 through January 2016, which was lower than the previous year's regional total of 11. All cases are followed to be sure levels are coming down to normal or at least steadily improving. Houses being purchased with the down payment and closing cost assistance program to first-time homebuyers also must be reviewed for lead based paint.

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

The Central Virginia Partnership for Economic Development (CVPED) provides staff support for the Piedmont Workforce Network (PWN), including the local Workforce Investment Board and WIA service providers. Network2Work at PVCC, is a job network that connects job seekers to the skills and resources they need to become valued employees and helps employers find the quality employees they need for their companies. The City of Charlottesville, through CDBG economic development funds, supported projects to help low-income entrepreneurs launch their businesses and low-income microenterprises strengthen and grow. Through public services funds, CDBG projects address workforce development directly. The City continues its GO program which is a jobs-driven training program. To expand the training offerings, a GO Skilled Trades Academy was also piloted in January 2018 in order to provide basic foundations in the skilled trades due to all of the upcoming development projects in the area. FY20 funds benefited two training cohorts through the GO Trades program, equipping individuals with the training and education they needed to begin entry level careers in the skilled trades. Also, slightly outside the realm of jobs-driven workforce training, the OED launched GO GED Pathways in November 2017 at the request of City Council. The program is six weeks in length and offers a supportive environment where individuals obtain GED test preparation training, as well as workplace readiness skills/career coaching and a CPR/first aid certification. The goal upon completion of the program is not employment. Instead, the focus is on getting individuals back into the classroom to begin steps towards taking the GED, which is critical to better employment.

The lack of transportation can be a serious barrier to employment. The Charlottesville Transit Center is a transit transfer facility just off the downtown mall. Albemarle County launched the 29 Express commuter bus route in May 2016. This service is operated by JAUNT and runs from the Forest Lakes/Hollymead area to UVA and the Downtown Library. Since 2020, there is no charge to ride the bus service. Charlottesville and Albemarle County, working with the Metropolitan Planning Organization (MPO), created the Regional Transit Partnership (RTP), which began meeting in August 2017. The Regional Transit Partnership (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. There are four main goals of the Partnership, including:

- A. Establishing Strong Communication: The Partnership will provide a long-needed venue to exchange information and resolve transit-related matters.
- B. Ensuring Coordination between Transit Providers: The Partnership will allow transit providers a venue to coordinate services, initiatives and administrative duties of their systems.
- C. Set the Regions Transit Goals and Vision: The Partnership will allow local officials and transit

staff to work together with other stakeholders to craft regional transit goals. The RTP will also provide, through MPO staff and updates of the Transit Development Plans (TDPs), opportunities for regional transit planning.

- D. Identify Opportunities: The Partnership will assemble decision-makers and stakeholders to identify opportunities for improved transit services and administration, including evaluation of a Regional Transit Authority (RTA).

The RTP will be completing a regional transit visioning project, funded by the Department of Rail and Public Transit, Albemarle County, and the City of Charlottesville. This study will produce an equitable plan for the future of transit into the year 2045. Supported by the TJPDC staff, 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.

Supplemental Text

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

The Monticello Area Community Action Agency (MACAA) has been serving low-income families since 1965. MACAA serves the City of Charlottesville, and the Counties of Albemarle, Fluvanna, Louisa and Nelson. MACAA offers a variety of programs and skill development initiatives for families and individuals below 125% of the federal poverty level. Its programs include Head Start for 3 and 4-year-olds, Project Discovery promoting academic achievement in high school, and Hope House providing family stabilization for homeless families.

Rural Outreach. Rural Outreach offices in Fluvanna, Louisa and Nelson Counties provide crisis intervention to families through assistance with food, clothing, and financial help for rent, utilities and other emergencies while assessing their needs and linking them to other resources for in-depth services.

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

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

Coalition for the Homeless (BRACH), the Thomas Jefferson Community Land Trust (TJCLT), Habitat for Humanity, and nonprofit housing foundations in the 5 counties. Piedmont Housing Alliance has created housing opportunities in the region for more than 30 years, with an award-winning and HUD-approved housing counseling program, financing for home ownership and housing development as a U.S. Treasury-certified Community Development Financial Institution (CDFI), and property management and housing development to create and maintain high-quality affordable housing options, as the only regional CHDO. The City's Housing Advisory Committee (HAC) also meets to carry out City Council's charge to further affordable housing within the City.

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

A number of social service and housing agencies are involved in serving special needs populations throughout the region, including the Jefferson Area Board for Aging (JABA), the Arc of the Piedmont for people with developmental disabilities, Region Ten Community Services Board for people with mental illness and substance abuse and the Independence Resource Center. The Jefferson Area Board for Aging (JABA) assists elderly persons with long-term health care needs, and serves the same geographical area as the Planning District. JABA partners with senior housing providers in Charlottesville (Timberlake Place, Woods Edge, and Park View Apartments) and in Nelson County (Ryan School Apartments). Maintain an independent and active lifestyle while having opportunities to interact with your peers. Regular JABA health screenings and services are provided by JABA nurses at Park View at South Pantops, Ryan School Apartments and Woods Edge Apartments.

There are 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.

In 2021, HUD renewed its expiring Section 8 contract with the Midway Manor Apartments owner. On April 18, 2021, the City Council approved a resolution authorizing the Charlottesville Redevelopment and Housing Authority (CRHA) to issue up to \$23 million of its revenue bonds to assist the Standard Midway Manor Venture LP in acquiring, constructing, renovating, rehabilitating and equipping the age restricted multifamily residential rental housing project consisting of 94 one-bedroom units and 4 two-bedroom units. This initiative would help to preserve affordable housing for seniors.

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 Thomas Jefferson Health District administers the Housing Opportunities for People With AIDS (HOPWA) program, serving 33 people, with long-term (24 people) or short-term assistance. Qualification for the program is based on a diagnosis of HIV and income. Although this is part of the Continuum of Care, the program does not have a preference for those who are or have been homeless. The Thomas Jefferson Health District provides testing, screening, advocacy, housing assistance and case management for people with HIV or those at high risk for HIV infection. The Health District also houses the SSI/SSDI Outreach Access and Recovery (SOAR) program. SOAR is a national program designed to increase access to the disability income benefit programs administered by the Social Security Administration for eligible adults 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 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. 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)

See also the table included at the end of this report. The City continues its support of affordable housing through the following policies/programs:

- Charlottesville Supplemental Rental Assistance Program (CSRAP) –To increase housing choice for the City’s extremely low and low-income households, the Charlottesville City Council approved the creation of a City-funded rental assistance program. The City allocated \$900,000 for the CSRAP in 2021 which includes funding for administration for CRHA to address concerns identified by HUD. For the CSRAP vouchers, the CRHA continues to administer this program.
- The City of Charlottesville has provided several years of funding for five units at The Crossings at Fourth and Preston.
- Design4Life Cville Program
- Reduced Water and Sewer Connection Fee Program for affordable housing units. The water facility fee for connecting a unit of affordable housing to the city water system with a 5/8” meter shall be \$800.00. The sewer facility fee for connecting a unit of affordable housing to the city sewer system with a 5/8” meter shall be \$800.00. An applicant for the reduced water facility fee or sewer facility fee agrees to pay the difference between the reduced water facility fee and the standard water

facility fee, or the reduced sewer facility fee and the standard sewer facility fee – so long as the unit is affordable.

- Real Estate Tax Relief, Tax Exemption, and Rental Relief Programs for the Elderly or Permanently Disabled and/ Veterans
- Charlottesville Housing Affordability Tax Grant Program (CHAP) where individuals may qualify for a grant of \$500, \$750, \$1000 or full tax abatement depending on the Federal Adjusted Gross Income. The grant would be applied to the second half real estate tax bill.
- City of Charlottesville BankOn Program consists of one-on-one financial counseling, financial literacy seminars, a bank referral network and a microloan program. Bank One has provides financial education to over 200 Charlottesville area residents since its inception, helped over 100 residents open affordable deposit accounts, and provided numerous low-interest loans.
- The City of Charlottesville Office of Human Rights has developed a 3-panel brochure on Fair Housing in Charlottesville to help people understand their rights and protect themselves from discrimination.
- The City's Comprehensive Plan update and Affordable Housing Plan were completed and adopted by the City Council in 2021. The resulting documents have recommendations designed to spur development of affordable housing. The Zoning Ordinance Rewrite is now underway and expected to be completed in 2023. It will address inclusionary zoning, land use barriers to affordable housing and encourage mixed use development supported by public transportation.

Supplemental Text

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

- Skyline CAP partners with the Greene Chapter of Habitat for Humanity to provide home repairs.

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

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CR-40 - Monitoring 91.220 and 91.230

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

The City of Charlottesville performs on-site monitoring visits on an annual basis for projects that have been completed during the program year with assistance from the finance department. Consistent with previous years, City staff will review sub-recipient program files to ensure compliance with CDBG requirements and to verify that the benefit standard was being met. Projects that are found to be in violation or whose files were missing pertinent information will receive notices from the City and will be provided an opportunity to address and correct any problems. The City will conduct follow-up monitoring visits to ensure corrective actions are carried out. Monitoring results are taken into CDBG/HOME Taskforce consideration during the following years' CDBG and HOME request for proposals. TJPDC carries out HOME desk reviews throughout the year, with oversight from the Finance Director and Executive Director. On-site monitoring of all 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. Piedmont Housing Authority (PHA) and AHIP received monitoring visits for the PY21, year ending June 30, 2022 .

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 19 to September 19, 2022, advertised in the Daily Progress on August 19, 2022. The draft CAPER was also made available at City Hall, on the City of Charlottesville website, and on the Thomas Jefferson Planning District Commission (TJPDC) website. The September 19, 2022, City Council Meeting also included a public hearing for the CAPER, as well as the September 1st TJPDC public commission meeting. The Housing Directors discussed sections of the CAPER at their August 18th monthly 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 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 PY21, City Council identified the following as CDBG/HOME program priorities based upon Consolidated Plan goal and strategic plan; passed on September 20, 2021:

1. Council's priorities for the CDBG and HOME program for FY 22-23 shall be 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 and partnerships with the City's GO programs), microenterprise assistance, access to quality childcare, homeowner rehabilitation, and down payment assistance.
2. For FY 22-23, \$244,950.82 CDBG entitlement shall be set aside for Belmont Priority Neighborhood Franklin Street Sidewalk.
3. For FY 22-23, the Priority Neighborhood shall be Ridge Street and the allocation shall be \$150,000 of the total CDBG entitlement. If the CDBG entitlement received is less than the estimate amount of \$150,000 this amount will be decreased accordingly.
4. The CDBG Admin and Planning budget shall be set at 20% of the total CDBG entitlement

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

No

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

CR-50 - HOME 91.520(d)

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

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

HOME-assisted rental units are owned and managed by sub-recipients of the Charlottesville HOME Consortium. Sub-recipients share a role in the administration of the HOME program, including inspection of rental units. For units with tenants using Housing Choice Vouchers, which constitute the majority of rental units, Charlottesville HOME Consortium Sub-recipients have reciprocal agreements to perform inspections on units owned and managed by another 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. Most HOME assisted rental units are single family homes or duplexes. Some larger rental projects have been undertaken: AHIP rehabilitated an existing apartment building in 2004, with 10 HOME-assisted units. The Fluvanna/Louisa Housing Foundation developed a four-unit rental "Evergreen Place" in 2014, consisting of single-bedroom, handicap-accessible units near the Town of Louisa, with solar-panels to keep utility costs low, and affordable housing opens. Skyline CAP purchased and renovated existing buildings into five rental apartments, with the project completed in May 2013 with 3 units occupied. The last unit was rented in August 2014. Skyline CAP completed an additional acquisition and rehabilitation project in Piedmont Housing Alliance completed the renovation of Crozet Meadows with 27 HOME-assisted units in September 2010 and Monticello Vista Apartments with 13 HOME-assisted units in August 2010, both as Low Income Housing Tax Credit (LIHTC) projects. Units are inspected annually by PHA staff using the REAC inspection form, with additional inspections by the Virginia Housing Development Authority (VHDA), an independent inspection contractor through the Virginia Department of Housing and Community Development (DHCD), and by HUD. All rental units are inspected annually, including the City - and County-assisted units at the Crossings.

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

All HOME projects are carried out by HOME Consortium subrecipients. These organizations have developed extensive networks with agencies and organizations in their localities to create a steady stream of referrals for HOME programs. Public outreach is carried out through a variety of means. The affirmative marketing actions are systematic and effective.

IDIS	Activity	Locality	PI Applied
1938	HR	NELSON	\$5,301.34
1946	HR	NELSON	\$5,621.50
1912	HR	ALBEMARLE	\$1,000.00
	TOTAL		\$11,992.84

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

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 nonprofits 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, nonprofit 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 nonprofit organization with a comprehensive menu of affordable housing services. PHA's mission is to create housing opportunities and build community through education, lending, and development. Certified HUD Housing Counselors provide a continuum of educational services on the road to home ownership, including financial education and financial coaching, pre-purchase and post-purchase counseling and education, credit counseling, mortgage default and foreclosure prevention counseling, along with fair housing education and counseling. PHA also accesses financial resources to support clients' financial capability and housing they can afford, including lending for down payment assistance for home purchase and for affordable housing development, and providing access to low-cost mortgage financing. Piedmont Housing has provided \$9.7 million in down payment assistance, from a variety of sources, to bridge the home ownership affordability gap in our community. In FY20 we have administered over 5.6 million in VHDA's reduced-interest rate money which reduces a first-time homebuyers VHDA loan interest rate by 1.0%. Piedmont Housing is the only local administrator of those funds. Piedmont Housing also builds and manages affordable housing, currently managing and/or owning rental housing that is affordable for 610 households total. 351 households in the City of Charlottesville, 323 households in Albemarle County and 193 households in Nelson County.

PHA provided one on one counseling and group education to over 900 households in FY20. Piedmont Housing is the local administrator of VHDA's RUAM program which provides funding to make accessibility modifications to their rental homes. Due to the impacts of COVID 19 this program was paused in March of 2020.

PHA continues progress towards a transformational redevelopment of Friendship Court Apartments, focused on working with an amazing design team, inclusive of residents and community advocates on the Friendship Court Advisory Committee, to refine, evolve, and implement the plan for redevelopment. With a successful 2019 LIHTC award in hand, preparations are currently under way to start construction on Phase 1 in the fall of 2020. Since May the Advisory Committee has met at least monthly to prepare for the Phase 1 construction start and to kick off the planning process for Phase 2. By the time Phase 1 is complete in early 2022, Phase 2 will be preparing to break ground. In addition, PHA is working on the design of the Friendship Court Community Resource Center (CRC) which will house an early childhood learning center, community center, Piedmont Housing's permanent headquarters, and office space for nonprofit organizations. The CRC is scheduled to start construction in 2021.

CR-58 – Section 3

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

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
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Table 14 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
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Table 15 – Qualitative Efforts - Number of Activities by Program

Narrative

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Attachment

PR23 CDBG Summary of Accomplishments

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CDBG Summary of Accomplishments		
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Count of CDBG Activities with Disbursements by Activity Group & Matrix Code

Activity Group	Activity Category	Open Count	Open Activities Disbursed	Completed Count	Completed Activities Disbursed	Program Year Count	Total Activities Disbursed
Economic Development	ED Direct Financial Assistance to For-Profits (18A)	17	\$48,880.00	0	\$0.00	17	\$48,880.00
	Micro-Enterprise Assistance (18C)	0	\$0.00	1	\$3,125.00	1	\$3,125.00
	Total Economic Development	17	\$48,880.00	1	\$3,125.00	18	\$52,005.00
Housing	Rehab; Single-Unit Residential (14A)	2	\$14,440.31	0	\$0.00	2	\$14,440.31
	Total Housing	2	\$14,440.31	0	\$0.00	2	\$14,440.31
Public Facilities and Improvements	Neighborhood Facilities (03E)	1	\$180,299.23	0	\$0.00	1	\$180,299.23
	Street Improvements (03K)	3	\$54,923.82	0	\$0.00	3	\$54,923.82
	Sidewalks (03L)	1	\$100.00	0	\$0.00	1	\$100.00
	Total Public Facilities and Improvements	5	\$235,323.05	0	\$0.00	5	\$235,323.05
Public Services	Employment Training (05H)	0	\$0.00	2	\$17,299.00	2	\$17,299.00
	Health Services (05M)	1	\$5,908.58	0	\$0.00	1	\$5,908.58
	Subsistence Payment (05Q)	1	\$0.00	1	\$244,950.82	2	\$244,950.82
	Housing Counseling only, under 24 CFR 5.100 (05U)	1	\$6,096.00	0	\$0.00	1	\$6,096.00
	Other Public Services Not Listed in 05A-05Y, 03T (05Z)	1	\$0.00	2	\$42,347.14	3	\$42,347.14
	Total Public Services	4	\$12,004.58	5	\$304,596.96	9	\$316,601.54
General Administration and Planning	General Program Administration (21A)	3	\$58,283.10	0	\$0.00	3	\$58,283.10
	Total General Administration and Planning	3	\$58,283.10	0	\$0.00	3	\$58,283.10
Grand Total		31	\$368,931.04	6	\$307,721.96	37	\$676,653.00



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CDBG Sum of Actual Accomplishments by Activity Group and Accomplishment Type

Activity Group	Matrix Code	Accomplishment Type	Open Count	Completed Count	Program Year Totals
Economic Development	ED Direct Financial Assistance to For-Profits (18A)	Business	84,810	0	84,810
	Micro-Enterprise Assistance (18C)	Persons	0	20	20
	Total Economic Development		84,810	20	84,830
Housing	Rehab: Single-Unit Residential (14A)	Housing Units	4	0	4
	Total Housing		4	0	4
Public Facilities and Improvements	Neighborhood Facilities (03E)	Public Facilities	0	0	0
	Street Improvements (03K)	Persons	0	0	0
	Sidewalks (03L)	Persons	2,240	0	2,240
	Total Public Facilities and Improvements		2,240	0	2,240
Public Services	Employment Training (05H)	Persons	0	32	32
	Health Services (05M)	Persons	391	0	391
	Subsistence Payment (05Q)	Persons	0	316	316
	Housing Counseling only, under 24 CFR 5.100 (05U)	Persons	0	0	0
	Other Public Services Not Listed in 05A-05Y, 03T (05Z)	Persons	0	1,323	1,323
	Total Public Services		391	1,671	2,062
Grand Total			87,445	1,691	89,136

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CDBG Beneficiaries by Racial / Ethnic Category

Housing-Non Housing	Race	Total Persons	Total Hispanic Persons	Total Households	Total Hispanic Households
Housing	Black/African American	0	0	4	0
	Total Housing	0	0	4	0
Non Housing	White	565	39	0	0
	Black/African American	962	27	0	0
	Asian	21	1	0	0
	American Indian/Alaskan Native	10	1	0	0
	Native Hawaiian/Other Pacific Islander	2	0	0	0
	Black/African American & White	50	0	0	0
	Other multi-racial	81	3	0	0
	Total Non Housing	1,691	71	0	0
Grand Total	White	565	39	0	0
	Black/African American	962	27	4	0
	Asian	21	1	0	0
	American Indian/Alaskan Native	10	1	0	0
	Native Hawaiian/Other Pacific Islander	2	0	0	0
	Black/African American & White	50	0	0	0
	Other multi-racial	81	3	0	0
	Total Grand Total	1,691	71	4	0

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CHARLOTTESVILLE

CDBG Beneficiaries by Income Category

	Income Levels	Owner Occupied	Renter Occupied	Persons
Housing	Extremely Low (<=30%)	0	0	0
	Low (>30% and <=50%)	3	0	0
	Mod (>50% and <=80%)	1	0	0
	Total Low-Mod	4	0	0
	Non Low-Mod (>80%)	0	0	0
	Total Beneficiaries	4	0	0
Non Housing	Extremely Low (<=30%)	0	0	1,050
	Low (>30% and <=50%)	0	0	55
	Mod (>50% and <=80%)	0	0	8
	Total Low-Mod	0	0	1,113
	Non Low-Mod (>80%)	0	0	0
	Total Beneficiaries	0	0	1,113

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PR 26 CDBG Financial Summary Report

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PART I: SUMMARY OF CDBG RESOURCES		
01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR		801,304.87
02 ENTITLEMENT GRANT		419,303.00
03 SURPLUS URBAN RENEWAL		0.00
04 SECTION 108 GUARANTEED LOAN FUNDS		0.00
05 CURRENT YEAR PROGRAM INCOME		0.00
05a CURRENT YEAR SECTION 108 PROGRAM INCOME (FOR SI TYPE)		0.00
06 FUNDS RETURNED TO THE LINE-OF-CREDIT		0.00
06a FUNDS RETURNED TO THE LOCAL CDBG ACCOUNT		0.00
07 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE		0.00
08 TOTAL AVAILABLE (SUM, LINES 01-07)		1,220,607.87
PART II: SUMMARY OF CDBG EXPENDITURES		
09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION		557,485.32
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT		(2,634.66)
11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)		554,850.66
12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION		58,283.10
13 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS		0.00
14 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES		74,729.61
15 TOTAL EXPENDITURES (SUM, LINES 11-14)		687,863.37
16 UNEXPENDED BALANCE (LINE 08 - LINE 15)		532,744.50
PART III: LOW/MOD BENEFIT THIS REPORTING PERIOD		
17 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS		0.00
18 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING		0.00
19 DISBURSED FOR OTHER LOW/MOD ACTIVITIES		557,485.32
20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT		(2,634.66)
21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)		554,850.66
22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)		100.00%
LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS		
23 PROGRAM YEARS(PY) COVERED IN CERTIFICATION	FY: 2018 PY: 2019 PY: 2020	
24 CUMULATIVE NET EXPENDITURES SUBJECT TO LOW/MOD BENEFIT CALCULATION		1,220,872.00
25 CUMULATIVE EXPENDITURES BENEFITING LOW/MOD PERSONS		1,220,872.00
26 PERCENT BENEFIT TO LOW/MOD PERSONS (LINE 25/LINE 24)		100.00%
PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS		
27 DISBURSED IN IDIS FOR PUBLIC SERVICES		304,596.96
28 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR		23.14
29 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR		13,324.00
30 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS		72,783.12
31 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 + LINE 29 + LINE 30)		364,079.22
32 ENTITLEMENT GRANT		419,303.00
33 PRIOR YEAR PROGRAM INCOME		0.00
34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP		0.00
35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)		419,303.00
36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)		86.83%
PART V: PLANNING AND ADMINISTRATION (PA) CAP		
37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION		58,283.10
38 PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR		0.00
39 PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR		0.00
40 ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS		14,456.68
41 TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 + LINE 39 +LINE 40)		72,739.78
42 ENTITLEMENT GRANT		419,303.00
43 CURRENT YEAR PROGRAM INCOME		0.00
44 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP		0.00
45 TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)		419,303.00
46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)		17.35%



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LINE 17 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 17
Report returned no data.

LINE 18 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 18
Report returned no data.

LINE 19 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 19

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2017	1	1760	6394558	10th & Page Priority Neighborhood	03E	LMA	\$114.66
2017	1	1760	6443187	10th & Page Priority Neighborhood	03E	LMA	\$122,508.55
2017	1	1760	6452593	10th & Page Priority Neighborhood	03E	LMA	\$57,676.02
					03E	Matrix Code	\$180,299.23
2016	2	1759	6452593	10th & Page Priority Neighborhood	03K	LMA	\$14,710.37
2017	1	1914	6474375	10th and Page Park Enhancement	03K	LMA	\$3,402.25
2017	1	1914	6490204	10th and Page Park Enhancement	03K	LMA	\$35,564.47
2017	1	1914	6490262	10th and Page Park Enhancement	03K	LMA	\$245.73
					03K	Matrix Code	\$54,923.82
2018	7	1824	6485280	Belmont Priority Neighborhood	03L	LMA	\$100.00
					03L	Matrix Code	\$100.00
2019	16	1851	6394558	OED GO Utilities	05H	LWC	\$7,174.00
2020	4	1886	6443187	CIC Entrepreneurship Scholarships	05H	LWC	\$1,895.00
2020	4	1886	6485280	CIC Entrepreneurship Scholarships	05H	LWC	\$8,230.00
					05H	Matrix Code	\$17,299.00
2020	25	1913	6485280	CRHA COVID Rental Relief	05Q	LWC	\$148,538.91
2020	25	1913	6490204	CRHA COVID Rental Relief	05Q	LWC	\$98,411.91
					05Q	Matrix Code	\$244,950.82
2019	17	1842	6394558	TJACH Coordinated Entry System	05Z	LWC	\$7,671.96
2020	2	1887	6443187	TJACH: Coordinated Entry	05Z	LWC	\$7,674.32
2020	2	1887	6452593	TJACH: Coordinated Entry	05Z	LWC	\$10,373.14
2020	2	1887	6474375	TJACH: Coordinated Entry	05Z	LWC	\$3,513.97
2020	2	1887	6485280	TJACH: Coordinated Entry	05Z	LWC	\$13,113.75
					05Z	Matrix Code	\$42,347.14
2020	1	1888	6485280	AHIP CDBG HOME Homeowner Rehab	14A	LWH	\$14,440.31
					14A	Matrix Code	\$14,440.31
2019	18	1839	6394558	CIC Entrepreneur Workshop	18C	LWC	\$2,520.00
2019	18	1839	6443187	CIC Entrepreneur Workshop	18C	LWC	\$605.00
					18C	Matrix Code	\$3,125.00
Total							\$557,485.32

LINE 27 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 27

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity to prevent, prepare for, and respond to Coronavirus	Activity Name	Grant Number	Fund Type	Matrix Code	National Objective	Drawn Amount
2019	16	1851	6394558	No	OED GO Utilities	B19MC510022	EN	05H	LWC	\$7,174.00
2020	4	1886	6443187	No	CIC Entrepreneurship Scholarships	B20MC510022	EN	05H	LWC	\$1,895.00
2020	4	1886	6485280	No	CIC Entrepreneurship Scholarships	B20MC510022	EN	05H	LWC	\$8,230.00
								05H	Matrix Code	\$17,299.00
2020	25	1913	6485280	Yes	CRHA COVID Rental Relief	B19MC510022	EN	05Q	LWC	\$148,538.91
2020	25	1913	6490204	Yes	CRHA COVID Rental Relief	B19MC510022	EN	05Q	LWC	\$98,411.91
2020	25	1913	6490204	Yes	CRHA COVID Rental Relief	B20MC510022	EN	05Q	LWC	\$7,992.82
								05Q	Matrix Code	\$244,950.82
2019	17	1842	6394558	No	TJACH Coordinated Entry System	B19MC510022	EN	05Z	LWC	\$7,671.96
2020	2	1887	6443187	No	TJACH: Coordinated Entry	B20MC510022	EN	05Z	LWC	\$7,674.32
2020	2	1887	6452593	No	TJACH: Coordinated Entry	B20MC510022	EN	05Z	LWC	\$10,373.14
2020	2	1887	6474375	No	TJACH: Coordinated Entry	B20MC510022	EN	05Z	LWC	\$3,513.97
2020	2	1887	6485280	No	TJACH: Coordinated Entry	B20MC510022	EN	05Z	LWC	\$13,113.75
								05Z	Matrix Code	\$42,347.14
				No	Activity to prevent, prepare for, and respond to Coronavirus					\$59,646.14
				Yes	Activity to prevent, prepare for, and respond to Coronavirus					\$244,950.82
Total										\$304,596.96

LINE 37 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 37



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Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2019	20	1840	6443187	Admin & Planning	21A		\$25,426.74
2020	5	1889	6443187	Charlottesville Admin/Planning	21A		\$3,879.68
2020	5	1889	6452583	Charlottesville Admin/Planning	21A		\$7,612.26
2020	5	1889	6463009	Charlottesville Admin/Planning	21A		\$5,109.27
2020	5	1889	6474375	Charlottesville Admin/Planning	21A		\$5,534.35
2020	5	1889	6485280	Charlottesville Admin/Planning	21A		\$5,045.90
2020	5	1889	6490204	Charlottesville Admin/Planning	21A		\$5,274.90
Total					21A	Matrix Code	\$58,283.10
							\$58,283.10

PR 83 CDBG Performance Measures Report

IDIS - PR83

U.S. Department of Housing and Urban Development
Office of Community Planning and Development
Integrated Disbursement and Information System
CDBG Performance Measures Report
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Public Facilities and Infrastructure

	Create Suitable Living			Provide Decent Housing			Create Economic Opportunities			Total
	Access	Afford	Sustain	Access	Afford	Sustain	Access	Afford	Sustain	
Number of Persons Assisted										
with new access to a facility	0	0	0	0	0	0	0	0	0	0
with improved access to a facility	0	0	0	0	0	0	0	0	0	0
with access to a facility that is no longer substandard	0	0	0	0	0	0	0	0	0	0
Totals :	0	0	0	0	0	0	0	0	0	0
Number of Households Assisted										
with new access to a facility	0	0	0	0	0	0	0	0	0	0
with improved access to a facility	0	0	0	0	0	0	0	0	0	0
with access to a facility that is no longer substandard	0	0	0	0	0	0	0	0	0	0
Totals :	0	0	0	0	0	0	0	0	0	0

Public Services

	Create Suitable Living			Provide Decent Housing			Create Economic Opportunities			Total
	Access	Afford	Sustain	Access	Afford	Sustain	Access	Afford	Sustain	
Number of Persons Assisted										
with new (or continuing) access to a service	0	0	0	771	316	0	0	0	26	1,113
with improved (or continuing) access to a service	0	0	0	0	0	0	0	0	0	0
with new access to a service that is no longer substandard	0	0	0	0	0	0	0	0	0	0
Totals :	0	0	0	771	316	0	0	0	26	1,113

IDIS - PR83

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Public Services (continued)

	Create Suitable Living			Provide Decent Housing			Create Economic Opportunities			Total
	Access	Afford	Sustain	Access	Afford	Sustain	Access	Afford	Sustain	
Number of Households Assisted										
with new (or continuing) access to a service	0	0	0	0	0	0	0	0	0	0
with improved (or continuing) access to a service	0	0	0	0	0	0	0	0	0	0
with new access to a service that is no longer substandard	0	0	0	0	0	0	0	0	0	0
Totals :	0	0	0	0	0	0	0	0	0	0

Economic Development

	Create Suitable Living			Provide Decent Housing			Create Economic Opportunities			Total
	Access	Afford	Sustain	Access	Afford	Sustain	Access	Afford	Sustain	
Total Number of Businesses Assisted	0	0	0	0	0	0	0	0	1	1
Of Total										
New businesses assisted	0	0	0	0	0	0	0	0	0	0
Existing businesses assisted	0	0	0	0	0	0	0	0	1	1
Number of business facades/buildings rehabilitated	0	0	0	0	0	0	0	0	0	0
Assisted businesses that provide a good or service to service area/neighborhood/community	0	0	0	0	0	0	0	0	1	1
Total Number of Jobs Created	0	0	0	0	0	0	0	0	0	0
Types of Jobs Created										
Officials and Managers	0	0	0	0	0	0	0	0	0	0

Economic Development (continued)

	Create Suitable Living			Provide Decent Housing			Create Economic Opportunities			Total
	Access	Afford	Sustain	Access	Afford	Sustain	Access	Afford	Sustain	
Professional	0	0	0	0	0	0	0	0	0	0
Technicians	0	0	0	0	0	0	0	0	0	0
Sales	0	0	0	0	0	0	0	0	0	0
Office and Clerical	0	0	0	0	0	0	0	0	0	0
Craft Workers (skilled)	0	0	0	0	0	0	0	0	0	0
Operatives (semi-skilled)	0	0	0	0	0	0	0	0	0	0
Laborers (unskilled)	0	0	0	0	0	0	0	0	0	0
Service Workers	0	0	0	0	0	0	0	0	0	0
Of jobs created, number with employer sponsored health care benefits	0	0	0	0	0	0	0	0	0	0
Number unemployed prior to taking jobs	0	0	0	0	0	0	0	0	0	0
Total Number of Jobs Retained	0	0	0	0	0	0	0	0	0	0
Types of Jobs Retained										
Officials and Managers	0	0	0	0	0	0	0	0	0	0
Professional	0	0	0	0	0	0	0	0	0	0

Economic Development (continued)

	Create Suitable Living			Provide Decent Housing			Create Economic Opportunities			Total
	Access	Afford	Sustain	Access	Afford	Sustain	Access	Afford	Sustain	
Technicians	0	0	0	0	0	0	0	0	0	0
Sales	0	0	0	0	0	0	0	0	0	0
Office and Clerical	0	0	0	0	0	0	0	0	0	0
Craft Workers (skilled)	0	0	0	0	0	0	0	0	0	0
Operatives (semi-skilled)	0	0	0	0	0	0	0	0	0	0
Laborers (unskilled)	0	0	0	0	0	0	0	0	0	0
Service Workers	0	0	0	0	0	0	0	0	0	0
Of jobs retained, number with employer sponsored health care benefits	0	0	0	0	0	0	0	0	0	0
Acres of Brownfields Remediated	0	0	0	0	0	0	0	0	0	0

PR 23 HOME Summary of Accomplishments



U.S. Department of Housing and Urban Development
Office of Community Planning and Development
Integrated Disbursement and Information System
HOME Summary of Accomplishments

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Program Year: 2020
Start Date 01-Jul-2020 - End Date 30-Jun-2021
CHARLOTTESVILLE CONSORTIUM
Home Disbursements and Unit Completions

Activity Type	Disbursed Amount	Units Completed	Units Occupied
First Time Homebuyers	\$284,763.26	17	17
Existing Homeowners	\$366,035.23	22	22
Total, Homebuyers and Homeowners	\$650,798.49	39	39
Grand Total	\$650,798.49	39	39

Home Unit Completions by Percent of Area Median Income

Activity Type						Units Completed	
	0% - 30%	31% - 50%	51% - 60%	61% - 80%	Total 0% - 60%	Total 0% - 80%	
First Time Homebuyers	1	10	3	3	14	17	
Existing Homeowners	9	11	2	0	22	22	
Total, Homebuyers and Homeowners	10	21	5	3	36	39	
Grand Total	10	21	5	3	36	39	





U.S. Department of Housing and Urban Development
Office of Community Planning and Development
Integrated Disbursement and Information System
HOME Summary of Accomplishments

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Program Year: 2020

Start Date 01-Jul-2020 - End Date 30-Jun-2021
CHARLOTTESVILLE CONSORTIUM

Home Unit Reported As Vacant

Activity Type	Reported as Vacant
First Time Homebuyers	0
Existing Homeowners	0
Total, Homebuyers and Homeowners	0
Grand Total	0

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Program Year: 2020
Start Date 01-Jul-2020 - End Date 30-Jun-2021
CHARLOTTESVILLE CONSORTIUM

Home Unit Completions by Racial / Ethnic Category

	First Time Homebuyers		Existing Homeowners	
	Units Completed	Units Completed - Hispanics	Units Completed	Units Completed - Hispanics
White	4	0	6	0
Black/African American	2	0	15	0
Asian	6	0	0	0
American Indian/Alaskan Native	3	3	0	0
American Indian/Alaskan Native & White	1	1	0	0
Black/African American & White	1	0	1	0
Total	17	4	22	0

	Total, Homebuyers and Homeowners		Grand Total	
	Units Completed	Units Completed - Hispanics	Units Completed	Units Completed - Hispanics
White	10	0	10	0
Black/African American	17	0	17	0
Asian	6	0	6	0
American Indian/Alaskan Native	3	3	3	3
American Indian/Alaskan Native & White	1	1	1	1
Black/African American & White	2	0	2	0
Total	39	4	39	4

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2020 Impediments to Affordable Housing

Actions to Address Impediments to Fair Housing Choice

2020 Impediments and Plan of Action			
Impediment	Description	Proposed Action	Actions in FY20
Rental Affordability	Lack of rental units affordable to low-income households Increased competition for limited number of rental units Insufficient rental relief programs High up-front costs, including application fee, security deposit, 1st & last month rent	Increase the # of affordable rental units Provide incentives for development of affordable rental units Provide rental assistance locally	FLHF – 1 rental unit completed Alb Co – incentivized 96 units at Brookdale and awarded 8 Project Based Vouchers to the Southwood Apartments A, and 22 Project Based Vouchers to the Premier Circle Permanent Supportive Housing project. City – provided locally funded vouchers Skyline CAP subsidized rent for 4 households. PHA continues to work toward redevelopment of Friendship Court and is working on a LIHTC development as part of Habitat's Southwood redevelopment plan. NCCDF continues to work to bring more landlords and units into the affordable housing offering. Worked with RMRP from July to November of 2020. Maintain 12 affordable housing units in Nelson.
Homeownership Affordability	Low wages, and tight credit markets limit HO options for a broad range of households Increases in property taxes compromise affordability	Provide workforce programs to improve job skills & assist in job placement Continue & expand tax relief programs	City - GO Programs continue to provide training and assistance with job placement PVCC's Network2Work program has expanded and added volunteers; have received donations of cars to provide transportation to workers while they save for their own Albemarle County provided \$1.035 million in real estate tax relief for elderly and/or disabled homeowners in FY19/20

Regulatory Barriers and Community Resistance	Land use codes and ordinances affect housing location & affordability Lack of clear definition of affordable housing	Revise codes & ordinances Develop definition of aff hsg & articulate	Albemarle County has completed drafting a new housing policy to address the full range of housing needs. Board of Supervisor approval is anticipated in July 2021. The County is to begin an update of the Comprehensive Plan and Zoning Ordinances in 2021.
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		community benefits	The Regional Housing Partnership (RHP) has begun writing a regional housing plan. NCCDF – working actively with County Supervisors and Planning Department to be a partner in the County Comprehensive planning. We want to assure housing in general and Affordable Housing specifically is addressed in terminology and in land use codes.
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Impediment	Description	Proposed Action	Responsible Parties
Discrimination in the Rental & Homeowner Market	Overt or covert discrimination against renters & homebuyers on the basis of race and ethnicity, family status, and disability Predatory lending practices Lack of reasonable accommodations	Eliminate all discrimination in housing Raise awareness of fair housing laws Provide counseling and advocacy Promote VHDA's Rental Unit Accessibility Modification Grant	Non-profit housing counseling programs continue to address fair housing. PMA provided one-on-one counseling and group education to over 900 households in FY20. PMA also provided public training to 36 people that meets the Fair Housing CEU requirement for property managers Skyline CAP conducted workshops and 1:1 counseling Skyline CAP conducted and 1:1 counseling

High Debt-to-Income Ratios and Foreclosures	Difficulties for families to come up with down payment assistance to due credit issues	Credit repair programs Housing counseling Lease to own options	Skyline CAP offers a credit repair program through HUD Housing Counseling. FLHF provides a credit repair program to assist residents in preparing to purchase a home. FLHF started a new Lease-to-Own program that checks in with tenants every 3 months. FLHF provided down payment assistance to one family to purchase on their home.
Economic and Racial Disparities among Schools	Concentration of low-income and racial minority students into certain schools and districts may compromise school quality and exacerbate housing segregation among families	Increase transit option to expand geographic opportunities Educate landlords Encourage neighborhood economic and	Local governments, Local school boards, non-profit organizations International Rescue Committee Albemarle County Office of Housing began implementing a number of programs to increase landlord participation in the Housing Choice Voucher program. Activities include development of a new landlord orientation packet and incentive payments.
		racial integration for families with children, especially in the City of Charlottesville and urbanized Alb County	
Impediment	Description	Proposed Action	Accomplishments for FY20

Lack of Housing Accessible to People with Disabilities and People Aging in Place	Lack of reasonable accommodations & housing designed with accessibility features, accessible units can be expensive Lack of senior housing that is income-accessible	Renovate existing homes Build accessible new homes Provide ramps Identify people with needs & refer to local programs	AHIP completed home rehabs and emergency repairs for 80 households that were home to either a senior or a person with a disability FLHF worked with local community groups to rehab a home for an elder with disabilities FLHF helped 106 families with major home repairs, over half being elderly residents. Skyline CAP completed 4 accessibility home repairs, some in partnership with other community agencies. NCCDF - completed 11 projects to rehab elderly and/or disabled housing 4 of which directly addressed accessibility.
Language and Cultural Barriers	Language differences can be a means for housing discrimination; immigrants may lack knowledge of housing and financing options; cultural differences yield neighbor and landlord tension Large family size	Reduce cultural and linguistic barriers to housing access Engage different groups in conversations about differences and similarities	International Rescue Committee Creciendo Juntos & other non-profits Schools
Educational Barriers	Lack of financial literacy Lack of knowledge of fair housing rights	Financial education & counseling Provide information and education	Local housing counselors, Piedmont Housing Alliance, other non-profit orgs, Legal Aid

Access to Services	Access to transportation, employment & childcare can limit housing choices in the city where most services are available	Workforce training Expanded transit options Self-sufficiency training & assistance	City GO Programs PVCC's Network2Work program has expanded and added volunteers; have received donations of cars to provide transportation to workers while they save for their own
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