

FY18 - 22 CONSOLIDATED PLAN

and

FY 18 - 19

ACTION PLAN

for the

CITY OF CHARLOTTESVILLE

and the

THOMAS JEFFERSON HOME CONSORTIUM

**Adopted by Thomas Jefferson Planning District Commission
June 7, 2018**



**Adopted by City Council
May 7, 2018**



Executive Summary

ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)

1. Introduction

This document contains the Consolidated Plan for the City of Charlottesville (herein “the City”) and the Thomas Jefferson Planning District, covering the period of July 1, 2018 through June 30, 2023. The Consolidated Plan sets forth an overall plan to support community development needs, including housing needs, in the Thomas Jefferson Planning District and in the City of Charlottesville. The Planning District encompasses the Counties of Albemarle, Fluvanna, Greene, Louisa and Nelson, and the City of Charlottesville. The Consolidated Plan is a required document, submitted to the U.S. Department of Housing and Urban Development, which specifically addresses the use of federal funds, including HOME Investment Partnership (HOME) funds received annually by the region through a 1993 Cooperation Agreement, and Community Development Block Grant (CDBG) funds received annually by the City of Charlottesville.

The member governments of the Thomas Jefferson Planning District agreed on an equal share basis of HOME program funds available to each participating government (with towns included with their respective counties) with the exception of 15% of the total HOME funds, which are reserved for the Community Housing Development Organization (CHDO) set aside. The CHDO funds are rotated among the participating localities. The City of Charlottesville has been designated the lead agency for the HOME Consortium and the Thomas Jefferson Planning District Commission (TJPDC) the designated Program Manager for the Consortium.

The process involves thorough data analysis followed by citizen participation to review and comment on the data and on the projected uses of the federal funding received, and it allows the City and the HOME Consortium to make affordable housing and economic investment decisions.

This document serves as the City’s application to the U.S. Department of Housing Urban Development (HUD) for the **Community Development Block Grant (CDBG) program** and the **HOME Investment Partnerships (HOME) program**. In addition to the Plan, the City is required to complete a report on an annual basis before funds can be spent. The Annual Action Plan specifies project and program information about how the funds are intended to be used to meet the priority needs identified in the Consolidated Plan. At the end of the year, the City is required to submit a Consolidated Annual Performance and Evaluation Report (CAPER) which details how the City spent its federal funds and whether or not the City met the goals set forth in the Consolidated Plan and Annual Action Plan during that year.

The City of Charlottesville is the lead agency responsible for the submission of the Consolidated Plan to the U.S. Department of Housing and Urban Development (HUD), which is updated every 5 years. This

Plan is due to HUD no later than May 15, 2018 or no later than 30 days after the receipt of the allocation letter from HUD, but no later than August 16, 2018.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

- Provide decent housing: Activities focus on housing programs where the purpose of the activity meets individual, family, or community needs;
- Establish and maintain a suitable living environment: Activities designed to benefit families, individuals, and communities by addressing their living environment; and
- Create Economic Opportunities: Activities related to economic development, commercial revitalization, or job creation.

These objectives are combined with three performance outcome categories:

- Accessibility/availability: Activities that make services, infrastructure, public services, public facilities, housing, or shelter available or accessible to low and moderate-income people, including persons with disabilities.
- Affordability: Activities that provide affordability in a variety of ways in the lives of low and moderate-income people. It can include the creation or maintenance of affordable housing, basic infrastructure hook-ups, or services such as transportation or day care.
- Sustainability: Projects where the activity is aimed at improving communities or neighborhoods, increasing their livability by providing benefit to persons of low and moderate-income or by removing or eliminating slums or blighted areas, through multiple activities or services that sustain communities or neighborhoods. This plan will promote the objectives and performance outcomes through the goals outlined in SP-45 (related to the HUD objectives and goals listed above).

3. Evaluation of past performance

The City and the HOME Consortium has made an impact with CDBG and HOME funds. Prior to updating the Consolidated Plan, staff performed a self-evaluation of the full scope of the 5-year plan, essentially adding up accomplishments recorded in the previous CAPERs. The purpose of the self-assessment was to set realistic goals, based on what has been achievable in the past given a certain level of funding. The evaluation revealed that some activities fell short of the goals in the previous Consolidated Plan, while others greatly exceeded the goals.

In general, with the exception of not meeting the strategic plan goal for affordable rental assistance, the City exceeded its CDBG goals. The City exceeded its goals for supporting job improvement, conducting training sessions related to job improvement, supporting homeless and transition to independence, supporting programs to assist persons with special needs, and support for operating a transitional

home. The Priority Neighborhood project outcomes lagged due to a multi-year, multi-phased project approach, however, all outcomes will be reported in the following year's CAPER (2018-2019).

For HOME, downpayment assistance and other activities designed to promote first-time homeownership, homeowner rehabilitation, and the creation of new homeowner units did not meet its strategic plan goals. On the other hand, creation of new rental units exceeded projected outcomes. The Consolidated Plan establishes broad 5-year goals, but the annual Action Plans allow the City of Charlottesville and the HOME Consortium the ability to adapt to current market conditions and changing needs. Fiscal Year 17-18 outcomes are currently unknown and will be reported out on in the CAPER report due in September. Redevelopment of Public Housing has not yet begun as the planning process is currently ongoing.

A commitment of City resources is often the catalyst used by community-based organizations to leverage private dollars for even greater impact. With the financial commitment of the City, organizations are greatly strengthened in their ability to obtain donations from the community, from foundations, and the private sector. Additionally, City funds are often used as last in "gap financing" to support important efforts after an organization's fundraising capacity has been reached. Annual performance, projects funded, and entitlement resources expended are located in each annual CAPER.

4. Summary of citizen participation process and consultation process

Citizen participation was a central component of the Consolidated Plan update, with members of the public and representatives of stakeholder organizations giving substantive input during every stage of the process. The following efforts were made to engage the public during the Consolidated Plan process:

- The City distributed a Consolidated Plan "Kick-off" announcement of the updates in Fall 2017 through public notices.
- A dedicated webpage was established on the TJPDC and City's website, and materials and meeting notices were published on the websites as they became available.
- Public meetings were held between January 2018 and April 2018 (these include public hearings and public meetings as outlined in PR-15)
- An online survey was conducted between January 29, 2018 and March 13, 2018 to identify and prioritize housing, economic development and community development needs in the community over the next five years and also assisted in identifying impediments to fair housing choice. A total of 507 respondents ranked priority needs for the area. 56% of the responses were from residents of the City of Charlottesville, 31% were from the Albemarle, and the remaining were from other counties within the Consortium. CDBG-related service questions were targeted towards Charlottesville residents and housing related questions were targeted towards all respondents.

- The Housing Director’s Council (Thomas Jefferson HOME Consortium members) had an opportunity to make comments on the Consolidated Plan and Action Plan at their March 20 and April 17, 2018 meetings.
- Fourteen stakeholder discussions were held with targeted groups. Conversations were focused around affordable housing needs, community service needs, and improved access to enhanced neighborhood amenities.
- Data was requested and provided by many organizations that provide services to the community. Current community plans were also advised during the process.
- The draft Consolidated Plan and Action Plan have been advertised for a thirty-day comment period (March 28th – April 27th, 2018) before being sent to HUD for approval. Comments received to date have been incorporated into the Consolidated Plan and the Action Plan. All communications related to the process were widely publicized through flyers, newspaper advertisement, mass mailings, and email blasts. A wide range of over eighty organizations were informed about the Consolidated Plan update process and kept informed of public meetings and draft reviews by email, public notice mailings, and during stakeholder meetings throughout the course of the update. These organizations include business groups, social service providers, neighborhood associations, the public housing community, real estate and housing organizations, anti-poverty organizations, and health and mental health organizations, and organizations that represent the Latino and African American community. Many representatives from these groups attended meetings held for the Consolidated Plan update and have responded to data requests to include directly into the text of Consolidated Plan. Staff also coordinated with the Charlottesville Redevelopment and Housing Authority (CHRA) to include notices in billing inserts as well as to incorporate data from the CRHA Annual Plan into the Consolidated Plan. Participants at each of these venues were directly given opportunities to comment on findings and draft goals of the plan. All comments were recorded, and have been used to revise the content of the plan.

5. Summary of public comments

Comments were received on the plan throughout all phases of the process. The primary methods of input were the 14 stakeholder meetings held between January and April 2018, the online survey administered between January and March of 2018, and a Consolidated Plan workshop held in March 2018. Two public hearings were held in addition to these meetings. Comments are recorded in the Citizen Participation section of this plan, and a full report of the online survey results is available at www.charlottesville.org/HUDplans.

6. Summary of comments or views not accepted and the reasons for not accepting them

No comments made during public meetings have been rejected, and all have been incorporated into the Consolidated Plan to the extent that they were relevant to the intent of the plan. Due to the extensive input received in the online survey, it was not possible to incorporate all comments made by participants directly into the substantive portions of the plan. The HOME Consortium Housing Directors

reviewed comments and made decisions about how they would be reflected in the goals, based on input and data collected in the Needs Assessment and Market Analysis.

7. Summary

The Consolidated Plan contains data and narrative to establish the current and anticipated needs, a description of the current and anticipated market context within which any activities would be conducted, and a strategic plan designed to meet identified needs with the anticipated funding available. The plan will govern housing and community development actions undertaken by the City of Charlottesville and the HOME Consortium between 2018 and 2022.

The Process

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	CHARLOTTESVILLE	
CDBG Administrator	CHARLOTTESVILLE	
HOPWA Administrator		
HOME Administrator	CHARLOTTESVILLE	Thomas Jefferson Planning District Commission
HOPWA-C Administrator		

Table 1 – Responsible Agencies

Narrative

The City of Charlottesville is the lead agency for the preparation of the Consolidated Plan. The City is responsible for administration of the CDBG program and the TJPDC is responsible for the administration of the HOME program.

Consolidated Plan Public Contact Information

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PR-10 Consultation - 91.100, 91.200(b), 91.215(I)

1. Introduction

As part of the 2018 – 2022 Consolidated Plan, the City and the TJPDC conducted a thorough, multi-layered consultation process and engaged with a variety of government agencies and organizations that provide community services. In addition to providing both formal and informal settings for citizen participation, the City and the TJPDC coordinated the following meetings and outreach with public agencies, private organizations, and the greater public to identify shared housing and community development needs and solutions.

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

There are a few umbrella organizations in the region that serve to bring together housing providers and human services and health agencies.

- *Thomas Jefferson Area Coalition for the Homeless (TJACH)*: a non-profit organization that serves as the lead for the region’s Continuum of Care. The TJACH Governance Board includes housing providers, representatives from Departments of Social Services, and other human services and health agencies.
- *Housing Directors Council*: includes representatives from all HOME sub-recipients, with regular participation from the Jefferson Area Board for Aging (JABA).
- *Jefferson Area Board for the Aging (JABA)*: JABA is working with Piedmont Housing Alliance (PHA) on a plan for continuing to keep Low-Income Housing Tax Credit properties affordable beyond the end of their affordability period.
- *Housing Advisory Committee (HAC)*: Provides City Council with recommendations regarding housing policy and affordable housing funding priorities; researches and discusses trends and ideas in affordable housing across the state and nation and ways Charlottesville can implement some of those new ideas.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The CoC, under the leadership of the Thomas Jefferson Area Coalition for the Homeless (TJACH), provided information on actions for the homeless and other special needs. TJACH adopted an update of the Community Plan to End Homelessness on March 25, 2015, to reflect current needs, changing federal

funding priorities, and greater collaboration. That plan includes adopting a Housing First strategy in its work to reach a functional end of homelessness and a system-wide focus on prioritizing the most vulnerable, chronically homeless households for all federally and locally-funded housing service assistance. Special outreach, housing, and case management services are provided by a local RHY to youth experiencing homelessness by a local RHY-funded provider. To address the needs of homeless families, our community offers Homelessness Prevention, Rapid Re-Housing services, and emergency shelter and/or hotel vouchers for immediate shelter needs. TJACH is working on adopting an updated version of the plan and has included preliminary updated information in the Consolidated Plan.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The City of Charlottesville and Albemarle County have been included as two each (four total) of the five public seats on the TJACH Governance Board. The fifth seat is for a regional representative. This has been held by a representative of the Thomas Jefferson Planning District Commission through June 2017; the Thomas Jefferson Health District is filling the regional seat as of July 1, 2017. That body establishes funding priorities and develops the regional submission for ESG funds. That body establishes funding priorities and performance goals and evaluates program performance during its annual project monitoring process. It also prepares and submits the regional consolidated application for ESG funds administered by the commonwealth. The board's HMIS Committee developed the HMIS policies and procedures and updates them as needed.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	ALBEMARLE HOUSING IMPROVEMENT PROGRAM (AHIP)
	Agency/Group/Organization Type	Housing Non-profit
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Strategic Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participation in HOME Consortium Housing Directors meetings, response to request for information, and participation in stakeholder meetings. Anticipated outcomes included continued participation on HOME Consortium.
2	Agency/Group/Organization	CRHA
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis Strategic Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Response to request for information. The CRHA Annual Plan was used to inform sections of the Consolidated Plan and coordinate efforts and outcomes outlined in the Strategic Plan.
3	Agency/Group/Organization	City of Charlottesville
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Employment Service-Fair Housing Other government - Local Planning organization Grantee Department
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Strategic Plan

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Office of Economic Development, Department of Neighborhood Development Services, Office of Human Rights Commission, and the Department of Social Services responded to data requests, and participated in stakeholder discussions. Data and information provided for the Consolidated Plan was used to inform Strategic Plan goals and investment of funds.
4	Agency/Group/Organization	City of Promise
	Agency/Group/Organization Type	Services-Children Services-Health Services-Education Non-profit
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Strategic Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participation in stakeholder discussions.
5	Agency/Group/Organization	Community Services Housing, Inc
	Agency/Group/Organization Type	Housing Services - Housing Services-Persons with Disabilities Non-profit
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Strategic Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Response to request for information. Anticipated outcomes include use of data to coordination of efforts and outcomes outlined in the Strategic Plan.
6	Agency/Group/Organization	Fifeville Neighborhood Association
	Agency/Group/Organization Type	Civic Leaders Neighborhood Organization

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Strategic Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participation in stakeholder meeting. Consultation has contributed to Strategic Plan for investment of federal funds.
7	Agency/Group/Organization	Fluvanna/Louisa Housing Foundation
	Agency/Group/Organization Type	Housing Services - Housing Services-Elderly Persons Services-Persons with Disabilities Foundation
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Strategic Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participation in HOME Consortium Housing Directors meetings, response to request for information, and participation in stakeholder meetings. Anticipated outcomes included continued participation on HOME Consortium.
8	Agency/Group/Organization	HABITAT FOR HUMANITY OF CHARLOTTESVILLE
	Agency/Group/Organization Type	Housing non-profit
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Strategic Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participation in stakeholder meeting (Southwood Location) and response to request for information. Consultation has contributed to Strategic Plan for investment of federal funds.
9	Agency/Group/Organization	Housing Advisory Committee
	Agency/Group/Organization Type	Housing Other government - Local Civic Leaders

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Strategic Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participation in stakeholder meeting. Consultation has contributed to Strategic Plan for investment of federal funds.
10	Agency/Group/Organization	International Rescue Committee
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Education Services-Employment non-profit
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Strategic Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participation in stakeholder meeting. Consultation has contributed to Strategic Plan for investment of federal funds.
11	Agency/Group/Organization	Legal Aid Justice Center
	Agency/Group/Organization Type	Services-Education Services - Legal
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis Strategic plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participation in stakeholder meeting. Consultation has contributed to Strategic Plan for investment of federal funds.

12	Agency/Group/Organization	National Advancement Association for Colored People (NAACP) of Albemarle/Charlottesville
	Agency/Group/Organization Type	Services-Education Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Strategic Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participation in stakeholder meeting. Consultation has contributed to Strategic Plan for investment of federal funds.
13	Agency/Group/Organization	PIEDMONT HOUSING ALLIANCE
	Agency/Group/Organization Type	Housing Services - Housing Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Strategic Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participation in stakeholder meeting, participation in HOME Consortium Housing Directors meetings, and response to request for information. Anticipated outcomes included continued participation on HOME Consortium.. Consultation has contributed to Strategic Plan for investment of federal funds.
14	Agency/Group/Organization	PHAR
	Agency/Group/Organization Type	PHA Services-Education Service-Fair Housing Civic Leaders non-profit
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Economic Development Market Analysis Strategic Plan

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participation in stakeholder meeting. Consultation has contributed to Strategic Plan for investment of federal funds.
15	Agency/Group/Organization	Nelson County Community Development Foundation
	Agency/Group/Organization Type	Housing Foundation
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Strategic Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participation in HOME Consortium Housing Directors meetings, response to request for information, and participation in stakeholder meetings. Anticipated outcomes included continued participation on HOME Consortium.
16	Agency/Group/Organization	Region Ten
	Agency/Group/Organization Type	Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis Strategic Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provided data on housing needs for persons with disabilities and special needs. Consultation has contributed to Strategic Plan for investment of federal funds.
17	Agency/Group/Organization	Sin Barreras
	Agency/Group/Organization Type	Services - Housing Services-Education non-profit
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Strategic Plan

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participation in stakeholder meeting. Consultation has contributed to Strategic Plan for investment of federal funds.
18	Agency/Group/Organization	Rose Hill Drive Neighborhood Association
	Agency/Group/Organization Type	Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Strategic Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participation in stakeholder meeting. Consultation has contributed to Strategic Plan for investment of federal funds.
19	Agency/Group/Organization	SKYLINE CAP
	Agency/Group/Organization Type	Services - Housing Community Action Agency
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Strategic Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participation in HOME Consortium Housing Directors meetings, response to request for information, and participation in stakeholder meetings. Anticipated outcomes included continued participation on HOME Consortium.
20	Agency/Group/Organization	Thomas Jefferson Health District
	Agency/Group/Organization Type	Services - Housing Services-Health Health Agency Other government - State
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Market Analysis Strategic Plan

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provided data on health needs for persons in the planning district. Consultation has contributed to Strategic Plan for investment of federal funds.
21	Agency/Group/Organization	Thomas Jefferson Area Coalition for the Homeless
	Agency/Group/Organization Type	Housing Services-homeless Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Market Analysis Anti-poverty Strategy Strategic Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Oversees the HOME Consortium and hosts the Housing Directors meetings and response to request for information. Anticipated outcomes included continued participation on HOME Consortium and administration of HOME Program. Consultation has contributed to Strategic Plan for investment of federal funds.
22	Agency/Group/Organization	THOMAS JEFFERSON PLANNING DISTRICT COMMISSION
	Agency/Group/Organization Type	Housing Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis Strategic Plan

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Oversees the HOME Consortium and hosts the Housing Directors meetings and response to request for information. Anticipated outcomes included continued participation on HOME Consortium and administration of HOME Program.
23	Agency/Group/Organization	Virginia Board for People with Disabilities
	Agency/Group/Organization Type	Services-Persons with Disabilities Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs HOPWA Strategy Market Analysis Strategic Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Shared state-wide housing assessment goals for persons with disabilities. Consultation has contributed to Strategic Plan for investment of federal funds.

Identify any Agency Types not consulted and provide rationale for not consulting

A wide range of over eighty organizations were informed about the Consolidated Plan update process and kept informed of public meetings and draft reviews by email, public notice mailings, and during stakeholder meetings throughout the course of the update. These organizations include business groups, social service providers, neighborhood associations, the public housing community, real estate and housing organizations, anti-poverty organizations, and health and mental health organizations, and organizations that represent the Latino and African American community. Many representatives from these groups attended meetings held for the Consolidated Plan update, but not all opted to participate.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Thomas Jefferson Area Coalition for the Homeless (TJACH)	The Community Plan to End Homelessness addresses strategies and actions to address the immediate needs and housing needs of households experiencing homelessness. The goals overlap in the areas of emergency housing needs and in affordable housing needs overall.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Analysis of Impediments to Fair Housing Choice (AI)	City of Charlottesville and Thomas Jefferson Planning District Commission	The AI was updated concurrently with the Consolidated Plan and the data within each report mutually support each other.
Comprehensive Plans	City of Charlottesville	The City is currently going through a process to update its Comprehensive Plan. Community engagement thus far, specifically housing feedback, has supported the Consolidated Plan.
Community Health Improvement Plan	Thomas Jefferson Health District	This regional health plan has been consulted for the Needs Assessment for any health-related impacts that may result from housing and community development in the region.
Growing Opportunity: A Path to Self-Sufficiency	City of Charlottesville	This report has been consulted for local workforce development recommendations to increase and maintain the self-sufficiency of City residents.
Housing Needs Assessment	City of Charlottesville	Data from the forthcoming Housing Needs Assessment has been included in the Consolidated Plan.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

The Consolidated Plan is a regional document that has been reviewed by the Thomas Jefferson Planning District Commission on two occasions, during the course of the update process. The TJPDC is comprised of appointed representatives from each of its member jurisdiction in the region: the City of Charlottesville, Albemarle County, Greene County, Louisa County, Fluvanna County, and Nelson County.

The City of Charlottesville and the HOME Consortium actively participate in programs of the Virginia Department of Housing and Community Development. A goal of the Consolidated Plan is to continue to participate in development of state housing and community development programs and seek funding from federal and state sources.

Narrative

The Consolidated Plan is a regional document that has been reviewed by the TJPDC on two occasions, during the course of the update process. The TJPDC is comprised of two appointed representatives from each of its member jurisdictions in the region: the City of Charlottesville, Albemarle County, Greene

County, Louisa County, Fluvanna County, and Nelson County. The majority of Commissioners must be local elected officials.

The City of Charlottesville and the HOME Consortium actively participate in programs of the Virginia Department of Housing and Community Development. A goal of the Consolidated Plan is to continue to participate in development of state housing and community development programs and seek funding from federal and state sources. Other entities outside of the stakeholder group meetings involved in the process include the Thomas Jefferson Health District, Jefferson Area Board for the Aging, Region 10, Community Services Housing, Inc., Thomas Jefferson Area Coalition for the Homeless, Virginia Board for People with Disabilities, Charlottesville Redevelopment and Housing Authority, Piedmont Housing Alliance, Albemarle Housing Improvement Program, and Habitat for Humanity. Stakeholder meetings were held with the City of Promise, the City's Department of Social Services, Fifeville Neighborhood Association, Habitat for Humanity Southwood Community Engagement Office, the City's Housing Advisory Committee, International Rescue Committee, Legal Aid Justice Center, National Association of Advancement for Colored People, Public Housing Association of Residents, Rose Hill Neighborhood Association, Sin Barreras, and the Thomas Jefferson Area Coalition for the Homeless (Service Providers Council).

PR-15 Citizen Participation - 91.401, 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation. Summarize citizen participation process and how it impacted goal-setting

Citizen participation was a central component of the Consolidated Plan update, with members of the public and representatives of stakeholder organizations giving substantive input during every stage of the process. The following efforts were made to engage the public during the Consolidated Plan process:

- The City distributed a Consolidated Plan “Kick-off” announcement of the updates in Fall 2017 through public notices.
- A dedicated webpage was established on the TJPDC and City’s website, and materials and meeting notices were published on the websites as they became available.
- Public meetings were held between January 2018 and April 2018
- An online survey was conducted between January 29, 2018 and March 13, 2018 to identify and prioritize housing, economic development and community development needs in the community over the next five years and also assisted in identifying impediments to fair housing choice. A total of 507 respondents ranked priority needs for the area. 56% of the responses were from residents of the City of Charlottesville, 31% were from the Albemarle, and the remaining were from other counties within the Consortium. CDBG-related service questions were targeted towards Charlottesville residents and housing related questions were targeted towards all respondents.
- The Housing Director’s Council (Thomas Jefferson HOME Consortium members) had an opportunity to make comments on the Consolidated Plan and Action Plan at their March 20 and April 17, 2018 meetings.
- Fourteen stakeholder discussions were held with targeted groups. Conversations were focused around affordable housing needs, community service needs, and improved access to enhanced neighborhood amenities.
- Data was requested and provided by many organizations that provide services to the community. Current community plans were also advised during the process.
- The draft Consolidated Plan and Action Plan have been advertised for a thirty-day comment period (March 28th – April 27th, 2018) before being sent to HUD for approval. Comments received to date have been incorporated into the Consolidated Plan and the Action Plan. All communications related to the process were widely publicized through flyers, newspaper advertisement, mass mailings, and email blasts. A wide range of over eighty organizations were informed about the Consolidated Plan update process and kept informed of

public meetings and draft reviews by email, public notice mailings, and during stakeholder meetings throughout the course of the update. These organizations include business groups, social service providers, neighborhood associations, the public housing community, real estate and housing organizations, anti-poverty organizations, and health and mental health organizations, and organizations that represent the Latino and African American community. Many representatives from these groups attended meetings held for the Consolidated Plan update and have responded to data requests to include directly into the text of Consolidated Plan. Staff also coordinated with the Charlottesville Redevelopment and Housing Authority (CHRA) to include notices in billing inserts as well as to incorporate data from the CRHA Annual Plan into the Consolidated Plan. Participants at each of these venues were directly given opportunities to comment on findings and draft goals of the plan. All comments were recorded, and have been used to revise the content of the plan.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
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1	Public Meeting	Non-targeted/broad community	<p>A public meeting was conducted on March 20, 2018 to share preliminary findings of needs and market analysis, review of survey results and stakeholder input, and to provide an update on the 2018 Point-in-Time Count of persons who are homeless in the region. Stakeholders had the opportunity to evaluate needs and create goals of their own.</p>	<p>Comments included discussion about including the impact of the UVA in the data, HUD and affordable housing programs are broken, we need to find new ways to produce the same services with less dependence on federal and state funding. Government entities and communities need to be more responsive in meeting special needs, job creation, changing zoning and other ordinances to allow the efficient production and maintenance of</p>	no comments were rejected	
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
				affordable housing.		

2	Public Meeting	Non-targeted/broad community	A public hearing was held for the plan with the Thomas Jefferson Planning District Commission on April 5, 2018.	There were no comments from the public. Commissioners noted that slow growth in Nelson County, job opportunities and transportation are key to affordable housing, zoning has an impact on housing, young families struggle with housing costs and housing assistance can help, community resistance serves as a barrier to availability and location of affordable housing, manufactured housing in the Counties is being challenged.	No comments were rejected	
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3	Public Meeting	Non-targeted/broad community	A public hearing was held for the plan with City Council on May 7, 2018.	City Council wanted the Cons Plan to prioritize income categories up to 50 percent of the area median income (those income categories with a critical need) and below for affordable housing needs; to change the goal of "Accessible Housing for All Residents" to "Accessible Housing for Income Eligible (0-80% AMI) residents", and to include data regarding how many people from outside of the City (from the Counties) are on the CRHA's waitlist. Other	It is possible to prioritize the income categories with the highest needs (0-80% AMI), however, only targeting funds to those with the highest need will rule out projects that may benefit 51-80% AMI categories, efforts can be made to prioritize persons with the greatest need for City projects; the suggestion to include a large scale relocation plan for CRHA redevelopment in the Consolidated Plan - the City suggests that the Housing Authority Redevelopment Committee finalize it's relocation Plan	
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				<p>comments from the public include, the Consolidated Plan should be consistent with the CRHA's Annual Plan, relocation in regards to redevelopment of public housing should be included in the Consolidated Plan, the CRHA should have a Section 3 Policy separate from the City's Section 3 Policy, funding should target 0-30% AMI and 30-50% AMI categories (prioritizing those persons with the greatest needs, CRHA is eligible for infrastructure</p>	<p>specific to Public Housing Residents in regards to redevelopment before incorporating into the Consolidated Plan.</p>	
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				<p>improvements in public housing using CDBG funds; Belmont has been waiting for it's priority neighborhood allocation, however, there is only a small portion of Belmont that is eligible and the entire Ridge Street neighborhood qualifies for CDBG funds; suggestion that each neighborhood receives three years of funding over six years seems like a good idea and the Belmont and Ridge Street neighborhood could possibly meet together.</p>		
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4	Public Meeting	Non-targeted/broad community Regional Community	The Housing Directors of the Thomas Jefferson HOME Consortium met on March 20, 2018 and April 17, 2018 to provide feedback on preliminary findings of the plan as well as the draft plan.	Members provided feedback on the preliminary findings and the presentation for the public meeting held on March 20, 2018. Comments received informed revisions to the presentation with modification of text, order of slides, deletion of slides, and adding/omitting verbal information. There were no suggested changes to the handouts. Comments were also provided to assist with informing the Action Plan.	No comments were rejected.	
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Public Meeting	Minorities Residents of Public and Assisted Housing	The City held a stakeholder discussion with City of Promise on February 12, 2018 about housing and community development needs, impediments to fair housing choice, and the survey.	Comments include discussion on ability to take survey multiple times and the same computer and ability to get the word out to residents about the survey	No comments were rejected.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
6	Public Meeting	Non-targeted/broad community Service Providers	The City held a stakeholder discussion on February 27, 2018 with the Department of Social Services about housing and community development needs and impediments to fair housing choice.	A summary of comments is provided as an attachment to the Consolidated Plan.	No comments were rejected.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
7	Public Meeting	Minorities Non-English Speaking - Specify other language: Spanish	The City held a stakeholder discussion on April 11, 2018 with the Habitat for Humanity Southwood Community Engagement Office about housing and community development needs and impediments to fair housing choice.	A summary of comments is provided as an attachment to the Consolidated Plan.	No comments were rejected.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
8	Public Meeting	Non-targeted/broad community	The City held a stakeholder discussion on January 17, 2018 with the Housing Advisory Committee about housing and community development needs and impediments to fair housing choice.	A summary of comments is provided as an attachment to the Consolidated Plan.	No comments were rejected.	
9	Public Meeting	Non-targeted/broad community	The City held a stakeholder discussion on January 16, 2018 with the Housing Directors about housing needs and impediments to fair housing choice.	A summary of comments is provided as an attachment to the Consolidated Plan.	No comments were rejected.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
10	Public Meeting	Minorities Non-English Speaking - Specify other language: Multi Refugee Community	The City held a stakeholder discussion on February 28, 2018 with the International Rescue Committee about housing and community development needs and impediments to fair housing choice.	A summary of comments is provided as an attachment to the Consolidated Plan.	No comments were rejected.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
11	Public Meeting	Non-targeted/broad community	The City held a stakeholder discussion on January 9, 2018 with the Legal Aid Justice Center about housing and community development needs and impediments to fair housing choice.	A summary of comments is provided as an attachment to the Consolidated Plan.	No comments were rejected.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
12	Public Meeting	Minorities	The City held a stakeholder discussion on April 23, 2018 with the National Association of Advancement for Colored People about housing and community development needs and impediments to fair housing choice.	A summary of comments is provided as an attachment to the Consolidated Plan.	No comments were rejected.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
13	Public Meeting	Minorities Residents of Public and Assisted Housing	The City held a stakeholder discussion on February 12, 2018 with the Public Housing Association of Residents Board about housing and community development needs and impediments to fair housing choice.	A summary of comments is provided as an attachment to the Consolidated Plan.	No comments were rejected.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
14	Public Meeting	Non-targeted/broad community	The City held a stakeholder discussion on January 23, 2018 with the Rose Hill Drive Neighborhood Association about housing and community development needs and impediments to fair housing choice.	A summary of comments is provided as an attachment to the Consolidated Plan.	No comments were rejected.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
15	Public Meeting	Homeless community	The City and TJPDC staff held a stakeholder discussion on February 6, 2018 with the Thomas Jefferson Area Coalition for the Homeless Service Providers Council about housing and community development needs and impediments to fair housing choice.	A summary of comments is provided as an attachment to the Consolidated Plan.	No comments were rejected.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
16	Public Meeting	Minorities Persons with disabilities Non-targeted/broad community	A Fair Housing Event was hosted by the City of Charlottesville Human Rights Commission and Piedmont Housing Alliance on April 25, 2018	A summary of comments is provided as an attachment to the Consolidated Plan.	No comments were rejected.	
17	Newspaper Ad	Non-targeted/broad community	An advertisement was published on March 27, 2018 for two public hearings for the Consolidated Plan update.	No comments were received.	n/a	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
18	Internet Outreach	Non-targeted/broad community	Public notices were distributed in fall 2017 about the Consolidated Plan process beginning. The kick-off of the process was announced through the Consolidated Plan contact list and a emailing list held by the TJPDC.	Two people asked to be placed on the contact list directly.	No comments were rejected.	

19	Internet Outreach	Non-targeted/broad community	Two websites were dedicated to the Consolidated Plan throughout the process. The sites were updated to highlight upcoming/scheduled events, present drafts, and present supporting materials and to provide access to the survey. The URL of the website was publicized on numerous occasions to stakeholder organizations, the Consolidated Plan contact list and the emailing list held by the TJPDC.	No comments were received	n/a	http://www.charlottesville.org/ HUDplans
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
20	Internet Outreach	Non-targeted/broad community	An online survey was conducted between January 29, 2018 and March 13, 2018 to identify and prioritize housing, economic development and community development needs in the community over the next five years and also assisted in identifying impediments to fair housing choice. A total of 507 respondents ranked priority needs for the area.	The results were tabulated into a report that was presented on March 20, 2018 at a public meeting. The report is also available on the city's website.	Due to extensive input received, it was not possible to incorporate all comments. The HOME Consortium directors reviewed comments and made decisions about how they would be reflected in the goals, based on input and data collected in the Needs Assessment and Market Analysis.	http://www.charlottesville.org/ HUDplans

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
21	Internet Outreach	Minorities Non-English Speaking - Specify other language: Multi Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Homeless Community	Email requests for data pertaining to specific populations were sent out via email.	Data received from organizations/agencies were incorporated into the text of the Consolidated Plan.	No comments were rejected.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
22	Newspaper Ad	Non-targeted/broad community	An advertised public comment period was held between March 20, 2018 April 27, 2018. A draft of the Consolidated Plan was available for download on the City and TJPDC website.	This is a great report, so thorough!	No comments were rejected.	http://www.charlottesville.org/ HUDplans

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

This section presents an assessment of the City's needs pertaining to affordable housing, disproportionate greater need, homelessness, public housing, special needs housing, and community development. Needs were identified from consultations with government agencies, service providers, 14 community meetings, an analysis of local, state, and federal data sources, a thorough review of existing plans, and an online survey. The identified needs were compared to an inventory of programs and services currently available to meet the needs, in order to assess the degree to which the needs remain unmet in the community.

NA-10 Housing Needs Assessment - 24 CFR 91.405, 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

The purpose of this section is to present data on population, basic demographics, and housing needs, and to discuss how these needs are manifested and distributed in the City and the Thomas Jefferson Planning District (TJPDC). The Comprehensive Housing Affordability Strategy Data (CHAS) is used to assess housing needs. The Needs Assessment analyzed the following housing problems: housing cost-burden, overcrowding, and substandard housing that lacks kitchen and plumbing facilities. The data shows that **High housing cost burden** is the greatest housing problem in the TJPDC.

In 2013, the Thomas Jefferson Planning District had 91,199 households with an average household size of 2.60. The population percentage changed increased 17% from 2000 to 2013. Household size has been decreasing since 1960, when it was 3.29. That trend appears to have stabilized, with a slight increase in household size between 2010 and 2013. According to forthcoming Housing Needs Assessment, City household trends show steady growth in the number of households from 16,838 in 2000 to 19,915 in 2017. Citywide household growth was slower than the metro area rate from 2000 to 2010, but it has accelerated since the 2010 Census, surpassing the metro-wide growth pace. **NOTE: The MSA does not include Louisa County.** In the region, Albemarle County has the largest population, and the fastest growth rate. The following chart from the Weldon Cooper Center shows the 2017 estimated population.

The region is largely rural, with an urban core consisting of the City of Charlottesville and an urban ring in Albemarle County. Population is also clustered along the Route 29 corridor, with a concentration just over the Greene County boundary with Albemarle County. Other growth areas in Albemarle County include Crozet to the west and the Village of Rivanna on east Route 250. Lake Monticello is a densely populated area in Fluvanna County.

Demographics	Base Year: 2000	Most Recent Year: 2013	% Change
Population	0	236,963	
Households	0	91,199	
Median Income	\$0.00	\$0.00	

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2009-2013 ACS (Most Recent Year)

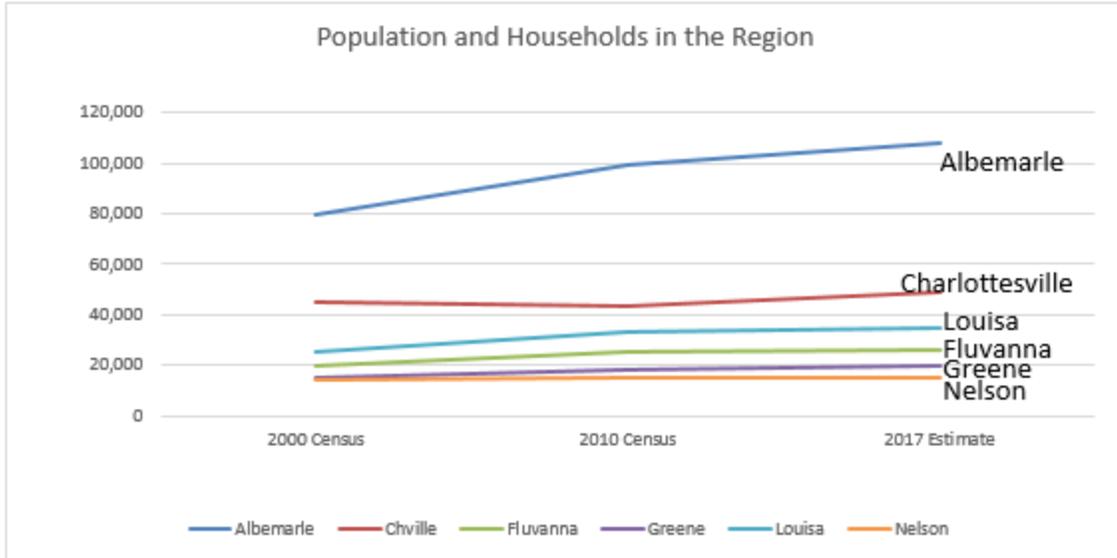
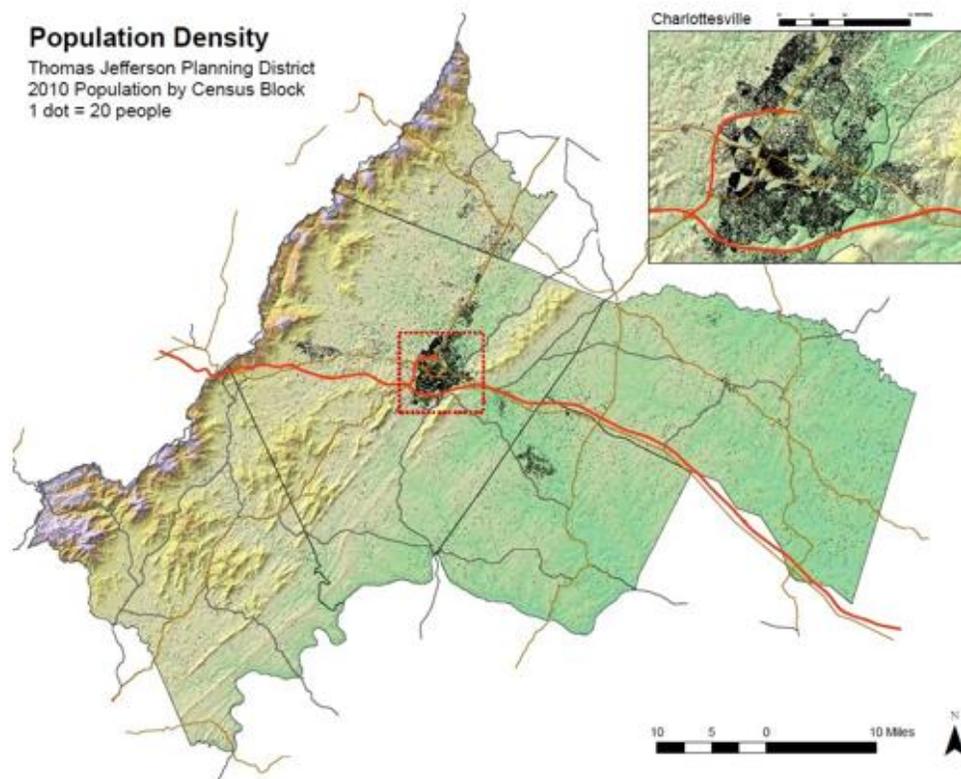


Chart 1



Map 1

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	12,683	9,570	15,203	10,015	43,729
Small Family Households	2,889	2,632	5,234	3,874	21,994
Large Family Households	479	623	1,163	684	3,153
Household contains at least one person 62-74 years of age	1,958	2,366	3,134	2,197	9,512
Household contains at least one person age 75 or older	1,711	1,843	2,034	673	3,638
Households with one or more children 6 years old or younger	1,431	1,283	2,366	1,219	5,033

Table 6 - Total Households Table

Data 2009-2013 CHAS
Source:

Housing Needs Summary Tables

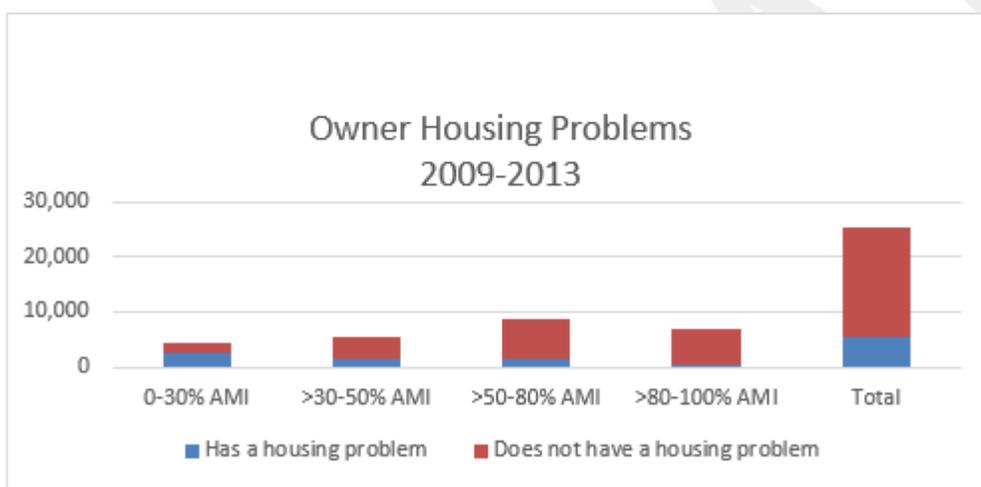
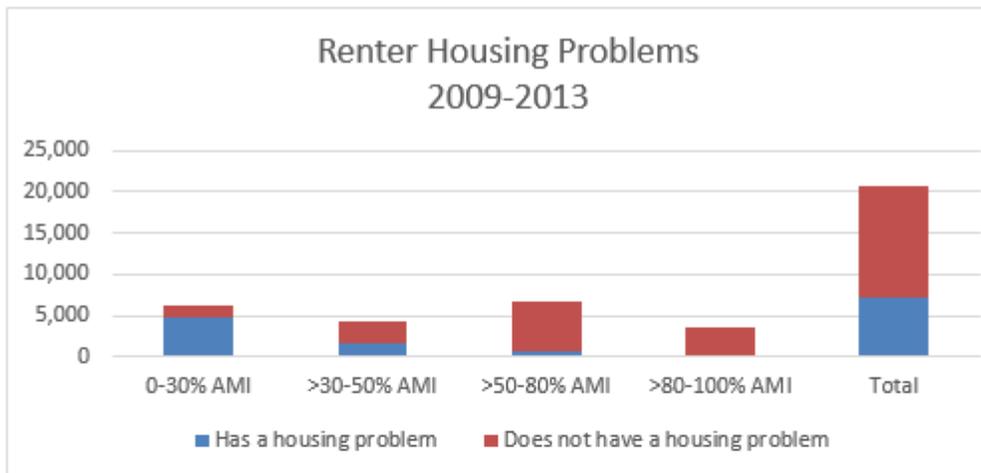
1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	223	50	115	0	388	109	8	14	0	131
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	134	19	35	0	188	0	4	0	0	4
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	106	89	59	50	304	70	90	133	70	363
Housing cost burden greater than 50% of income (and none of the above problems)	4,265	1,543	398	0	6,206	2,037	1,551	1,202	329	5,119

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	429	1,520	3,162	639	5,750	891	1,118	2,293	1,794	6,096
Zero/negative Income (and none of the above problems)	1,713	0	0	0	1,713	473	0	0	0	473

Table 7 – Housing Problems Table

Data 2009-2013 CHAS
Source:



Renter / Owner Housing Problems in the TJPD

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	4,744	1,699	608	50	7,101	2,217	1,667	1,352	399	5,635
Having none of four housing problems	1,598	2,554	5,989	3,513	13,654	1,934	3,656	7,232	6,064	18,886

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Household has negative income, but none of the other housing problems	1,713	0	0	0	1,713	473	0	0	0	473

Table 8 – Housing Problems 2

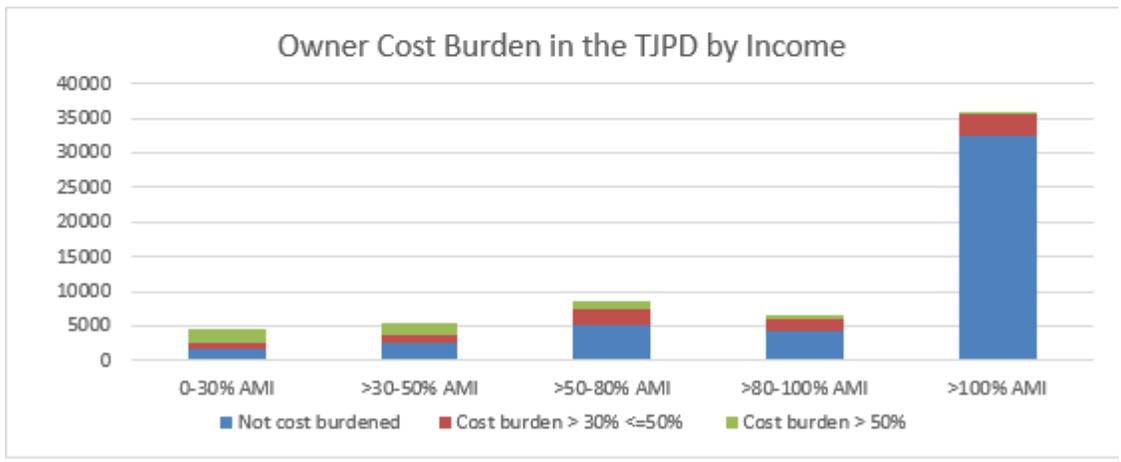
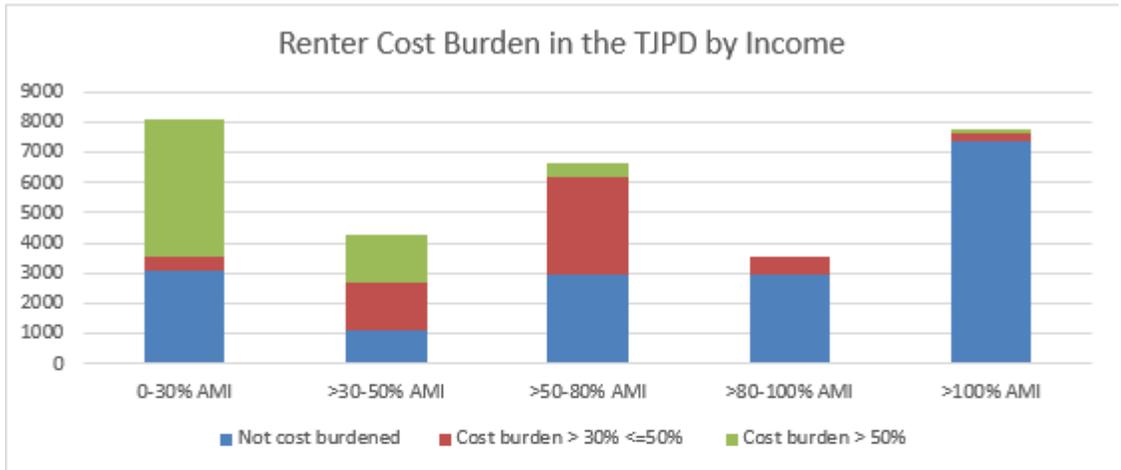
Data 2009-2013 CHAS
Source:

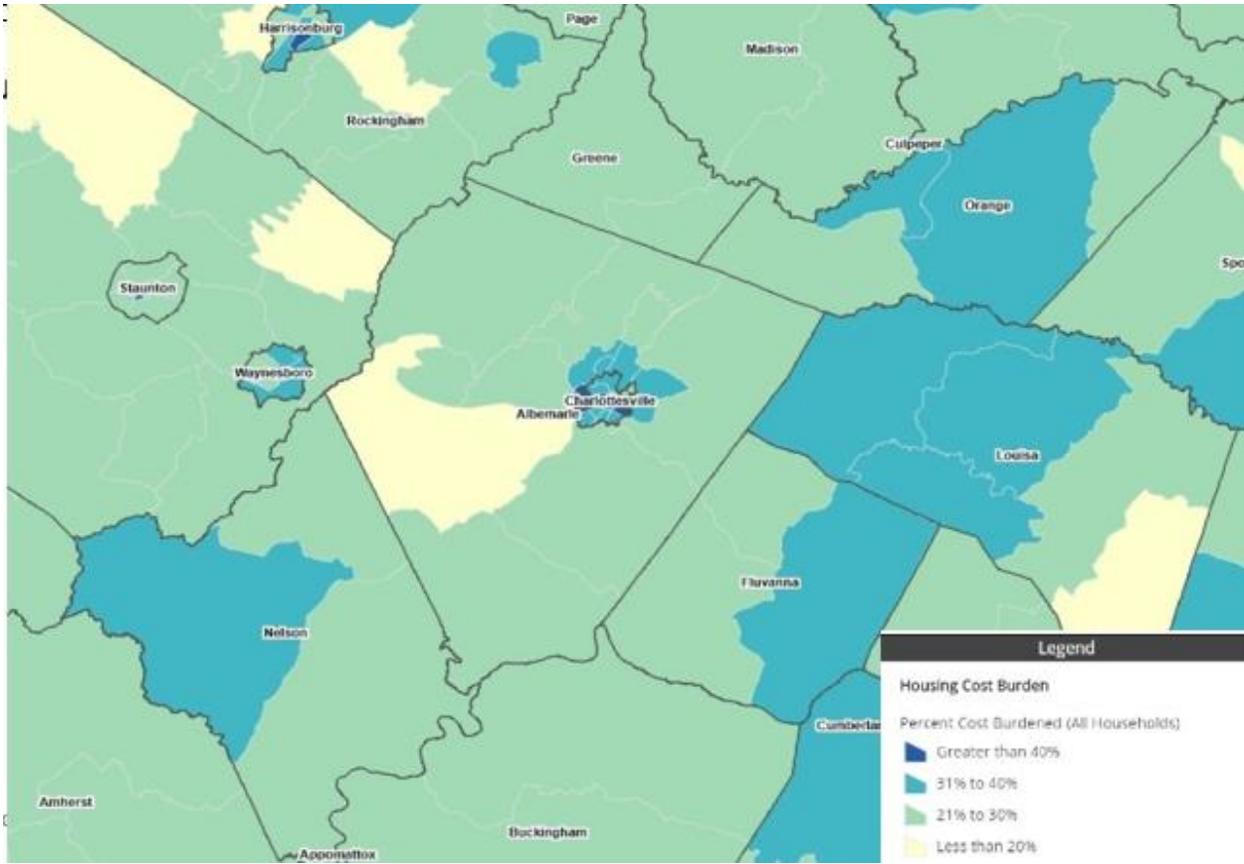
3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,352	990	1,316	3,658	718	674	1,532	2,924
Large Related	189	132	245	566	110	195	340	645
Elderly	624	572	505	1,701	1,265	1,279	954	3,498
Other	2,772	1,471	1,571	5,814	933	517	642	2,092
Total need by income	4,937	3,165	3,637	11,739	3,026	2,665	3,468	9,159

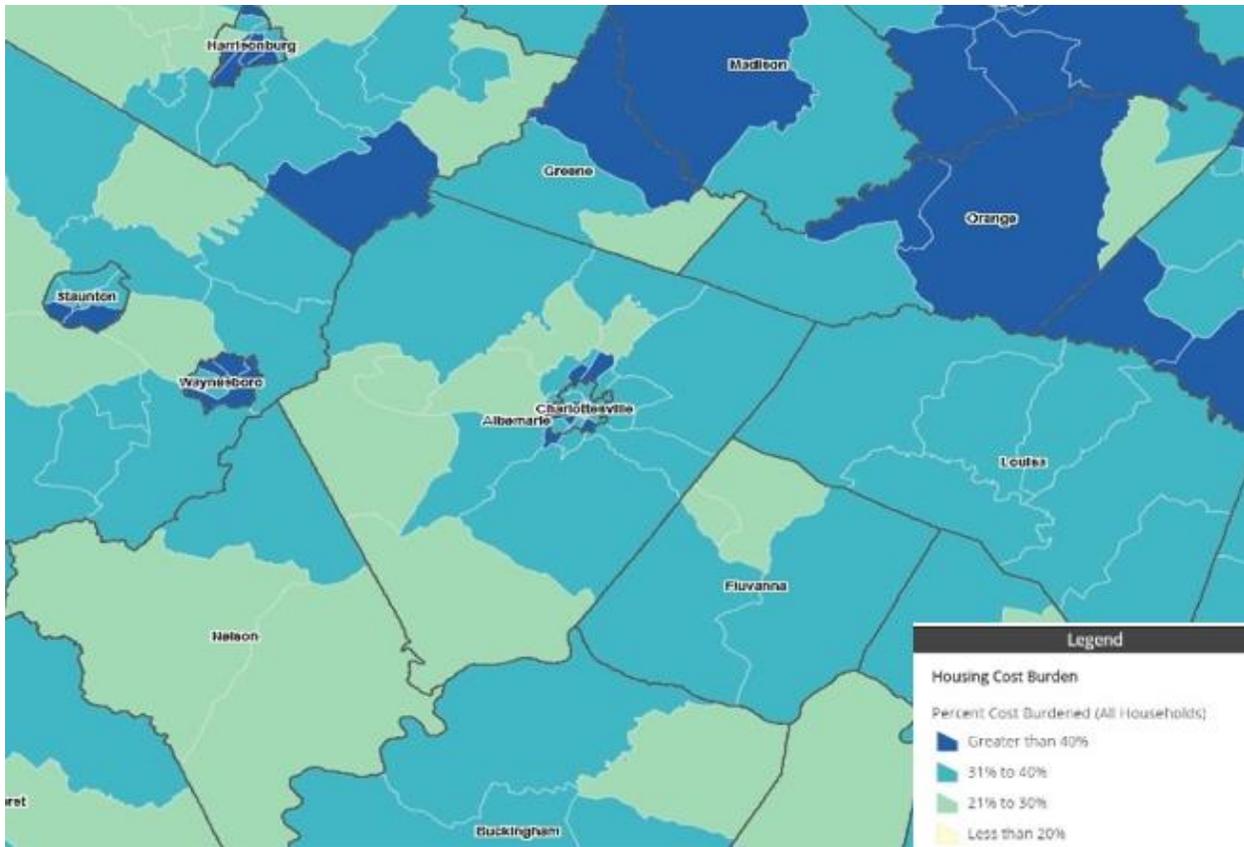
Table 9 – Cost Burden > 30%

Data 2009-2013 CHAS
Source:





Housing Cost Burden in TJPD - 2010



Housing Cost Burden in TJP - 2014

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,218	517	54	1,789	594	342	488	1,424
Large Related	179	24	25	228	110	155	58	323
Elderly	461	339	185	985	611	650	458	1,719
Other	2,618	714	159	3,491	734	405	178	1,317
Total need by income	4,476	1,594	423	6,493	2,049	1,552	1,182	4,783

Table 10 – Cost Burden > 50%

Data 2009-2013 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	127	79	89	50	345	35	69	103	35	242
Multiple, unrelated family households	18	29	10	0	57	35	25	30	35	125
Other, non-family households	95	0	0	0	95	0	0	0	0	0
Total need by income	240	108	99	50	497	70	94	133	70	367

Table 11 – Crowding Information - 1/2

Data Source: 2009-2013 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source
Comments:

Describe the number and type of single person households in need of housing assistance.

According to the 2018 annual Point-In-Time Count survey, 114 individuals in households without children stayed in emergency shelter, 0 stayed in transitional housing, and 28 individuals were unsheltered in the Charlottesville area. Individuals in households without children make up 77% of the areas homeless population overall.

More than half of the people (52%, 970 persons) on the CRHA Housing Choice Voucher and public housing waitlist are single persons.

According to the forthcoming Housing Needs Assessment, in the City, there is a particular need for small units to accommodate the two-thirds of City households with only one or two persons. Small households of one or two persons dominate both City and metro area households with 66.7 and 63.4

percent of total households, respectively. The City has 517 households with six or more members – 2.9 percent of all households. **NOTE: The MSA does not include Louisa County.**

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Persons with Disabilities

The 2016 American Community Survey estimates that 9.8% of the population in the Charlottesville Metropolitan Statistical Area has at least one disability. **NOTE: The MSA does not include Louisa County.** The characteristics and special needs for housing and supportive services of persons with disabilities are further explained in Section *NA-45: Non-Homeless Special Needs Assessment*. According to the forthcoming Housing Needs Assessment, Charlottesville has 5,344 residents aged 65 and over, up an average of 2.9 percent per year from 2010. By 2022, the senior population is projected to grow to 6,337 at an annual rate of 2.5 percent, based on projections prepared by ESRI, a national demographic data provider.

Victims of Domestic Violence, Dating, Sexual Assault, or Stalking

The Charlottesville Police Department received 188 calls-for-service in domestic violence related incidents in 2017. In 2017 the Charlottesville Police department responded to 1 homicide and 52 cases of sexual assault in which the victim accessed hospital-based care. Currently, there is no data available to determine what the safe housing placement needs are for a victim or the victim’s family after the crime, either due to the potential of retaliation or future violence, or due to the personal information of the victim being compromised in the attack.

The needs of the victimized population make them a unique population to serve, often because the trauma that they experience leads to an abundance of needs that make much of the traditional shelters dangerous. A person who has ongoing safety concerns related to a domestic violence situation or a family member’s recent homicide is going to need housing that is outside of the immediate vicinity of their neighborhood. The City is a relatively small area, which makes finding housing in a neighborhood that is considered “safe” a far more challenging task than in other jurisdictions. Additionally, the trauma that the victim suffered during the victimization will likely require special accommodations within housing facilities, such as private bathrooms or sleeping rooms with doors that lock. And finally, since many of these victims have children, any housing accommodations will need space to accommodate them as well.

What are the most common housing problems?

Cost Burden

The data shows that **High housing cost burden** is the greatest housing problem in the TJPD. According to the 2009 - 2013 CHAS data presented above, over 22 percent of all households in the region were considered cost-burden. Households that paid between 30 percent and 50 percent of their monthly income on housing were considered moderately cost-burdened. The data shows, 11,739 renter households and 9,159 homeowner households earned below the median income and spent greater than 30 percent of their income on housing, and over half spent 50 percent of their income on housing.

In the City of Charlottesville, according to 2010-2014 HUD data, renter households were more cost-burdened and severely cost-burdened than owner households in the City. More specifically, 68 percent of renter households and 67 percent of owner households who earned less than 30 percent of AMI were cost-burdened with 63 percent renter and 40 percent owner households being severely-cost burdened. HUD data also shows that 71 percent of renter households and 36 percent of owner households earning between 30 percent and 50 percent of AMI were also cost-burdened with 37 percent renter and 26 percent owner households earning 30 percent to 50 percent of AMI being severely cost-burden. In the metropolitan area, the trends were similar. **NOTE: The MSA does not include Louisa County.**

Overcrowded Households

Many households cope with the shortage of affordable units by squeezing a family into small units or doubling up with family or friends, often leading to overcrowded circumstances. Less than one percent (864) of the TJPD's population is overcrowded, including 192 households that are severely overcrowded where the household has more than 1.5 persons per room. The data trend does not show up prominently in the census data shown above, but it may be reasonably assumed that households who are doubling-up may not report the additional residents as members of the household, and thus may not be counted as overcrowded, under the official definition. Meetings with service providers revealed shared experiences of clients doubling up within housing units, which supports the assumption that overcrowding may be an unreported problem in the region.

Substandard Housing

Less than one percent (519) of all households across the TJPD lives in housing that lacks complete kitchen or plumbing facilities. According to the data, 519 households in the region still live in substandard housing conditions by this standard and are in need of necessary improvements. These substandard housing conditions are more prevalent amongst renters who represent 75 percent of households lacking complete kitchen and plumbing facilities. Although the data shows that substandard

housing is not as much as an issue, discussions with stakeholder groups emphasized the lack of accessible housing or lack of accommodations for disabled and/or elderly persons and the need for rehabilitation to preserve the older housing stock so that it does not become substandard in the future.

Are any populations/household types more affected than others by these problems?

Extremely low-income and Very Low-income Households

Extremely low-income households – from any age group, race, and household composition represents the largest share of the population with housing problems, specifically, housing cost-burden. Housing issues disproportionately affect households who are extremely-low (up to 30 Percent of AMI) and very-low-income and earn less than 50 percent of the AMI.

Renter Households

Renter households in all income categories, especially those within the 0 to 30 percent AMI category, experience a housing problem. For owner households, the data shows the same trend. The data shows that renter households have a larger share of housing problems than owner households. Overall, there are a greater number of renters than homeowners in all low-to-moderate income categories that experience a housing problem.

Specific Geographical Areas (Census Tracts)

In the City of Charlottesville, geographically, the lowest median rents are located in Census Tracts 4.01, 5.01, and 4.02 (these census tracts fall within the Fifeville, Ridge Street, and Belmont neighborhoods), which in part, could be due to the location of public or other assisted housing units. The concentrations of lower-income households results in higher shares of households with housing cost-burdens.

Elderly homeowners

The data also reveals a significant number of elderly homeowners with housing cost burdens. A total of 3,498 elderly homeowners pay in excess of 30% of income on housing, and almost half of the elderly homeowners pay in excess of 50% of income. The majority of these severely cost-burden elderly homeowners are at extremely-low to very-low income levels.

Special Needs Populations

Many residents with a disability have special housing needs, which may limit the number of available units and exacerbate already high housing costs. The 2016 American Community Survey estimates that 9.8% of the population in the Charlottesville Metropolitan Statistical Area has at least one disability. **NOTE: The MSA does not include Louisa County.** For people with disabilities, affordability

tends to be the primary concern. Individuals and households are faced with the decision of finding less expensive housing in more rural areas, which can make access to services more difficult.

Other Households

Twenty-three percent of households with children, 30 percent of households with an adult over 75, and 18 percent of all large families (5+ people) earn less than 50 percent AMI and, therefore, are likely to experience a wide range of housing issues due to their lack of resources. Many of the homeless have conditions that contribute to their homelessness. The number of chronically homeless individuals has fallen from 117 in 2011 to 50 in 2017. Thirty-four were severely mental ill or had chronic substance abuse problems. Forty-five homeless individuals were victims of domestic violence. Only nine were veterans.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Over last year, our community's homelessness prevention program provided rental assistance and case management to 43 people in 18 families and 57 individuals in households without children for a total of 100 people served. Of the adults served, 48 were female and 25 were male. 27 of the people receiving services were children in families. 65% of all people served identified as black or African American and 26% identified as white. 37 adults reported a history of domestic violence, though they were not necessarily fleeing domestic violence. About 75% of all households who came to The Haven for an eligibility screening for homelessness prevention services ended up receiving services. As such, our community is not able to serve all households who express a need for homelessness prevention, and we use a prevention screening and decision assistance tool to prioritize services to those households that are the most likely to enter shelter. All households who received homelessness prevention assistance last year were still in housing at the time of program discharge. In regards to households who receive Rapid Re-Housing assistance and are nearing the end of assistance, we find the greatest need among those households who are Chronically Homeless, as these households need indefinite subsidies paired with intensive case management. In a Rapid Re-Housing intervention, though housing has been obtained, the subsidy is limited to 2 years and many Chronically Homeless households are not able to adequately pay their own rent after 2 years, and struggle to maintain housing stability without additional subsidies. On the other hand, Households experiencing "episodic" homelessness are frequently much better equipped to maintain housing stability after 2 years because they lack the additional barriers that long-term homelessness often poses.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

We use information obtained by the local school districts to estimate the at-risk population locally. In 2017, Albemarle County public schools documented 471 children in about 200 families that were experiencing moderate to severe housing instability: living doubled up with friends or relatives or living in hotels.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Economic instability, lack of an adequate income or living wage, loss of income, and general inability to pay rent or utilities is by far the most important contributing factor to housing instability and risk of homelessness. Research also finds that households who have previously experienced literal homelessness (staying in a shelter or place not meant for habitation) are more likely to experience literal homelessness again compared with households who have never experienced literal homelessness. Because of this, our homelessness prevention program is prioritized for households who have previously experienced homelessness. In addition, the quality of housing is an important factor in housing instability. Many low-income households only have access to low-quality housing, and the lower the quality of housing, the more unstable the housing can be for a household. Very poor quality housing can offer a household significant additional stressors that can contribute to housing instability.

Discussion

NA-15 Disproportionately Greater Need: Housing Problems - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

The purpose of this section is to present data on the racial composition and income characteristics of households that experiences housing problems in the region. The Comprehensive Housing Affordability Strategy (CHAS) data captures the following four housing problems: lacks complete kitchen facilities, lacks complete plumbing facilities, overcrowding of more than one person per room, or a housing cost-burden greater than 30% of the area median income are more likely to experience a housing problem than any other income group.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	8,275	2,260	2,186
White	5,338	1,498	1,466
Black / African American	2,014	569	259
Asian	308	34	310
American Indian, Alaska Native	15	0	30
Pacific Islander	0	0	0
Hispanic	415	99	100

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data 2009-2013 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,986	3,573	0
White	4,285	2,922	0
Black / African American	1,312	490	0
Asian	60	50	0
American Indian, Alaska Native	34	24	0
Pacific Islander	0	0	0
Hispanic	294	62	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data 2009-2013 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	7,405	7,781	0
White	5,765	6,225	0
Black / African American	938	1,149	0
Asian	184	159	0
American Indian, Alaska Native	0	4	0
Pacific Islander	10	0	0
Hispanic	272	223	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data 2009-2013 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,889	7,131	0
White	2,334	5,655	0
Black / African American	425	998	0
Asian	59	115	0
American Indian, Alaska Native	4	19	0
Pacific Islander	0	0	0
Hispanic	19	190	0

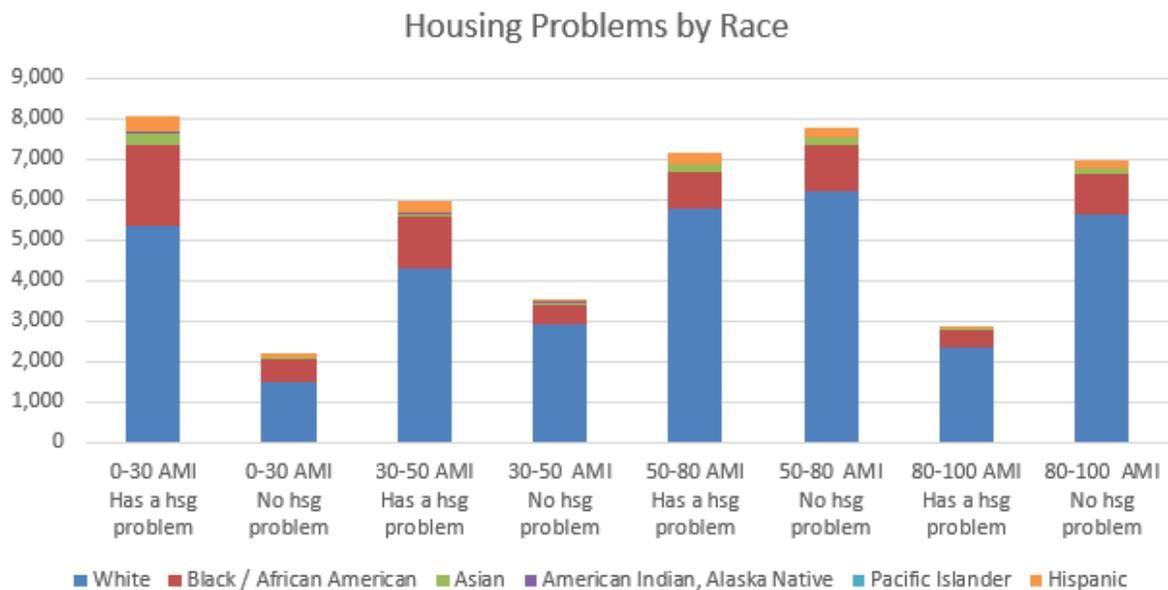
Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data 2009-2013 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Percentage of Racial Group Experiencing Housing Problem by Income Level



Percentage of Racial Group Experiencing Housing Problem by Income Level

Percentage of Racial Group Experiencing Housing Problem by Income Levels

Housing Problems	0-30 AMI Has a hsg problem	30-50 AMI Has a hsg problem	50-80 AMI Has a hsg problem	80-100 AMI Has a hsg problem
Jurisdiction	79%	63%	49%	29%
White	78%	59%	48%	29%
Black / African American	78%	73%	45%	30%
Asian	90%	55%	54%	34%
American Indian, Alaska Native	100%	59%	0%	17%
Pacific Islander	0%	0%	100%	0%
Hispanic	81%	83%	55%	9%

Percentage of Racial Group Experiencing Housing Problem by Income Levels

Discussion

Based upon the definition, the data does not show a significant disparity amongst Black/African American household (greater by 10%). The data does show a significant disparity amongst Hispanic household (greater by 20%) in the region who has a disproportionate share of households in the 30% to 50% AMI range who experience at least one housing problem. American Indian/Alaska Native and Pacific Islander also had more than a 10% difference. There was no disproportionate share of households who experienced Severe Housing Problems. It is likely that racial and ethnic groups across each income category are not showing a significant amount of disproportionate greater need due to the inclusion of University of Virginia students amongst cost-burdened renter households. In Charlottesville specifically, there are clear disparities amongst census tracts that are majority-minority residents (Black/African American and Hispanic) and those with a higher percentage of White residents (excluding the census tracts dominated by students).

Among extremely-low income households (<30 percent of AMI), the data shows that Asians, American Indian and Alaska Native groups experience a disproportionately greater need than the jurisdiction as a whole (Table NA-15.2), however, only a small number of persons in American Indian and Alaska Native racial group are reflected in the data across all income categories in the region.

Among 30-50 percent AMI households, Hispanics (83 percent) show a higher incidence of housing problems (20 percent difference) than the very-low income population as a whole (63 percent) Blacks in the same income category experience severe housing problems 10 percent more than that the jurisdiction as a whole.

Among households earning between 50-80% AMI, there are no racial categories that experience a higher incidence of housing problems. Pacific Islanders show a higher incidence of housing problems than the jurisdiction as a whole, however, only four persons within the Pacific Islander category are

reflected in the data. Among households earning between 80-100% AMI, there are no racial categories that experience a higher incidence of housing problems. Based upon HUD's definition of disproportionate greater need, no racial group, as a percentage of their population, spends significantly more on housing than the region wide average.

The region's white population makes up 80.5 percent of the total population. The lower incidences of disproportionate greater need amongst other racial groups may be the result of an influx of white young, entry-level professionals, University of Virginia students and professors who select housing options in high cost areas of the region (City of Charlottesville). Poor Black households are much more likely to be long-term residents, have low rents, and or receive subsidized housing assistance. All of these scenarios would decrease the rate at which households experience a housing problem and could result in skewed data results.

NA-20 Disproportionately Greater Need: Severe Housing Problems - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

For this analysis, disproportionately greater need exists when there is greater than a 10 percentage point difference between a racial group at an income level experiencing a severe housing problem and the total population in that income level experiencing a severe housing problem. The CHAS captures the following severe housing problems: overcrowded households with more than 1.5 persons per room, not including bathrooms, porches, foyers, halls, or half-room, households with cost burdens of more than 50% of income, and households with a lack of adequate kitchen or plumbing facilities.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,961	3,532	2,186
White	4,499	2,311	1,466
Black / African American	1,588	999	259
Asian	288	54	310
American Indian, Alaska Native	15	0	30
Pacific Islander	0	0	0
Hispanic	390	124	100

Table 17 – Severe Housing Problems 0 - 30% AMI

Data 2009-2013 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,366	6,210	0
White	2,488	4,709	0
Black / African American	615	1,195	0
Asian	40	70	0
American Indian, Alaska Native	30	28	0
Pacific Islander	0	0	0
Hispanic	169	187	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data 2009-2013 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,960	13,221	0
White	1,570	10,415	0
Black / African American	203	1,878	0
Asian	39	304	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	10	0
Hispanic	108	387	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data 2009-2013 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	449	9,577	0
White	329	7,671	0
Black / African American	100	1,324	0
Asian	10	164	0
American Indian, Alaska Native	0	23	0
Pacific Islander	0	0	0
Hispanic	15	194	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data 2009-2013 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Percentage of Racial Group Experiencing Severe Housing Problems by Income Levels

Housing Problems	0-30 AMI Has a hsg problem	30-50 AMI Has a hsg problem	50-80 AMI Has a hsg problem	80-100 AMI Has a hsg problem
Jurisdiction	66%	35%	13%	4%
White	66%	35%	13%	5%
Black / African American	61%	34%	10%	7%
Asian	84%	36%	11%	6%
American Indian, Alaska Native	100%	52%	0%	0%
Pacific Islander	0%	0%	0%	0%
Hispanic	76%	47%	22%	7%

Percentage of Racial Group Experiencing Severe Housing Problems by Income Levels

Discussion

Households paying 30 percent or greater than 50 percent of their income in housing are considered cost-burdened. Ethnic and racial minorities, on average, have higher rates of both moderate and extreme severe housing cost-burden than that of non-Hispanic whites. Asians who earn less than 30 percent of AMI experience severe housing problems 18 percent more than the jurisdiction (*Table NA-*

20.5). Hispanics who earn less than 30 percent of AMI experience severe housing problems 10 percent more than the jurisdiction as a whole. Hispanics who earn between 30 percent and 50 percent of AMI experience severe housing problems 12 percent more than the jurisdiction. No racial group who earned 50-80 percent of AMI and 80-100 percent of AMI had a disproportionate share of severe housing problems (*Table NA-20.5*). American Indian, Alaska Natives also show disproportionate greater need in the income categories of 0-30 percent of AMI and 30-50 percent of AMI, however, only 45 persons in this racial category are reflected in the data.

NA-25 Disproportionately Greater Need: Housing Cost Burdens - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Per the Housing Needs Assessment (NA-10), high housing costs relative to income is the most significant housing problem in the region. Of all households in the region, 22 percent spend more than 30% of their income on housing-related costs and are considered housing cost-burdened.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	61,503	15,355	12,149	2,242
White	51,622	11,917	8,641	1,491
Black / African American	6,104	2,360	2,271	274
Asian	1,397	330	332	330
American Indian, Alaska Native	112	8	45	30
Pacific Islander	15	10	0	0
Hispanic	1,578	418	622	100

Table 21 – Greater Need: Housing Cost Burdens AMI

Data 2009-2013 CHAS
Source:

Percentage of Racial Group Experiencing Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%
Jurisdiction as a whole	67%	17%	13%
White	70%	16%	12%
Black / African American	55%	21%	21%
Asian	58%	14%	14%
American Indian, Alaska Native	57%	4%	23%
Pacific Islander	60%	40%	0%
Hispanic	58%	15%	23%

Percentage of Racial Group Experiencing Housing Cost Burden

Discussion

Based upon HUD's definition of disproportionate greater need, no racial group, as a percentage of their population, spends significantly more on housing than the region wide average. Hispanics who pay more than 50 percent of their income on housing costs show a 10 percent difference than that of the jurisdiction as a whole.

NA-30 Disproportionately Greater Need: Discussion - 91.205 (b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

As described above in NA-15 - NA-25, disproportionate need amongst the income categories varies. Racial and ethnic minorities, such as Hispanics and Asians, show higher incidence of housing problems, specifically cost-burden, in comparison to non-Hispanic whites. The percentage of blacks who experience housing problems follow closely behind Hispanics and Asians, however, according to the HUD definition, this does not represent disproportionate needs as the percentage difference is at 10 percent, however, they do not exceed 10 percent. The percentage of disproportionate need exist within the 0-30 percent of AMI category and the 30-50 percent of AMI category.

As described earlier, the percentage of whites in comparison to other ethnic groups in the region is higher. The lower incidences of disproportionate greater need amongst other racial groups may be the result of an influx of White young, entry-level professionals, University of Virginia students and professors who select housing options in high cost areas of the region (City of Charlottesville). All of these scenarios would decrease the rate at which households experience a housing problem and could result in skewed data results.

If they have needs not identified above, what are those needs?

In addition to affordable and accessible housing options, there is a need for greater educational attainment and employment opportunities through economic and workforce development initiatives as well as access to transportation that supports regional workforce development efforts and affordable quality childcare. The region must make connections to match the skills required to perform jobs within workforce development initiatives intended to serve households with a disproportionate greater need.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

In the City of Charlottesville, African American population represents 49% of the population in the Fifeville and Ridge Street neighborhoods. The City's largest Hispanic population resides in the Fry's Spring, Fifeville, and Belmont neighborhoods. The lowest median rents are located in Census Tracts 4.01, 5.01, and 4.02 (these census tracts fall within the Fifeville, Ridge Street, and Belmont neighborhoods), which in part, could be due to the location of public or other assisted housing units. The concentrations of lower-income households results in high shares of households with housing cost-burdens, translating to high cost-burdens for African American and Hispanic populations.

NA-35 Public Housing - 91.405, 91.205 (b)

Introduction

A little over 1,000 housing units in the region are supported by HUD-funded programs for low-income households. Roughly, two-thirds of these are privately-owned units occupied with a household using a Housing Choice Voucher to supplement rent. The other third are rental units supported through public housing and project-based programs. These units are an important component of the affordable housing stock in the region. The following section shows the use of assistance and characteristics of the population receiving assistance, in order to assess the unique needs of this population. Waiting lists are held by local housing agencies, and the needs of households on the waiting lists are also assessed.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	31	354	700	51	627	0	22	0

Table 22 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
# Homeless at admission	0	0	0	2	0	2	0	0
# of Elderly Program Participants (>62)	0	24	62	102	23	79	0	0
# of Disabled Families	0	7	100	190	8	178	0	4
# of Families requesting accessibility features	0	31	354	700	51	627	0	22
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	25	81	209	27	171	0	11	0
Black/African American	0	6	272	484	23	450	0	11	0

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Asian	0	0	1	6	1	5	0	0	0
American Indian/Alaska Native	0	0	0	1	0	1	0	0	0
Pacific Islander	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	2	5	12	2	10	0	0	0
Not Hispanic	0	29	349	688	49	617	0	22	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

The needs which are most frequently expressed by public housing tenants and those on the waiting list for accessible units include units that are equipped with dwelling space to accommodate a live-in aid, one-level units that do not require residents to navigate steps, and units that are equipped with a walk-in bathtub.

What are the number and type of families on the waiting lists for public housing and section 8 tenant-based rental assistance? Based on the information above, and any other information available to the jurisdiction, what are the most immediate needs of residents of public housing and Housing Choice voucher holders?

The waiting listed maintained by CRHA for Housing Choice Vouchers and public housing included 1,866 households in July 2017. Excluding overlap caused by households on both lists, there are 1,651 unduplicated households. The waiting lists for Housing Choice Vouchers and public housing have been closed for years. With low levels of turnover, this represents an eight-year wait for a voucher or a seven-year wait for public housing though the wait is significantly shorter for elderly and disabled individuals. This is indicative of the number of low-income households in need of affordable housing options in the City. As of July 2017, 305 of the 446 households on the wait list of public housing claimed a live/work in the city preference; 981 (out of 1,402) households on the housing choice voucher waiting list claim the live/work in the city preference.

Black households represent the majority of public housing residents. Of the 662 households in CRHA public housing communities from November 2016 through February 2018, 77 percent of the head of households reported were black and 21 percent were white. Families with children comprised 47 percent of all households; individuals or families with disabilities comprised 41 percent. Public housing serves primarily extremely-low-income individuals and families and extremely-low income persons represent a larger share of households in the public housing. Extremely-low income persons represent a larger share of households on the public housing and housing choice voucher waitlist. More than half of those applying for assisted housing were single persons. Three percent had six or more members – 55 families. On the public housing list, 113 applicants had elderly/disabled status, and 95 applicants were identified as homeless

The most immediate needs of elderly/disabled public housing and housing choice voucher tenants is the continued availability of quality, deeply affordable housing stock in the Charlottesville area. The most immediate needs of non-elderly/disabled public housing and housing choice voucher tenants is the prevalence and accessibility of quality, living wage jobs, as well as the availability of quality affordable housing in the private market.

During stakeholder meetings, residents expressed the need for public housing redevelopment, support for self-sufficiency programs that assist residents with homeownership and employment opportunities,

mental health and counseling services, revisions to the CRHA barment policy and eviction policies, services for ex-offenders, accessible housing for persons with disabilities, assistance to tenants who experience language and cultural barriers as public housing is increasingly becoming diverse, access to good paying jobs and accessible transportation, ongoing support to the Westhaven health clinic, and routine maintenance of facilities.

How do these needs compare to the housing needs of the population at large

The most common housing problem amongst CRHA residents and the region as a whole is housing cost-burden. Similar to the region, the priority need for affordable housing is for households who have an income between 0 percent and 30 percent of AMI. One of the most pressing issues that impacts CRHA residents is the need for redevelopment or modernization of the public housing stock. CRHA's ability to redevelop and/or improve its housing stock will have an impact on the affordable housing segment as a whole in the region.

Discussion

Public housing continues to be an important component of the regional housing stock. There are strong regional variations in the types of housing assistance utilized. All of the traditional public housing in the region is owned by CRHA and located in the City of Charlottesville. Outside of the city, Housing Choice Vouchers are the form of assistance most commonly used. Vouchers stay with the particular voucher-holder, not a particular unit, and voucher-holders are allowed to take their public support out of the region.

Properties with Low-Income Housing Tax Credits are located either in Charlottesville or the urbanized areas of Albemarle County. These typically serve households that are of moderate income. This program is not included under the auspices of HUD, and thus does not get tallied in the data above. The federal government has been increasingly shifting funds away from public housing and toward vouchers, so future projects should account for an increase in the number of publicly-supported, privately-owned housing units.

NA-40 Homeless Needs Assessment - 91.405, 91.205 (c)

Introduction:

This section contains data collected on the homeless population in the region, including the different segments of this population and the varieties of shelter or lack thereof. Extremely Low-income households in the region face numerous pressures that threaten them with homelessness.

The most common reason for losing shelter is the inability to pay rent, and in some cases the inability to pay utility costs. As documented in this assessment, there is a lack of rental options available for those earning not much above the Virginia minimum wage of \$7.25 an hour in the region, rendering this population vulnerable to any fluctuations in either ability to pay or rents. The following circumstances may commonly trigger an eviction:

- The rent was never affordable in the first place, and the unit was only acquired through a one-time cash outlay, such as a tax refund.
- A reduction of income occurs, especially a reduction of working hours or the stoppage of child support payments.
- A job loss occurs.
- A person sharing the unit, either a roommate or significant other, leaves without proper notice and is no longer sharing the cost burden.
- Unexpected health care costs arise and are not fully covered by private insurance or public assistance.
- Public assistance, such as food stamps or childcare assistance is reduced, either through a change in the household (such as a raise in income) or policy.
- The rent and/or utility costs increase. Although less common than loss of income, currently homeless survey respondents have cited this reason for leaving their previous housing.

There are rapid-rehousing programs available to provide stable housing options for formerly homeless individuals and households. However, there are insufficient resources to support the transition out of these programs and into the broader housing market once the period of temporary support is completed. There is a need for individual housing counseling to ensure that clients are educated in personal financial management and select housing that will be continually affordable once the subsidy stops.

High costs of rental units have been linked to housing instability for households at risk of homelessness. This is particularly true within the City of Charlottesville and urban ring of Albemarle County, where students are able to bid up the price of rental units. The Task Force to End

Homelessness has considered a \$550 apartment to be affordable housing, based on what could be acquired by a household earning a “living wage” of \$10.17 an hour. A 2010 point-in-time count of advertised rental units showed that 0 out of 247 advertised 2-bedroom apartments met these criteria, and 23 out 185 1-bedroom apartments met these criteria. These prices typically do not include the cost of utilities. Households earning minimum wage or subsisting on SSI payments have little to no affordable housing options as defined above. There is an insufficient supply of rental housing in the region to meet the needs of the extremely low-income.

Social service providers have also found that public transportation access has limited the number of housing options available to their low-income clients. Transit-dependent populations, including many elderly and disabled individuals, will have limited access to jobs and services unless they live within the Charlottesville Area Transit service area. The rents in this area are higher than the regional average.

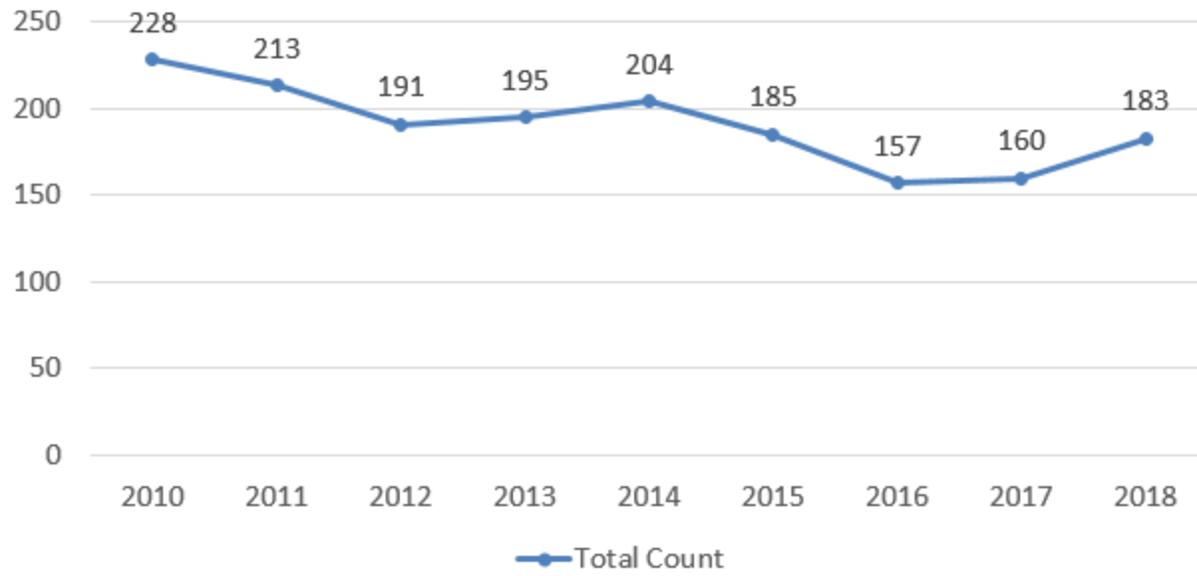
Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	41	0	102	49	58	64
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	114	28	338	164	192	64
Chronically Homeless Individuals	28	13	41	10	12	365
Chronically Homeless Families	0	0	0	0	0	0
Veterans	0	0	0	0	0	0
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	1	2	3	1	3	64

Table 26 - Homeless Needs Assessment

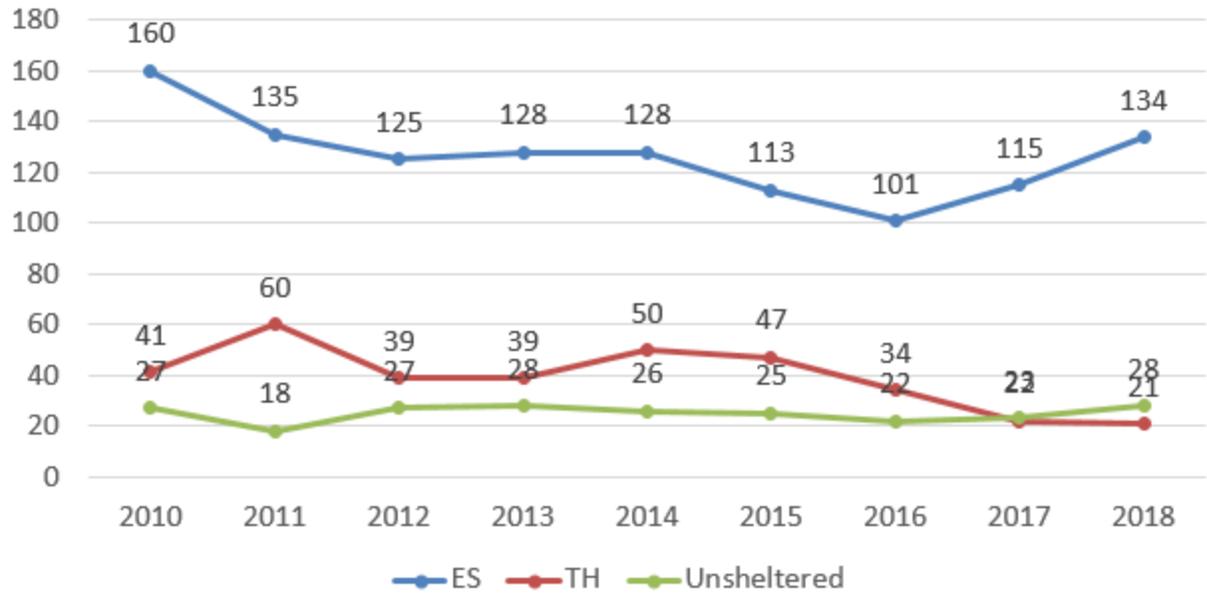
Data Source Comments:

Total Count



Point in Time Total Count 2010-2018

Point In Time Count 2010 - 2018



Point in Time Total Count 2010-2018 (Details)

Indicate if the homeless population Has No Rural Homeless is:

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	74	21
Black or African American	75	7
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	4	1
Not Hispanic	151	27

Data Source

Comments:

Include 6 "Other" in the Shelter category, along with the 74 White and 75 Black.

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

The 2018 Count identified:

- 13 Veterans experiencing homelessness
- 41 Estimated Chronically Homeless persons (decrease from 55 in 2017)
- 25% of adults experienced domestic violence at some point in their past
- 30% of people reported a disabling condition

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

African Americans are significantly over-represented in our local homeless population as African Americans make up 46% of the total population. Whites account for 52% of the population and 2% identify as "Other" or multiracial. People identifying as Hispanic/Latino are significantly under-represented in the homeless population, comprising 3% of the total homeless population.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The 2017 and 2018 PITs showed slight increase over 2016, but the trend has been downward since 2010. In 2018, the Point in Time survey identified the following number of homeless persons: 134 Emergency Shelter, 28 for Transitional Housing, and 21 Unsheltered. See the "Point in Time Count Details" Chart.

Discussion:

The nationwide Point in Time (PIT) Homeless Count takes place annually on the last Wednesday in January. This effort offers a snapshot of homelessness by recording the number of people in an emergency shelter or who are unsheltered on a single night of the year. The Thomas Jefferson Area Coalition for the Homeless (TJACH) coordinates the Point in Time Count, recruiting volunteers, developing survey materials and collating data. Volunteers administer surveys at area soup kitchens, day shelters, at campsites and on the street to determine the number of unsheltered homeless in our community. In addition, data is collected from area emergency shelter, transitional housing, rapid re-housing, and permanent supportive housing programs on that same data to determine the number of sheltered homeless. Together, these reports provide a snapshot of homelessness in the Thomas Jefferson Planning District including information on employment status, previous address, family characteristics, veteran status, and basic demographic information, in addition to data on the extent to which households struggle with serious mental illness, chronic substance abuse, domestic violence or HIV/AIDS diagnoses. The 2017 and 2018 PITs showed slight increase over 2016, but the trend has been downward since 2010.

There is currently only one Transitional Housing (TH) program operating in the region. Emergency shelter is provided by the Salvation Army year-round and seasonally by PACEM.

Permanent Supportive Housing (PSH) is provided by the non-profit Virginia Supportive Housing (VSH) at the Crossings at 4th and Preston supported by vouchers provided by the City of Charlottesville and Albemarle County, and scattered site housing by the Region Ten Community Services Board, funded through HUD:

- Shelter + Care PSH \$151,483.00
- Supportive Housing Program PSH \$136,603.00
- Positive Places PSH \$71,016.00

NA-45 Non-Homeless Special Needs Assessment - 91.405, 91.205 (b,d)

Introduction

This section contains data collected on persons living with physical or cognitive disabilities, older adults, persons with severe mental illnesses, victims of domestic violence, and persons living with HIV/AIDS and their families were identified through the citizen participation process as special needs populations.

Describe the characteristics of special needs populations in your community:

The 2016 American Community Survey estimates that 9.8% of the population in the Charlottesville Metropolitan Statistical area has at least one disability. **NOTE: The MSA does not include Louisa County.** In 2016, Weldon Cooper estimated that 32,095 residents of Charlottesville/Albemarle are 60 years or older. Of adults 60 and older in our area, over 25% live alone (5,946 in Charlottesville and 2,609 in Albemarle). In that same age bracket, about 10% live below the federal poverty level (2,283 in Charlottesville and 767 in Albemarle). The 2016 American Community Survey indicates the disabled population for seniors 65 and older is 11,500 people in Charlottesville and 5,485 people in Albemarle. The total disabled population 18 and over in Albemarle is 14,953 and 14,277 in Charlottesville. Caregivers are impacted by providing and arranging for care of loved ones. The Bureau of Labor Statistics reported in 2014 that 16% of the age15+ population provides unpaid care.

Residents of long term care facilities and elders receiving care at home are a particularly vulnerable population. There are 2,337 nursing home beds in PD10: 426 beds in Charlottesville and 1,465 in Albemarle. Based on facility surveys, we estimate that 25% of residents in Albemarle facilities were relocated or placed from Charlottesville. There is a growing trend to reduce placements to long term care in favor of in-home care. The LTC Ombudsman program advocates for a growing number of seniors receiving care in facilities and community-based care.

Region 10 Community Services Board provides mental health, intellectual disability and substance abuse services where in the region. According to 2017 consumer data, Region 10 has served 8,134 adults and juveniles in the region with a larger percentage of clients being from Albemarle and Charlottesville. The majority of clients served are those seeking Intake/Access/Emergency services and mental health services are the top services. Clients seeking substance abuse services and services for intellectual/developmental disabilities account for 12% and 5% of those persons being served. Whites (56%) and African Americans (19%) share a higher percentage of services provided by Region 10. Eighty-four percent of the persons served live in a private residence, school or dorm. The majority of those served are not employed due to a disability or because they are a student and/or doing job training.

What are the housing and supportive service needs of these populations and how are these needs determined?

Additional costs for medical, personal care, home modifications, or housing needs exacerbate challenges faced by special needs groups to remain stably housed and connected to care.

Older populations face numerous housing challenges, including:

- Affordability
- Physical accessibility
- Access to medical and other services
- Social isolation

The Virginia Board for People with Disabilities (VBPD) serves as Virginia's Developmental Disabilities (DD) Planning Council. The VBPD's 2017 Housing Assessment includes these four recommendations:

1. Enhance public education efforts related to independent housing options for individuals with intellectual and developmental disabilities, including education about the availability of housing resources and the processes of accessing and navigating those resources
1. Expand education and outreach to individuals with developmental disabilities to inform them about their fair housing rights and the process for filing fair housing complaints.
1. Continue to educate building professionals, property managers, and other housing professionals about fair housing laws and accessibility requirements.
1. Increase education and outreach to home builders and about how to affordably incorporate accessible features into housing designs.

Community Services Housing, Inc., is a nonprofit that develops, owns and operates clean, safe, affordable housing for people in Charlottesville living with disabilities. Community Services Housing, Inc. has identified the following supportive housing needs for their clientele:

- Rental assistance
- 2- or 3-br units
- Accommodation of service/companion pets
- Accessible Housing
- Ground floor units and fully-wheelchair accessible units
- Accommodations such as grab bars in the bathroom
- Proximity to public transportation and sidewalks/paths to services and amenities (doctors, hospitals, Region Ten, social security office, shopping, etc.)
- Proximity to a laundry room or laundromat if there are no machines in the unit

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

In 2014, in the Southeastern region, higher rates of Persons Living With Aids/HIV (PLWHA) were located in Charlottesville at 331 per 100,000 population in comparison to the Southeastern region as a whole. Within the Thomas Jefferson Planning District (TJPD), Fluvanna shows the next highest rate at between 172-215 and Nelson, Albemarle, and Louisa show a lower rate at between 111-171 and Greene showing the lowest rate at between 45-87. The latest data available, from 2015 shows that the HIV prevalence rate (per 100,000 persons aged 13 and over) in the TJPD is 988 with 379 cases. The rate is highest in Charlottesville, Albemarle County, and Nelson County. In 2015, the HIV diagnoses rate for Albemarle was 5.5 (5 cases) and 22.2 (9) in Charlottesville. Data on HIV diagnoses for the other counties is suppressed.

Discussion:

NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

Public facilities are critical to improving neighborhood quality and resident well-being in the region. During this consolidated planning cycle, the City may direct a portion of CDBG resources toward public facilities, which may include enhanced access for persons with disabilities, substandard building upgrades, adding new amenities in underserved communities that have a demonstrated lack of public facilities, or investing in public facility projects which improves substandard housing facilities and quality of life such as parks and open space. The City of Charlottesville is currently undergoing a review and update of its 2013 Comprehensive Plan and public facility needs identified within the current process will inform identified needs.

Proposed updates to the Comprehensive Plan for Community Facilities include:

- Assess the condition of water facilities and identify actions that can be taken to improve the hydraulic conditions of the water network
- Add goal to develop and maintain a program of asset management to inform maintenance activities and renovation investments based on detailed inventories and facility condition assessments
- Update goals to include modern technology, sustainable development, and present community needs.
- Add goals to identify and obtain a new permanent, centralized facility for the Police Department, a Regional Training Facility to be shared with other local law enforcement agencies, and police substations to increase community policing efforts
- Add goal that supports the City School's initiatives regarding growth and capacity in the school system
- Continue to provide capital funding for City School's modernization, with a particular emphasis on classroom modernizations

Comments to the proposed Comprehensive Plan updates for Community Facilities include the adding additional items for training and community relations.

How were these needs determined?

The Capital Improvement Program (CIP) addresses the physical improvement, replacement, or new construction of City-owned facilities. The City develops a comprehensive five-year program through an annual capital budgeting process. To be included for funding, projects must support a priority objective and respond to a documented need. Public participation in decision-making is robust, including meetings, consultations with residents and other stakeholders, budget forums, and public hearings. Public facility needs are also identified through Comprehensive Planning processes. The City of

Charlottesville is currently undergoing a review and update of its 2013 Comprehensive Plan and public facility needs identified within the current process will inform identified needs.

Public facility needs identified in this plan have been derived from focus groups with service providers in the region including community stakeholders and community residents. Additional input was determined by the results of the Consolidated Plan online survey. A summary of survey responses is included at the end of this document. Specific CDBG committees will prioritize needs as they relate to priority neighborhood funding.

Describe the jurisdiction's need for Public Improvements:

Transportation infrastructure is critical to enable access to employment, health care, social outlets, and recreation. A significant number of workers in the service-sector need accessible transportation accommodations/options for non-traditional work hours and varying work schedules. Relative to transportation, the need for streetscape improvements to enhance access and increase walking and biking opportunities are also identified as a need. Very-low income households, the elderly, and people with special needs may not have access to a motorized vehicle at all. Those with limited mobility face a number of needs.

According to the forthcoming Housing Needs Assessment, 8.6 percent of City residents relied on public transportation for travel to work based on American Community Survey data for 2011 through 2015. Another 12.6 percent walked to work with 5.3 percent bicycling or using a taxicab, motorcycle or other means of transportation. Just over 60 percent of City residents drove alone as compared with almost 75 percent of metro area residents. Slightly more than six percent worked at home. This heavy reliance on walking, bicycling and public transportation has implications for the distribution of affordable housing. Over 10 percent of Charlottesville households have no access to a vehicle, including 3.4 percent of owner households and 15.8 percent of renter households.

Proposed updates and comments on the Comprehensive Plan for the topics related to Environmental Sustainability and Transportation and Environmental informed the Strategic Plan Goals.

Consultations with stakeholders also revealed the need for infrastructure improvements to support economic development and revitalization as well as access to grocery stores and fresh food.

How were these needs determined?

Within the urbanized areas of the region, the Charlottesville-Albemarle MPO sets a Transportation Improvement Program (TIP) that establishes transportation improvements. Public improvement needs identified in this plan have been and will be derived from focus groups with service providers in the region including community stakeholders and community residents. Additional input was determined by the results of the Consolidated Plan online survey. Specific CDBG committees will prioritize needs as they relate to priority neighborhood funding.

Public facility needs are also identified through Comprehensive Planning processes. The City of Charlottesville is currently undergoing a review and update of its 2013 Comprehensive Plan and public improvement needs identified within the current process will inform identified needs.

Describe the jurisdiction's need for Public Services:

Housing Services:

- A coordinated comprehensive system that supports access to housing and housing services
- Property tax relief programs that assist a variety of persons,
- Services that assist with application fees and security deposits
- Financial literacy programs that assist with credit repair
- Landlord tenant issues/eviction assistance and services for persons with a criminal history.
- Resources for unbanked clients and provide access to emergency funds. Workforce

Development, Childcare, and Transportation Services:

- Accessible transportation to accommodate varying work schedules
- Workforce development services
- Access to quality affordable childcare that provide options for non-traditional hours and variable work schedules
- Job development/creation through the support of microenterprise assistance and services that support entrepreneurship as a means of employment Proposed updates to the Comprehensive Plan for Economic Sustainability include: Raise awareness of the city's rich artistic, ethnic, cultural, and lifestyle diversity through marketing that inspires travel from out-of-area and continue operating the Charlottesville Downtown Job Center to ensure all City residents have access to employment services & training opportunities that will help them meet employers' workforce needs. Comments to the proposed updates include the following: include links to CATEC and PVCC programs, add policies for job training for current community members, encourage public/private partnerships, and consider adding Westhaven (CRHA) as a partner for implementing specific City plans. Health and Human Services: Human services needs for homeless persons, persons with disabilities, persons with special needs and persons who have mental health and substance abuse issues including:
 - Housing placement, mental health care, substance abuse treatment, and case management/life skills are among those identified as needs for homeless persons.
 - Mental health services and counseling services
 - Maintained support for community health clinics
 - Support for services that assist with language and cultural barriers The 2016 MAPP2Health Thomas Jefferson Health District Community Health Improvement Plan for the Thomas Jefferson Health District identifies the following community health priorities and goals:
 - Promote healthy eating and active living
 - Foster a healthy and connected community
 - Address mental health and substance abuse

- Improve health disparities and access to care

How were these needs determined?

Public services needs identified in this plan have also been derived from focus groups with service providers in the region including community stakeholders and community residents. Additional input was determined by the results of the Consolidated Plan online survey as well as the City of Charlottesville's Growing Opportunities Report. The City of Charlottesville is currently undergoing a review and update of its 2013 Comprehensive Plan and public services needs identified within the current process will inform identified needs. Needs were also identified from the 2016 MAPP2Health Thomas Jefferson Health District Community Health Improvement Plan.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

This section overviews the entire regional housing market, including the numbers and types of units available in the region. Using this as a context, the section then discusses the number of supported units in the region, and how well this matches the gaps that currently exist between market-rate homes and the identified needs of the region.

MA-10 Housing Market Analysis: Number of Housing Units - 91.410, 91.210(a)&(b)(2)

Introduction

This section overviews the entire regional housing market, including the numbers and types of units available in the region. Using this as a context, the section then discusses the number of supported units in the region, and how well this matches the gaps that currently exist between market-rate homes and the identified needs of the region.

Over the 27 years between 1990 and 2017, there has been an increase in the percentage of attached housing and multi-family unit, and a decrease in the percentage of single family detached homes and mobile homes in Albemarle County. This is a trend that is responsive to changes in household size and composition. According to the Housing Needs Assessment (Partners for Economic Solutions), Charlottesville had a total housing stock estimated at 19,866 units in 2015. Just over half the units were single-family detached units with another 9.9 percent as single-family attached units (e.g., townhomes). Two-unit structures, which include both traditional duplexes and houses with an English basement or other accessory unit, represented another 9.0 percent of the inventory. Larger rental buildings with 20 or more units in the structure accounted for 9.9 percent of the rental housing stock. The 17 mobile homes were 0.9 percent of the city's housing units.

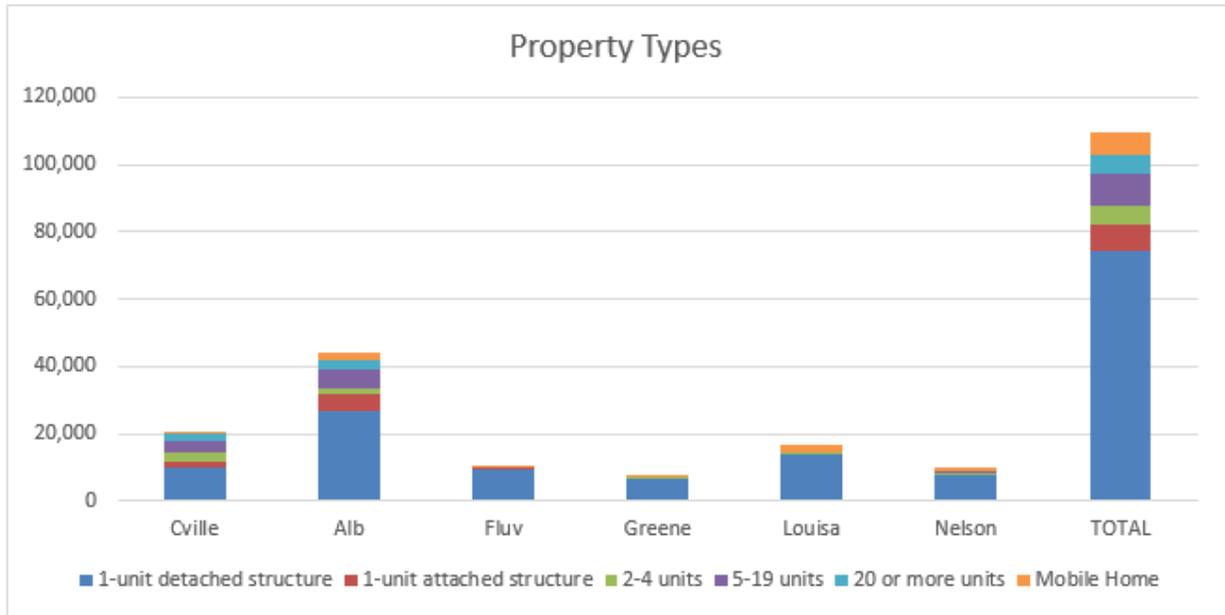
In the region, single-family detached structures account for the majority of residential types of housing while single-family attached units and multi-family units cover about 32 percent of the residential property types combined.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	73,388	69%
1-unit, attached structure	7,045	7%
2-4 units	4,882	5%
5-19 units	9,799	9%
20 or more units	5,557	5%
Mobile Home, boat, RV, van, etc	5,921	6%
Total	106,592	100%

Table 27 – Residential Properties by Unit Number

Data Source: 2009-2013 ACS



Property Types in the TJPD

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	81	0%	833	3%
1 bedroom	953	2%	5,823	19%
2 bedrooms	8,239	14%	11,340	38%
3 or more bedrooms	51,683	85%	12,247	41%
Total	60,956	101%	30,243	101%

Table 28 – Unit Size by Tenure

Data Source: 2009-2013 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

A number of housing units are assisted with federal, state, and local funds from a range of sources and programs in the Thomas Jefferson Planning District.

Public Housing: CRHA has an inventory of 376 public housing units and administers 700 Housing Choice Vouchers that are funded by HUD. (Fifty-one of these vouchers are committed to units in Friendship Court). The vouchers allow extremely-low-income families, the elderly and disabled individuals to pay 30 percent of their income for rent with HUD making up the difference between what they pay and fair market rents. Given the high rents in the City, many of the vouchers administered by CRHA are used to rent housing in surrounding counties. Many of those used in the City are used in LIHTC buildings to lease units designated for households up to 60 percent of AMI.

Vouchers: The number of active housing choice vouchers in the region are as follows:

- Charlottesville Redevelopment and Housing Authority: 700
- Albemarle County: 386 (*Albemarle County numbers represent vouchers leased-up*)
- Fluvanna/Louisa Housing Foundation: 147
- Nelson County: 66
- Piedmont Housing Alliance (Regional): 75
- Skyline Cap (Greene, Madison, Orange): 319
- Region 10 (Regional): 242 HCV-MI & 20 SRAP

Low Income Housing Developments: In the City, eleven developments that have received LIHTC funding from 1988 through 2014 continue to provide 720 affordable units. For those LIHTC developments where information is available on the mix of units, studios and one-bedroom units constitute 37 percent of the supply, two-bedroom units represent 40 percent, and three- and four-bedroom units are 23 percent of total units. Most of the LIHTC units were developed for households with incomes at 50 to 60 percent of Area Median Income (AMI).

Local Government Resources: To date, the City's Affordable Dwelling Unit Ordinance and CIP dollars allocated has resulted in over \$20 million from the City's Charlottesville Affordable Housing Fund. Of this amount, 98 percent of total CAHF allocations have been directly invested in affordable housing projects, creating or preserving an estimated 807 units of affordable housing since FY2008. The City also receives CDBG and HOME funds to benefit low to moderate income persons in the City and the Region (HOME only). Other City housing programs include the Commissioner of Revenue's four programs to increase housing affordability for low-income homeowners and renters residing within the City. These programs primarily benefit persons who are elderly and/or veterans.

Total numbers of supported units have not been quantified in Albemarle County or the other counties in the region. In Albemarle County, a total of 629 units of Low Income Housing Tax Credits properties are in use. Roughly, 150 Housing Choice Vouchers are in use in the US 29 corridor or Albemarle County, and an additional 75 are in use in Pantops along US 250. An additional 450 units of HUD-funded multifamily apartment buildings exist in Albemarle. There are also several units that have affordability restrictions as a result of Albemarle County's affordable housing proffer policy.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

In the City of Charlottesville, in the absence of further local investment in affordable housing or the availability of external funding sources, and no improvements are made to 376 public housing units, then 942 units of supported affordable housing that represent nearly one-half of the City's current stock of supported affordable housing would most likely be lost over the next 15 years. The existing inventory of assisted housing affordable to low-income households includes 376 public housing units and 720 units

of housing financed with Low-Income Housing Tax Credits. Of those, 439 need to be replaced in the near future due to age and the growing cost to maintain them.

In Albemarle County, The LIHTC properties were initiated more recently, and many of their 30-year periods of affordability will be in effect for the immediate-term future, with the exception of one project with 144 units that will no longer be supported by the program in 2022.

Does the availability of housing units meet the needs of the population?

The waiting lists for public housing and Housing Choice Vouchers have been closed for several years. They now number 1,651 unduplicated households. This represents an eight-year wait for a voucher or seven years for a public housing unit. More than half of those on the waitlist are single people.

Given the high rate of housing cost burden among the population of the Thomas Jefferson Planning District, as well as the state of the waiting lists for existing units, it is reasonable to conclude that there are an insufficient number of units to meet the present needs of the community.

According to UVA's Weldon Cooper Center for Public Service projections, the City's population will increase to 55,000 residents by 2040 (addition of 7,750 new residents). The projections suggest that the City will need to accommodate 3,100 new households with 3,200 units by 2040. By 2040, the Weldon Cooper Center projects that the senior population aged 65 and over will represent 13.1 percent of residents, up from 11.2 percent in 2017 with the aging of the Baby Boom. The share of the population 75 and over is projected to grow from 4.7 percent in 2017 to 5.7 percent by 2040. This population is most likely to need housing designed to meet seniors' mobility and other needs.

Describe the need for specific types of housing:

The existing housing types in the region vary widely from urban to rural areas, and the needs are likewise specific to particular areas. However, like most other metropolitan areas in the United States, the housing stock is dominated by single-family detached dwelling units, at roughly 69% of all existing housing units. Multi-unit properties make up a small percentage of property types in the rural areas: 2% in Fluvanna, 5% in Greene, 3% in Louisa, and 10% in Nelson. Charlottesville's housing units are 40% multi-unit, and Albemarle's are 23%. There are fewer rental options in the rural areas.

Pressures of affordability, demographic shifts toward smaller households, and a concurrent preference for compact neighborhoods and direct access to services are all impacting the housing choices residents of the area are seeking. These trends suggest that the single-family detached housing type is currently overrepresented in the region.

Data suggests that more rental units to accommodate persons at or below 30 percent of AMI are needed to accommodate renter households who are most cost-burdened. In the City, many of the

existing assisted housing units built to serve this population need to be replaced. Included in the needs are an estimated 330 senior-headed renter households and 690 households with a member who has a disability (City-only). The Housing Needs Assessment suggests that the citywide market does not offer private market apartments at rents affordable to households at or below 60 percent of AMI.

The distribution of households by size suggests a particular need for small units to accommodate the two-thirds of City households with only one or two persons. Household size within the region has also decreased, as referenced in NA-10. There is a lack of efficiency units among the larger apartment complexes. Renting space by the bed is an effective means to meet the needs of students but is not well suited to the needs of older households.

Homeownership units for first-time homebuyers are also needed to accommodate first-time homebuyers. According to the Housing Needs Assessment, data suggests that 400 of the current renter households aged 25-44 would be owner households if pricing allowed.

There is also a need for housing units that meet the needs of senior-headed renter households, and households who have a member with a disability. The need for more innovative group-oriented or accessory housing types has also been raised by advocacy groups for people with disabilities and the elderly. Accessory dwelling units offer the potential for affordable rental units for elderly or young small households, as well as the opportunity to defray homeownership costs. Certain special needs groups may benefit from the social interaction available from group homes, or collections of private homes with caregiver living arrangements on premises or nearby.

In the City, RCLCO estimated that students occupy an additional 7,800 beds in purpose-built student housing off-grounds, roughly 2,800 beds in single-family detached houses and 1,800 beds in other multi-family apartments. There is a large need for a supply of housing that adequately addresses impacts and pressures from the University of Virginia.

It is likely that additional units also will be needed to meet the needs of homeless individuals who need supportive services and to replace existing assisted housing units reaching the end of their useful lives.

Discussion

MA-15 Housing Market Analysis: Cost of Housing - 91.410, 91.210(a)

Introduction

The purpose of this section is to present data on the costs of housing provided by the private housing market in the region. Both rental costs and home-ownership costs are considered, as well as official HUD-designated limits that are benchmarked to market outcomes in the region.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2013	% Change
Median Home Value	0	0	0%
Median Contract Rent	0	0	0%

Table 29 – Cost of Housing

Data Source: 2000 Census (Base Year), 2009-2013 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	6,087	20.1%
\$500-999	13,670	45.2%
\$1,000-1,499	7,674	25.4%
\$1,500-1,999	1,828	6.0%
\$2,000 or more	984	3.3%
Total	30,243	100.0%

Table 30 - Rent Paid

Data Source: 2009-2013 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	2,297	No Data
50% HAMFI	6,605	3,382
80% HAMFI	18,706	10,515
100% HAMFI	No Data	17,615
Total	27,608	31,512

Table 31 – Housing Affordability

Data Source: 2009-2013 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	714	976	1,126	1,409	1,653
High HOME Rent	714	976	1,126	1,409	1,566
Low HOME Rent	714	788	946	1,093	1,220

Table 32 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

There is a shortage of physical rental units affordable to households with income at or below 30 percent of AMI. Households with higher incomes occupy more than half of the units affordable to this income group, further reducing the units available. There is an effective shortage of units affordable to households at 30 percent to 50 percent of AMI. Although there are physically enough units for this income range, both households with income greater than needed to afford these units and households with income lower than required to affordably rent these units occupy most of the available units. There are also a relatively high number of vacant for-rent units affordable to the 30 to 50% income range and 50 to 80% household range. This may indicate that units are not well located or are otherwise inappropriate.

For homes for sale, there is a shortage of physical units to accommodate owner with incomes less than 50% AMI. Households with higher incomes occupy the majority of these units. There is an effective shortage of units affordable to households with incomes between 50% and 80% AMI, with higher income households occupying the majority of these units.

Cost burdens for both renter and owner households are high for households under 50% AMI. Renters are more cost-burdened than owners. Populations most affected by housing cost-burden are elderly homeowners with cost-burdens in excess of 30 percent and 50 percent of their income as well as persons with special housing needs.

It is difficult for private developers to provide units priced to serve households below 50 percent AMI, the population with the most need in the region. Developable land is limited within the City of Charlottesville and land costs are high in both the City and Albemarle County. Connection fees, zoning restrictions, and other development costs are also barriers to developing affordable housing for these households.

According to data provided by Habitat for Humanity, the number of people invited to Applicant Information Meetings (AIM) in 2016 was 377. The numbers provided by Habitat indicate the number of people who asked for an application between November 2014 and October 2016 (a period when Habitat

did not take any applications). Data provided by Habitat also demonstrates the need for housing due to housing cost burdens:

- The number of people who attended an AIM in 2016 was 190 households;
- The number of applications Habitat received in 2016 was 151 applications;
- The number of families approved in 2016 was 7 families;
- The number of people who attended an AIM in 2017 was 268 people;
- The number of households that applied for Habitat housing in 2017 was 109 unique households; and
- The number of families approved in 2017 was 20 families.

How is affordability of housing likely to change considering changes to home values and/or rents?

The City of Charlottesville has experienced double-digit increases in both average rents and the average sales price of single family homes during the past five year period (increases of 18.1% and 17.7% respectively). With constraints in the inventory of developable land, rising land costs, and anticipated future population growth, the affordability of housing within the City will continue to be a challenge for low- and moderate-income households.

In the City, rents are relatively high – ranging from \$1,299 to \$1,399 for studio apartments, \$855 to \$1,504 for one-bedroom units, \$1,093 to \$2,474 for two-bedroom units, \$1,445 to \$2,199 for three-bedroom units and \$2,864 to \$3,579 for four-bedroom apartments. The least expensive rent is \$855 for a small one-bedroom apartment. Average rents in these buildings have trended steadily upward, from \$1,172 in 2012 to \$1,384 in 2017. Average rents have increased 18.1 percent in the past six years and 9.4 percent in 2017 alone (Partners for Economic Solutions).

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

In the Charlottesville MSA, Fair Market Rents are set reasonably well to match a housing unit of similar size and quality on the private market. There are significant variations within the region, so FMR near the University of Virginia will be less attractive than FMR in the more rural areas of the region. Louisa County is a member of the Thomas Jefferson Planning District, but is not within the Charlottesville MSA so a separate FMR is calculated for this county. The Louisa County FMR is significantly below that of the rest of the region. On average, 2016 FMR for Louisa County is 25% below FMR for Fluvanna County, even though demographic and economic conditions are very similar between the two counties. This discrepancy might limit the feasibility in Louisa County of all HUD programs that are indexed to the FMR.

While Nelson County is included in the Charlottesville MSA, its actual median income is 30% below the MSA (\$50,994 vs. \$67,685). The FMRs for the MSA also increase accordingly. Eventually, this leads to higher rents as landlords become aware of what the HCV Program will bear. This has not translated to fewer vouchers, but will inevitably strain program budgets.

HUD regulations may unintentionally restrict housing availability to lower income families. Without voucher support, NCCDF must rent units it has created with HUD funds to families at or below 80% median income, but the rent cannot be more than 30% of their income. As a property manager, NCCDF must set rents at a level that provides income for basic maintenance and sufficient operating income. Currently, rents charged are 40% below the FMRs (two bedroom - \$650/FMR \$1,126, three bedroom - \$800/FMR \$1,409), but affordability is still a problem.

A family in Nelson without voucher support must have a monthly income of \$2,200 to rent an NCCDF two bedroom unit, and an income of \$2,667 for a three bedroom unit. This effectively means families at or below 45% AMI (\$26,400) without voucher support cannot rent HUD supported housing.

Discussion

Housing affordability is a challenge for all income categories, but the needs are most pronounced for households at the lowest end of the regional income spectrum. Affordability of ownership is not expected to markedly improve in the next five years, and rental affordability could become more challenging.

MA-20 Housing Market Analysis: Condition of Housing - 91.410, 91.210(a)

Introduction

The condition of housing in the region is not only an issue of quality of life, but also public health and safety. Although the number of homes that lack modern features, such as indoor plumbing, continue to drop every year, the challenge of deferred maintenance and structural deterioration of older homes may lead to substantial loss of property or threats to public health. This section defines substandard conditions, estimates lead hazard in the region, and assesses the need for rehabilitation and/or substantial reconstruction of housing units in the region.

Describe the jurisdiction's definition for "substandard condition" and "substandard condition but suitable for rehabilitation":

Housing in substandard condition is any housing that endangers the health, safety, property, or welfare of the occupants or the general public.

Housing in substandard condition but suitable for rehabilitation is any housing defined as substandard that may be rehabilitated to standard condition at a cost that does not exceed demolition of the unit and new construction of a functionally-equivalent housing unit, and for which a current need exists.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	15,108	25%	12,869	43%
With two selected Conditions	183	0%	420	1%
With three selected Conditions	28	0%	26	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	45,637	75%	16,928	56%
Total	60,956	100%	30,243	100%

Table 33 - Condition of Units

Data Source: 2009-2013 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	13,071	21%	4,812	16%
1980-1999	23,594	39%	11,416	38%
1950-1979	17,837	29%	9,889	33%

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Before 1950	6,454	11%	4,126	14%
Total	60,956	100%	30,243	101%

Table 34 – Year Unit Built

Data Source: 2009-2013 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	24,291	40%	14,015	46%
Housing Units build before 1980 with children present	7,998	13%	5,237	17%

Table 35 – Risk of Lead-Based Paint

Data Source: 2009-2013 ACS (Total Units) 2009-2013 CHAS (Units with Children present)

Elevated Blood Lead Levels	Ages 0-15
Albemarle	14
Charlottesville	29
Fluvanna	0
Greene	1
Louisa	1
Nelson	5
Total	50

Elevated Blood Lead Levels in the Region - 2017

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 36 - Vacant Units

Data Source: 2005-2009 CHAS

Describe the need for owner and rental rehabilitation based on the condition of the jurisdiction's housing.

Nearly half of the rental housing stock, and a quarter of the owner housing stock, have at least one "housing condition" deficiency recorded in the table above. However, as noted in the Needs Assessment, housing cost burden is the most common deficiency, by a significant margin. The traditional indicators of housing quality, such as the existence of complete plumbing facilities, are no longer helpful indicators. The predominant housing condition issue is no longer a lack of modern amenities, but rather the existing of health and safety hazards that due to neglect of maintained or simple decay over time in addition to accessibility features for the aging and/or disabled population. There are few measurable indicators for these conditions.

Thirty-nine percent of the regions housing stock is relatively young (built between 1980-1999). The Housing Needs Assessment (Partners for Economic Solutions) shows that as of 2015, 42.3 percent of the City's housing units were built before 1960 and only 10.3 percent built after 1999.

The City of Charlottesville assessed housing conditions of all residential structures within the City in 2011, basing the assessment on a windshield survey of the building's exterior. Of all 11,000 housing units, 58% were considered "sound," 37% were considered "sound with minor repairs," 4% were considered to need "moderate repairs," and only a negligible number were considered "dilapidated." The City of Charlottesville has a property maintenance code that likely encourages property owners to invest in their units. On the other hand, housing conditions in the rural areas of all counties in the region are much more likely to be substandard.

In the City, of the existing inventory of assisted housing affordable to low-income households, 376 units of public housing and 720 units of housing financed with Low-Income Housing Tax Credits, 439 need to be replaced in the near future due to age, obsolescence and the growing costs to maintain them in good condition. According to City school data for 2017, 31 children out of 226 children of concern were identified as unsheltered or living in severely substandard conditions.

As described in the Needs Assessment (NA), there are currently 99 people on the waitlist for AHIP City emergency repairs and 88 people for City rehabs (a total of 187 persons in the City) and 233 people on the waitlist for County emergency repairs and 93 for County rehabs(a total of 326 persons). Combined, there are a total of 513 people in the region on AHIP's waitlist for either rehab work or emergency repairs.

Estimate the number of housing units within the jurisdiction that are occupied by low or moderate income families that contain lead-based paint hazards. 91.205(e), 91.405

The primary source of lead exposure is dust from lead-based paint in homes built before 1978. Lead interferes with normal brain development and is associated with learning disabilities and behavioral disorders. The Virginia Department of Health has identified areas in Virginia at risk for lead exposure as those with more than 27% of homes built before 1950 and/or those with an increased prevalence of children with elevated blood levels. A map of these areas is shown above.

Elevated blood lead levels are defined as greater than or equal to 5 µg/dL. Prior to 2016, Elevated Blood Lead Levels were defined as levels of 10 µg/dL or greater. The change in the standard has resulted in a higher number of cases than in previous years. The definition has increased the number of cases that the Thomas Jefferson Health District has seen. Given this, the incidence of elevated blood lead levels in children has increased in the region, at 50 cases per year. This has continued to be the case, despite a notable increase in the number of children who have been tested for lead exposure.

Numbers for elevated blood lead levels in children ages 0-15 for 2017 are as follows. The data below shows that elevated blood lead levels for children in Charlottesville are the highest in the region with Albemarle County following with almost half of the children in Charlottesville.

Discussion

Poor housing conditions have a detrimental impact on both the occupants of the home, the surrounding neighborhood, and the community as a whole. Although the problem of substandard housing conditions is less prevalent than housing affordability, those at lowest income levels are the ones most likely to experience the detrimental effects. The problems are especially prevalent in rural areas as well as most prevalent in the rental housing stock. The negative effects to the occupants of substandard housing include respiratory infections, asthma, lead poisoning, injuries, and mental health. These conditions may be caused by pest infestations, mold, allergens, improper wiring or plumbing, carbon monoxide exposure from dysfunctional hearing systems, and other housing failure. Due to location of structural integrity, substandard housing may be more susceptible to larger-scale natural hazards, such as floods, fires, and earthquakes.

MA-25 Public And Assisted Housing - 91.410, 91.210(b)

Introduction

The Charlottesville Redevelopment and Housing Authority manages the City's public housing inventory which is the only public housing in the region.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	27	376	800	0	429	0	225	664
# of accessible units									

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 37 – Total Number of Units by Program Type

Data PIC (PIH Information Center)

Source:

Site Units	Date Constructed	Street Address	# of Units
Westhaven	3/65	801-836 Hardy Drive	126
Crescent Halls	9/76	500 S. First St.	105
Riverside	9/80	309-323 Riverside Ave. (odd #s)	16
Sixth St.	3/81	707-713 Sixth St., SE	25
Madison Ave	9/80	1609-1625 Madison Ave.	18
Michie Drive	9/80	2021-2025 Michie Drive	23
South First St.	9/81	900-1000 S. First St.	58
Scattered Sites	6/92	613 Hinton Ave.	1
	6/92	905 Monticello Ave.	1
	6/92	712 Elsom St.	1
	9/95	715 Ridge St.	2

CRHA Public Housing Units

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

The Charlottesville Redevelopment and Housing Authority (CRHA) has an inventory of 376 public housing units – 371 in seven complexes as well as 5 units on scattered sites. CRHA administers 700 Housing Choice Vouchers that are funded by HUD. (Fifty-one of these vouchers are committed to units in Friendship Courts. The vouchers allow extremely-low-income families, the elderly and disabled individuals to pay 30 percent of their income for rent with HUD making up the difference between what they pay and fair market rents.

Public Housing Condition

Public Housing Development	Average Inspection Score
CRHA	78

Table 38 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

CRHA units are in need of upgraded hot water heaters, furnaces, plumbing, bathrooms, kitchens cabinets, windows, flooring, roofs, and exterior improvements.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

Intends to undertake the following new activities in 2018 – 2019 fiscal year. Mixed Finance Modernization or Development, demolition and/or disposition, non-smoking policies, units with approved vacancies for modernization.

Strategy for Improvements: Per CRHA’s FY 18-19 Annual Plan, CRHA intends to undertake the following new activities in 2018 – 2019 fiscal year. Mixed Finance Modernization or Development, demolition and/or disposition, non-smoking policies, units with approved vacancies for modernization.

Mixed Finance Modernization or Development: CRHA intends to build upon partnerships with the RAB and other stakeholders to continue planning for redevelopment of public housing properties. In the current Fiscal Year, CRHA anticipates that these activities will include redevelopment planning, community engagement, development services acquisition, environmental survey/study, potential plan development and related efforts.

Demolition and/or Disposition – Single Family Residences: In the current Fiscal Year, CRHA intends to explore the possibility of disposition of its scattered site, single family residences in a manner applicable

to HUD and other fair housing laws. Disposition of these properties will only be pursued if certain requirements are met.

Demolition and/or Disposition – 6th Street Site; Vacant Properties: Consistent with the recommendation provided to CRHA by the RAB, in the current Fiscal Year, CRHA intends to explore the demolition and redevelopment of its existing 6th Street housing development as well as its vacant property at Levy/Avon and South First Street in a manner applicable to HUD and other fair housing laws. The intent of such activity must include the suitable provision of elderly and disabled persons housing in quantities sufficient to replace the housing currently provided by CRHA’s Crescent Halls and 802 Hardy Drive facilities.

Non-Smoking Policies. In the current Fiscal Year, CRHA will work with the RAB and other community stakeholders to develop and implement HUD required Non-Smoking policies at CRHA properties. CRHA intends to work with the RAB to develop an implementation approach that is sensitive to the challenges that such a policy may create for Residents, and seeks to support the personal health benefits inherent in such a policy.

Section 3 Program Development. CHRA intends to work in conjunction with the RAB and stakeholders to design and implement a fully functional Section 3 employment and business development program.

Units with Approved Vacancy for Modernization. Based upon the results of a Green Physical Needs Assessment and/or other conditions, CRHA has placed a certain number of units in an “off-line” status for modernization. The CRHA Board has directed staff to use every effort to minimize any potential “off-line” period, with a goal of returning units to service within 6 months.

In addition to other efforts, the City has initiated effort designed to provide affordable internet access to the residents of public housing. Discussions with potential service providers is in progress.

Discussion:

MA-30 Homeless Facilities and Services - 91.410, 91.210(c)

Introduction

Facilities Targeted to Homeless Persons

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	29	19	22	0	0
Households with Only Adults	43	65	0	53	0
Chronically Homeless Households	0	0	0	75	0
Veterans	0	0	0	31	0
Unaccompanied Youth	0	0	0	0	0

Table 39 - Facilities Targeted to Homeless Persons

Data Source Comments:

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

Our community has adopted a Housing First approach to ending homelessness, which views homelessness as a lack of housing first and foremost. As such, we rely on housing interventions as the first step to assist someone experiencing homelessness. Once housing is established, wrap around supportive services are provided for participants to meet their needs and goals. This often includes mainstream health services from local community health clinics, employment services from the Virginia Career Works Charlottesville Center, and mental health services from our local CSB. Each participant's case manager assists in connecting them with these mainstream resources as desired. Additionally, our community employs a SSI/SSDI Outreach, Access, and Recovery (SOAR) project to connect people experiencing homelessness with a disabling condition with SSI or SSDI benefits and health insurance. This program is a critical step to support housing stability in the long term for participants with disabling conditions.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Our community has very few Emergency Shelter (facility) beds for families with children experiencing homelessness. There is only about 4 beds available year round at our local Salvation Army for families with children. There are an additional 25 beds for families fleeing domestic violence at our local DV shelter. In addition to these facility beds, Families in Crisis provides short term hotel/motel vouchers for families experiencing homelessness and Albemarle County DSS also provides similar hotel vouchers for families in lieu of shelter beds. Salvation Army provides about 47 year-round beds for individual adults experiencing homelessness, and during the colder half of the year, PACEM provides 65 seasonal beds for individuals. MACAA House provides about 21 Transitional Housing beds (eligible for longer term stays up to 2 years) for 4 homeless households. There are no Veteran-specific Emergency Shelter or Transitional Housing programs locally. In the permanent housing area, our community has about 75 units of Permanent Supportive Housing for chronically homeless households, as well as an additional 25 units of Permanent Supportive Housing for homeless adults, and 28 units for homeless persons with HIV or AIDS through the HOPWA program. Finally, the VASH program provides 31 units of Permanent Supportive Housing for homeless Veterans.

MA-35 Special Needs Facilities and Services - 91.410, 91.210(d)

Introduction

This section contains data collected on persons living with physical or cognitive disabilities, older adults, persons with severe mental illnesses, victims of domestic violence, and persons living with HIV/AIDS and their families were identified through the citizen participation process as special needs populations.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

JABA does not directly provide supportive housing, however if appropriate, seniors may receive advice and support through Options Counseling as described above in section NA-45.

According to Region 10, housing for the 38-slot Department of Behavioral Health and Development Services (DBHDS) Permanent Supportive Housing (PSH) grant is often at an intensive, 24/7 overnight facility such as 301 Carlton Road, depending on the individual's needs. In times when the individual is able to live more independently, an apartment within the community is secured and supports (listed earlier) are selected based on the person's needs and choice. Some of the Intellectual/Developmental Disability voucher referrals are individuals who have been deemed sufficiently independent to live in the community, and are moving out of group homes as a result of the recent DOJ findings. These individuals have been carefully selected and screened by DBHDS and their support staff.

Community Housing Services, Inc.

Community Housing Services, Inc. has people who are already housed with them and are temporarily out of their units for unspecified periods of time when they are in health institutions. These residents sometimes need services staff (e.g., Region Ten case managers) to look in on their unit, arrange for the care of a pet, or arrange facilitation of rent and utilities payments in their absence. Community Housing Services, Inc. also have people who are new residents who live their facility which is staffed 24/7 by Region Ten for people newly out of institutions like Western State. These residents live with staff help and attend Region Ten programs, and get assistance with daily living skills

Community Housing Services, Inc. residents need understanding that a criminal record can (but by no means does it always) accompany a mental illness, therefore, they need a landlord who will accept people with a felony. The current requirements include no violent crimes, including misdemeanor assault in the last 3 years, no distribution in the last 10 years, and no manufacturing, lifetime. CHS will review all other records and make a determination, however, CHS believes in second chances. CHS does not conduct credit checks, there are no application fees, and they will work with people to allow them to pay a security deposit in installments. Their policy is to **not** discriminate against anyone at all. CHS does review past rental history and try to know what a person's past issues might be so that they can be

proactive if an applicant's application is not accepted. CHS often times house people who have been evicted previously.

CHS strives to provide good maintenance in a timely fashion as well as try to place people in units that fit their wants and needs. CHS will frequently transfer someone to a new unit if something becomes available that suits them better and it is feasible. CHS also strives to provide energy efficient units and are rehabbing properties to this end.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Region Ten Community Services Board currently administers a total of 330 vouchers. These vouchers are all either Housing Choice Voucher or Permanent Supportive Housing vouchers which are administered very similarly to HCV. The Virginia Department of Behavioral Health and Developmental Services administers 38 Permanent Supportive Housing vouchers for individuals coming out of Western State Hospital or any other institutional setting within the area, **or** chronically homeless **or** unstably housed individuals. These individuals are always provided Housing Stabilization Case Management in addition to the above services listed which are dependent on need.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

Community partners such as JABA, Region 10, the Continuum of Care, will aim to continue programs in the region that address housing and supportive services needs for persons with special needs. While JABA does not provide supportive housing, they may make referrals to other community resources, including home care agencies, to ensure that seniors are safe and secure in the living situation of their choice. JABA also utilizes Options Counseling (OC) which is an interactive decision process offering intensive support to clients to identify and access appropriate resources. There are a number of housing developments in the region specifically serving older adults and people with disabilities. The Jefferson Area Board for Aging (JABA) reports that it generally has no vacancies for its own projects, typically has a waiting list, and the turnover rate is low. Typically, tenants only vacate their units due to a move to full time care (i.e. Assisted living or nursing home) or death.

Region Ten Community Services Board currently administers a total of 330 vouchers. These vouchers are all either Housing Choice Voucher or Permanent Supportive Housing vouchers which are administered very similarly to HCV. Populations served include: Persons with disabilities or, either Serious Mental Illness (SMI), Intellectual/Developmental Disability (ID/DD), Substance Use Disorder (SUD), Trauma/PTSD, chronically homeless individuals within Charlottesville. Individuals may receive any combination of the services listed for the Region Ten HCV program, individuals coming out of Western State Hospital or any other institutional setting within the area, **or** chronically homeless **or**

unstably housed individuals, and chronic substance abuse individuals who were heavy users of the now closed Region Ten Mohr Center Inebriate Shelter.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

The jurisdiction will address housing and supportive services for persons with special needs through entitlement funds as well as other local resources and programs. Through use of entitlement funds, the Consortia will utilize funds to address housing and supportive services for persons with special needs by aiming to preserve the existing supply of affordable housing , expand the affordable housing stock, ensure housing is accessible for residents with special needs, support Investments that aid in fair housing choice, and support programs that provide mental health and substance abuse services. The one-year Action Plan goals include rental construction, downpayment assistance, and homeowner rehab which are aimed at eligible persons in the community, including persons with special needs. The City will aim to utilize it's CDBG funds to assist persons with mental health and substance abuse issues as well as to assist with workforce development, fair housing needs, and infrastructure and public facility improvement needs which may impact facilities that persons with special needs utilize.

The HOPWA program will continue to provide supportive services and housing assistance for persons with HIV/Aids. The HOPWA program provides long-term Tenant Based Rental Assistance to eligible participants in THE CoC service area. There is also the potential to provide short-term rental assistance and utility payments for participants facing eviction or housing instability, though we have focused most of our resources on the long-term rental assistance program. It is primarily a housing-focused program where participants pay a portion of their income towards rent and the program pays the remainder. In addition HOPWA assist participants in connecting with community services like SNAP, SSI/SSDI Outreach, Access, and Recovery (SOAR), employment services, mental health and/or substance use services, and they ensure that each participant is connected to HIV health services.

MA-40 Barriers to Affordable Housing - 91.410, 91.210(e)

Describe any negative effects of public policies on affordable housing and residential investment

In the City, zoning policies such as minimum lot sizes, height restrictions, setback requirements and maximum residential densities has an impact on the development of affordable housing. Policies that prioritize preserving existing single-family neighborhoods over the development of new affordable housing have an impact on the supply of affordable housing. Over 55 percent of the zoned land by area in the City is restricted to single-family detached type housing. Minimum lot size limits on the minimum size of lots reduces the number of overall units on a parcel. The City limits new residential lots to at least 6,000 square feet in size and some areas of the City have pre-existing lots smaller than 4,000 square feet. In addition, frontage/setbacks constrain the dimensions of new lots and the buildable lot area within those lots. The City requires new lots to have a minimum 50 feet of frontage on a public street. These frontage/set-back requirements restrict large, deep lots from having more than one unit. Also, dimensional requirements limit building size to more expensive forms. Use Restrictions also act as a barrier to the development of affordable housing.

Even when the land is available for “missing-middle” housing types, zoning may prohibit those types. Residential density limitations can push developers to build larger units that rent for higher price. Parking minimums can increase the cost per unit as the cost of building parking is rolled into the cost/rent of a unit, which residents pay for regardless of their transportation choices. In addition to zoning policies, the development approval process can be time consuming and expensive to the total development costs of housing.

During the Comprehensive Plan update, comments received by the general public indicate that developer incentives to encourage affordable housing provision need to be addressed through the Comprehensive Plan updates and zoning, land use and design issues related to affordable housing need to be addressed.

MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

Introduction

The purpose of this section is to evaluate the region job market, the needs of the business community, and the needs of workers in the region. This evaluation includes the skills and trainings currently possessed by the regions workforce, as well as training needs and opportunities and initiatives underway to training the existing workforce.

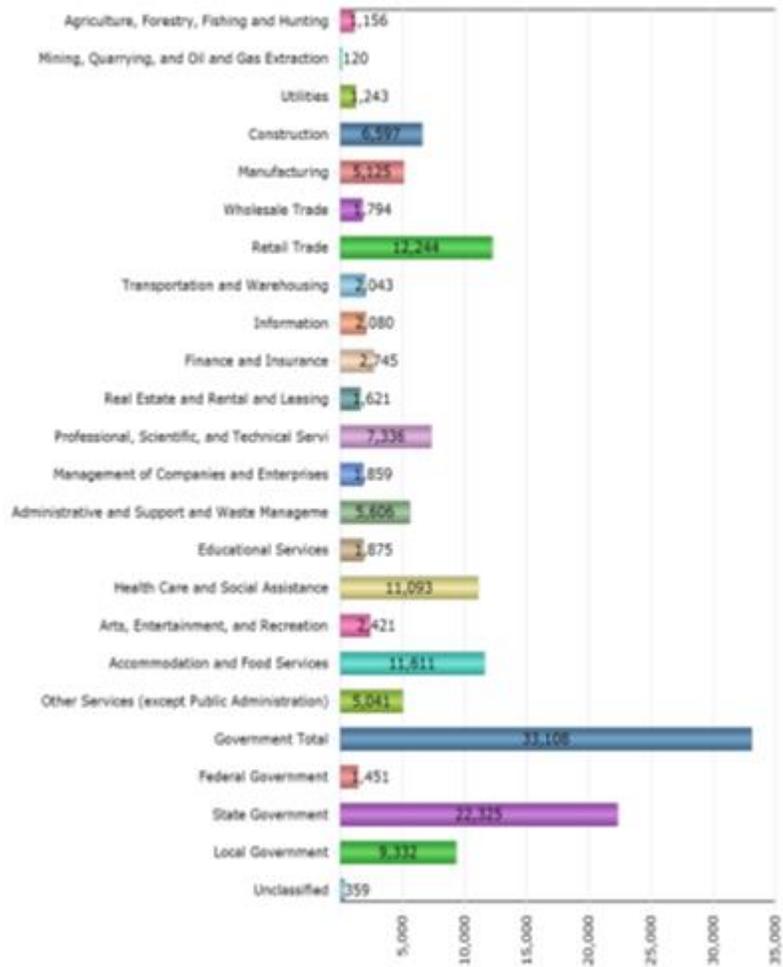
Economic Development Market Analysis

Business Activity

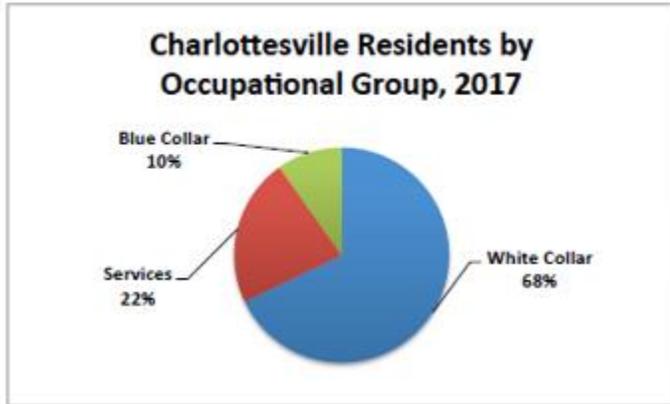
Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	85	16	1	0	-1
Arts, Entertainment, Accommodations	2,631	5,575	22	23	1
Construction	596	1,520	5	6	1
Education and Health Care Services	2,049	3,960	17	16	-1
Finance, Insurance, and Real Estate	781	1,787	6	7	1
Information	440	1,403	4	6	2
Manufacturing	550	814	5	3	-2
Other Services	752	1,948	6	8	2
Professional, Scientific, Management Services	1,708	2,967	14	12	-2
Public Administration	0	0	0	0	0
Retail Trade	1,839	3,372	15	14	-1
Transportation and Warehousing	284	325	2	1	-1
Wholesale Trade	385	615	3	3	0
Total	12,100	24,302	--	--	--

Table 40 - Business Activity

Data Source: 2009-2013 ACS (Workers), 2013 Longitudinal Employer-Household Dynamics (Jobs)



Employment Sectors in TJPD - 2018



Employment Sectors in the City, 2017

Labor Force

Total Population in the Civilian Labor Force	22,416
Civilian Employed Population 16 years and over	21,130
Unemployment Rate	5.74
Unemployment Rate for Ages 16-24	15.00
Unemployment Rate for Ages 25-65	3.65

Table 41 - Labor Force

Data Source: 2009-2013 ACS

Occupations by Sector	Number of People
Management, business and financial	6,645
Farming, fisheries and forestry occupations	763
Service	2,675
Sales and office	3,637
Construction, extraction, maintenance and repair	876
Production, transportation and material moving	816

Table 42 – Occupations by Sector

Data Source: 2009-2013 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	17,081	88%
30-59 Minutes	1,760	9%
60 or More Minutes	659	3%
Total	19,500	100%

Table 43 - Travel Time

Data Source: 2009-2013 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	1,154	89	965

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	3,143	291	1,113
Some college or Associate's degree	2,735	202	597
Bachelor's degree or higher	8,914	205	2,099

Table 44 - Educational Attainment by Employment Status

Data Source: 2009-2013 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	52	195	118	426	431
9th to 12th grade, no diploma	409	270	321	878	373
High school graduate, GED, or alternative	1,951	1,240	1,117	2,200	1,148
Some college, no degree	6,287	1,177	455	1,232	499
Associate's degree	283	297	140	242	86
Bachelor's degree	2,223	2,868	903	1,440	613
Graduate or professional degree	313	2,460	1,591	1,981	913

Table 45 - Educational Attainment by Age

Data Source: 2009-2013 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	18,154
High school graduate (includes equivalency)	27,577
Some college or Associate's degree	30,888
Bachelor's degree	38,764
Graduate or professional degree	55,526

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2009-2013 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

According to the Go Virginia Report, the Thomas Jefferson Planning District region has seen a net increase of nearly 19,000 jobs from 2006 to 2016, driven largely by high growth in Louisa, Charlottesville

City, Greene, and Albemarle counties (all of which experienced 15% growth or greater). The Virginia Employment Commission provides this information on employment by sector in its Community Profile for the Thomas Jefferson Planning District, last updated: 3/24/2018. See business activity chart.

According to data from the Housing Needs Assessment (Partners for Economic Solutions), about 73 percent of persons in the City are employed in the services industry. The services industry includes a full range of high-paid positions in educational, health, legal and accounting services as well as a number of low-paid positions in housekeeping and personal services. White-collar jobs (e.g., management, financial, professional, sales and clerical jobs) are held by 67.9 percent of city residents aged 16 and over, including 38.3 percent in professional services. In addition, there are 22.3 percent of jobs in services (e.g., food, personal, business and cleaning services) and the 9.8 percent of blue-collar jobs (9.8 percent) (e.g., manufacturing, distribution, construction and repair jobs).

Describe the workforce and infrastructure needs of the business community:

The Central Virginia Partnership for Economic Development (CVPED) conducted a workforce analysis of the region in 2017. CVPED reports that the inherent amenities of the region, as well as its proximity to larger metropolitan areas, have allowed localities to attract a range of talented, knowledgeable workers. CVPED reports that approximately 62% of workers ages 25-64 in the region have some post-secondary education. This highly educated workforce is an asset to the business community.

The unemployment rate for Charlottesville reported in February of 2018 by the Bureau of Labor Statistics was 3.3% and has seen a marked decrease in recent years. The unemployment rate for the Charlottesville Metropolitan Statistical Area (MSA) has been consistently lower than the state unemployment rate (3.5%) and the national unemployment rate (4.1%). It should be noted that any unemployment rate under 5% is considered to be full employment and that the unemployed individuals face severe or even multiple barriers to employment. This low unemployment rate can make it difficult for local employers to be able to fill open jobs.

The 2016 Labor Force Participation Rates (LFPR) reported by the Department of Economic Information & Analytics of the Virginia Employment Commission reported that the City of Charlottesville had a 68.3% LFPR and Albemarle County had a LFPR of 70.3% compared to the state wide average of 67.9%. It should be noted that the LFPR is the percentage of the population that is in the labor force, employed or unemployed. Unemployed individuals are only those who are available and actively seeking work, not necessarily all individuals without a job.

The primary infrastructure needs are transportation infrastructure, water/sewer infrastructure, and green infrastructure. Roadway congestion in urbanized areas is an ongoing issue that necessitates multimodal solutions that are carried out by VDOT in partnership with local and regional bodies such as the Thomas Jefferson Planning District Commission (TJPD). Water/sewer needs are very different in urban areas, where maintenance or replace of older systems requires ongoing investment, and more

rural areas, where a lack of infrastructure limits potential future investment. Finally, green infrastructure can assist in storm water management and the provision of other ecological services, while providing recreational and aesthetic benefits that drive the demand for living in the region.

An online survey conducted for the Consolidated Plan asked respondents to rank the top community development needs for the City. The top priorities were related to employment: There is a lack of jobs that pay a sufficient wage to support a family/household, and residents lack the training and job skills needed to access employment opportunities in the region. Workforce development, including job training and employment preparation are needed in addition to the comprehensive services that are needed to support retention. In addition to workforce development, there is a need for job development and job creation amongst employers.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

The City's downtown has shown dramatic changes as a result of both on-going public and private investment in new construction and renovation/restoration projects. The Downtown Mall is thriving, with an exciting combination of residential and retail units, restaurants, a movie theater, and the Charlottesville Pavilion, as well as a number of office complexes and financial institutions, all of which draw local residents and tourists to the area. The City continues to see significant activity with over half a billion dollars in new investment the past three years alone. The Office of Economic Development (OED) recently launched a GO Cook workforce training program that will help train City residents for entry level cooking jobs with downtown restaurants in order to address the shortage in labor in this industry. Additionally, OED has been working with IronStar and Woodard Properties on the Market Plaza project, which is projected to break ground in 2019. Workforce efforts will include identification of potential candidates on the construction site, a targeted job fair, and a skilled trades training program (similar to GO Skilled Trades Academy).

Since 2012, five privately-owned student housing complexes are in various stages of development. The Pavilion at North Grounds completed Phase I, a five story 230 unit, in July of 2013 and is now fully leased. In 2015, the Pavilion completed Phase II construction that has added an additional 5-story building and another 70 units. Three new developments along the West Main Street corridor will further connect downtown to the University and add street level activity to the corridor. The Flats at West Village opened for the 2014 UVA fall semester. This 595 bedroom mixed-used development also has 12,000 sq. ft. of ground level commercial space, which is occupied. The Standard on West Main, a 189 unit development, is under construction with an anticipated opening in August 2018. As part of this project, the developer, Landmark Properties, allocated \$50,000 for workforce development in this geographic location. So far, this has been used for construction related programming including the GO Skilled Trades Academy, which was piloted in January 2019. Finally, The Uncommon, at 1000 West Main, is a

mixed-use development with 600 bedrooms and 9,340 sq. ft. of commercial space. The UnCommon opened in summer 2016 and is fully leased. All of these current projects display confidence in the Charlottesville economy.

In addition to the residential projects along the West Main Street corridor, this area has seen a resurgence of business growth, with new retail and restaurants opening along the entire corridor. At the eastern end of the corridor, construction has been completed on new a Marriott Residence Inn hotel. The western end of the corridor has seen the completion of the Battle Building, a new state-of-the-art, 200,000 sq. ft. children's hospital, and UVA is in the midst of a 500,000 sq. ft. expansion of their emergency room and other patient care facilities. A new 10-story, 150 room hotel, adjacent to the Battle Building is nearing completion and, across the street, the former Red Roof Inn, has reopened as The Graduate Hotel, a boutique hotel serving UVA and Charlottesville visitors alike. The OED conducted a targeted hiring event for The Graduate's reopening and also placed one individual from the GO Office training program into a supervisory role with the hotel. Also during the past year, the City continued free, daily Charlottesville Trolley service connecting the University grounds to the Downtown Mall. Additionally, the City has adopted a finalized streetscape master plan for the entire West Main corridor. Workforce development training efforts are being built into this plan, as well as minority business contracting opportunities. The City will continue to look for opportunities to partner with private developers as redevelopment occurs along these corridors.

Construction and development also continue City-wide. In north Charlottesville, a 87 bedroom Country Inn and Suites opened in late 2016. Located on Route 29, this hotel provides another lodging option for Charlottesville visitors. In the center of town, a new Home2Suites Hotel will open in 2018, as well as a Fairfield Inn and Suites, situated between Interstate 64 and the Downtown Mall. A new an eastern extension of Water Street, connecting City Walk with the Downtown Mall has opened. The new road has triggered the development of C&O Row, which consists of 21 single family brownstone style homes.

Smaller renovations continue to occur at a brisk pace throughout downtown. The former Regal Cinemas, located on the western end of the Mall, underwent a multi-million dollar renovation and reopened as a Violet Crown Cinemas in 2015. Additionally, several downtown storefronts have undergone extensive rehabilitation for the first time in many years in preparation for new office use and retail tenants. The historic Jefferson Theater and the Southern Café and Music Hall have both undergone renovations, adding new venues for year around musical performances, meetings, and celebrations downtown.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

The employment opportunities in the region are currently split between professional and education employment and service-sector employment. The medical field is also a substantial and growing component of the regional economy. Skilled trades, construction, and manufacturing occupations are underrepresented and losing ground each year. According to the labor supply survey, construction is the most cited job skill among people unemployed yet looking for work. This may be a result of a temporary downturn in the housing market, or it could represent an ongoing trajectory in the job market. Among those unemployed the following skills are the most sought after for job growth: computers – general, medical-related, nursing, special trades, and office/clerical. Many of these skills can be translated broadly for a variety of occupations. These are the primary training needs, as identified by individuals in the community wishing to expand the career opportunities available to them.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

In July 2013, the City of Charlottesville Strategic Action Team (SAT) on workforce development, led by the Office of Economic Development (OED), presented a report to City Council entitled, *Growing Opportunity: A Path to Self-Sufficiency in Charlottesville*. This report provided an overview of the local workforce climate and examined barriers to employment for low-income City residents including: job creation, basic literacy, education and training, workplace readiness skills, transportation, childcare, criminal history, and housing. The report also proposed numerous strategies for addressing these barriers.

Since the report was issued, City Council has been focused on job creation with the goal of ensuring that training programs align with the needs of the business community in the Charlottesville area. The strategy in developing these training programs includes employer involvement at the ground level to ensure that their exact workforce needs are being addressed during training, thus producing a highly qualified, competitive job candidate.

In October 2014, the City of Charlottesville piloted a jobs-driven workforce development training program, Growing Opportunity Driver (GO Driver), in response to an expressed need for bus drivers by Charlottesville Area Transit (CAT). In partnership with CAT and Piedmont Virginia Community College (PVCC), the City created GO Driver, a four-week training program preparing low-income City residents for employment as Relief Transit Bus Operators with CAT. The GO Driver program has been run eight times, with more than 60 individuals completing training and entering into bus driving jobs paying a wage of \$15 or higher.

Based on the success of the pilot, additional jobs-driven training programs have/are being designed by the City. Using this model, the City developed GO Office to train workers for administrative/clerical positions at the University of Virginia and the University of Virginia Health System. Two cohorts of GO Electric, which is a partnership with a local private sector company, Design Electric, have been conducted. This six-week program prepared City residents as Field Electrical Workers. GO CNA, a program to provide Certified Nursing Assistants for the University of Virginia Health System was held in October 2015. GO Utilities, which trained four City residents for employment with the City Public Works was conducted in 2016. All four graduates are still employed with the City, and three have begun their plumbing apprenticeship program at CATEC. A GO Skilled Trades Academy was also piloted in January 2018 in order to provide basic foundations in the skilled trades due to all of the upcoming development projects in the area.

Also, slightly outside the realm of jobs-driven workforce training, the OED launched GO GED Pathways in November 2017 at the request of City Council. The program is six weeks in length and offers a supportive environment where individuals obtain GED test preparation training, as well as workplace readiness skills/career coaching and a CPR/first aid certification. The goal upon completion of the program is not employment. Instead, the focus is on getting individuals back into the classroom to begin steps towards taking the GED, which is critical to better employment. The program will be run in again May 2018.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

No

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

Discussion

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

According to the Housing Needs Assessment prepared by Partners for Economic Solutions, patterns of cost-burdened households by Census Tract (excluding student-dominated tracts: Census Tracts 2.01; 2.02; and 6.0) show clear disparities between majority-minority tracts and those with a high percentage of Caucasian residents.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

The City's largest concentrations of Hispanic residents are in Census Tracts 4.02, 5.01 and 6.0. Racial and ethnic concentrations continue with the African American population representing 49.4 percent of the population in Census Tract 5.01 and 46.8 percent in 4.01.

What are the characteristics of the market in these areas/neighborhoods?

In the City of Charlottesville, geographically, the lowest median rents are located in Census Tracts 4.01, 5.01, and 4.02 (these census tracts fall within the Fifeville, Ridge Street, and Belmont neighborhoods), which in part, could be due to the location of public or other assisted housing units. The concentrations of lower-income households results in higher shares of households with housing cost-burdens.

Excluding tracts dominated by students (2.01, 2.02 and 6.0), the lowest median household incomes (\$38,725 to \$45,420) prevail in Census Tracts 4.01, 5.01 and 4.02. These tracts also have the largest concentrations of households within incomes below \$25,000 – more than 28 percent of all tract households.

The patterns of low-income household concentrations are largely generated by housing patterns. Census Tracts 5.02, 7.0 and 4.01 have the oldest housing stock while Census Tracts 9.0, 5.2 and 3.02 have single-family units as the largest share of their housing stock.

Lowest median rents are seen in Census Tracts 4.01, 5.01 and 4.02, reflecting in part the presence of public housing and other assisted housing units. The concentrations of lower-income households results in high shares of households with housing cost burdens. In Census Tracts 4.01 and 5.01, 57.1 and 54.7 percent of renter households spend 30 percent of their income or more on gross rent, including utilities.

Are there any community assets in these areas/neighborhoods?

The City's Strategic Investment Area (SIA) Plan, adopted in February 2014 will provide guidance for: future redevelopment and investment in the area; improvements to affordable housing, including existing public and assisted housing; improved connections throughout the area; and recommended strategies for expanding employment opportunities within an area south and east of downtown. The SIA Plan is proposed to improve opportunities in the Ridge Street and Belmont neighborhoods.

Are there other strategic opportunities in any of these areas?

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

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The objectives and outcomes of the plan are linked individually to the priority needs that have resulted from the Needs Assessment contained in this plan and an online survey of residents in the region.

SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

Geographic Area

Table 47 - Geographic Priority Areas

1	Area Name:	10th and Page
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	The boundary for this neighborhood corresponds with Census Tract 2.02.
	Include specific housing and commercial characteristics of this target area.	The housing from this neighborhood is predominantly early 20th Century with some more recent infill units. Main St., Preston Ave., and University Ave, are the predominant commercial centers.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	This neighborhood was chosen based on its demographic profile. Charlottesville rotates its priority neighborhoods, and appoints a Neighborhood Task Force from the current priority neighborhood.
	Identify the needs in this target area.	The Neighborhood Task Force identifies the needs in this target area.
What are the opportunities for improvement in this target area?	The Neighborhood Task Force identifies the opportunities for improvement in this target area.	
Are there barriers to improvement in this target area?	The Neighborhood Task Force identifies the barriers for improvement in this target area.	
2	Area Name:	Albemarle County
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	

	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	Local jurisdiction boundaries as defined by the Commonwealth of Virginia
	Include specific housing and commercial characteristics of this target area.	See Market Analysis section of this plan
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	By agreement, the HOME Consortium allocates funds proportionally between each of the member jurisdictions. This plan identifies separate goals and projects for each jurisdictions, allowing citizens to identify goals specific to their own locality.
	Identify the needs in this target area.	See Needs Assessment section of this plan
	What are the opportunities for improvement in this target area?	See Strategic Plan section of this plan
	Are there barriers to improvement in this target area?	See Needs Assessment and Strategic Plan sections of this plan
3	Area Name:	Belmont
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	The boundary for this neighborhood corresponds with Census Tract 4.02.

	Include specific housing and commercial characteristics of this target area.	The housing in the neighborhood is a mix of single-family homes from the mid-1800s to modern units with many mid-century duplexes scattered throughout. There is a small commercial area known as 'downtown belmont' and many small convenience type stores scattered throughout.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	This neighborhood was chosen based on its demographic profile. Charlottesville rotates its priority neighborhoods, and appoints a Neighborhood Task Force from the current priority neighborhood.
	Identify the needs in this target area.	The Neighborhood Task Force identifies the needs in this target area.
	What are the opportunities for improvement in this target area?	The Neighborhood Task Force identifies the opportunities for improvement in this target area.
	Are there barriers to improvement in this target area?	The Neighborhood Task Force identifies the barriers for improvement in this target area.
4	Area Name:	City of Charlottesville
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	Local jurisdiction boundaries as defined by the Commonwealth of Virginia
	Include specific housing and commercial characteristics of this target area.	See Market Analysis section of this plan

	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	By agreement, the HOME Consortium allocates funds proportionally between each of the member jurisdictions. This plan identifies separate goals and projects for each jurisdictions, allowing citizens to identify goals specific to their own locality.
	Identify the needs in this target area.	See Needs Assessment section of this plan
	What are the opportunities for improvement in this target area?	See Strategic Plan section of this plan
	Are there barriers to improvement in this target area?	See Needs Assessment and Strategic Plan sections of this plan
5	Area Name:	Fifeville
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	The boundaries for this neighborhood correspond with Census Tract 5.01.
	Include specific housing and commercial characteristics of this target area.	This neighborhood features homes built predominately in the early 20th century with mid-century infill developments. There is a large 1970s townhome subdivision where many low-mod people reside. The main commercial centers are found on Cherry Ave. and Main St.
How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	This neighborhood was chosen based on its demographic profile. Charlottesville rotates its priority neighborhoods, and appoints a Neighborhood Task Force from the current priority neighborhood	

	Identify the needs in this target area.	The Neighborhood Task Force identifies the needs in this target area.
	What are the opportunities for improvement in this target area?	The Neighborhood Task Force identifies the opportunities for improvement in this target area.
	Are there barriers to improvement in this target area?	The Neighborhood Task Force identifies the barriers for improvement in this target area.
6	Area Name:	Fluvanna County
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	Local jurisdiction boundaries as defined by the Commonwealth of Virginia
	Include specific housing and commercial characteristics of this target area.	See Market Analysis section of this plan
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	By agreement, the HOME Consortium allocates funds proportionally between each of the member jurisdictions. This plan identifies separate goals and projects for each jurisdictions, allowing citizens to identify goals specific to their own locality.
	Identify the needs in this target area.	See Needs Assessment section of this plan
	What are the opportunities for improvement in this target area?	See Strategic Plan section of this plan
Are there barriers to improvement in this target area?	See Needs Assessment and Strategic Plan sections of this plan	
7	Area Name:	Greene County
	Area Type:	Local Target area
	Other Target Area Description:	

	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	Local jurisdiction boundaries as defined by the Commonwealth of Virginia
	Include specific housing and commercial characteristics of this target area.	See Market Analysis section of this plan
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	By agreement, the HOME Consortium allocates funds proportionally between each of the member jurisdictions. This plan identifies separate goals and projects for each jurisdictions, allowing citizens to identify goals specific to their own locality.
	Identify the needs in this target area.	See Needs Assessment section of this plan
	What are the opportunities for improvement in this target area?	? See Strategic Plan section of this plan
	Are there barriers to improvement in this target area?	See Needs Assessment and Strategic Plan sections of this plan
8	Area Name:	Louisa County
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	Local jurisdiction boundaries as defined by the Commonwealth of Virginia
	Include specific housing and commercial characteristics of this target area.	See Market Analysis section of this plan

	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	By agreement, the HOME Consortium allocates funds proportionally between each of the member jurisdictions. This plan identifies separate goals and projects for each jurisdictions, allowing citizens to identify goals specific to their own locality.
	Identify the needs in this target area.	See Needs Assessment section of this plan
	What are the opportunities for improvement in this target area?	See Strategic Plan section of this plan
	Are there barriers to improvement in this target area?	See Needs Assessment and Strategic Plan sections of this plan
9	Area Name:	Nelson County
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	Local jurisdiction boundaries as defined by the Commonwealth of Virginia
	Include specific housing and commercial characteristics of this target area.	See Market Analysis section of this plan
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	By agreement, the HOME Consortium allocates funds proportionally between each of the member jurisdictions. This plan identifies separate goals and projects for each jurisdictions, allowing citizens to identify goals specific to their own locality.
	Identify the needs in this target area.	See Needs Assessment section of this plan

	What are the opportunities for improvement in this target area?	See Strategic Plan section of this plan
	Are there barriers to improvement in this target area?	See Needs Assessment and Strategic Plan sections of this plan
10	Area Name:	Ridge
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	The boundary for this neighborhood corresponds with Census Tract 4.01.
	Include specific housing and commercial characteristics of this target area.	This neighborhood is predominantly residential with a varied mix of single family, apartments, and duplexes ranging in age from 1800s to recent construction.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	This neighborhood was chosen based on its demographic profile. Charlottesville rotates its priority neighborhoods, and appoints a Neighborhood Task Force from the current priority neighborhood.
	Identify the needs in this target area.	The Neighborhood Task Force identifies the needs in this target area.
What are the opportunities for improvement in this target area?	The Neighborhood Task Force identifies the opportunities for improvement in this target area.	
Are there barriers to improvement in this target area?	The Neighborhood Task Force identifies the barriers for improvement in this target area.	
11	Area Name:	Rose Hill
	Area Type:	Local Target area
	Other Target Area Description:	

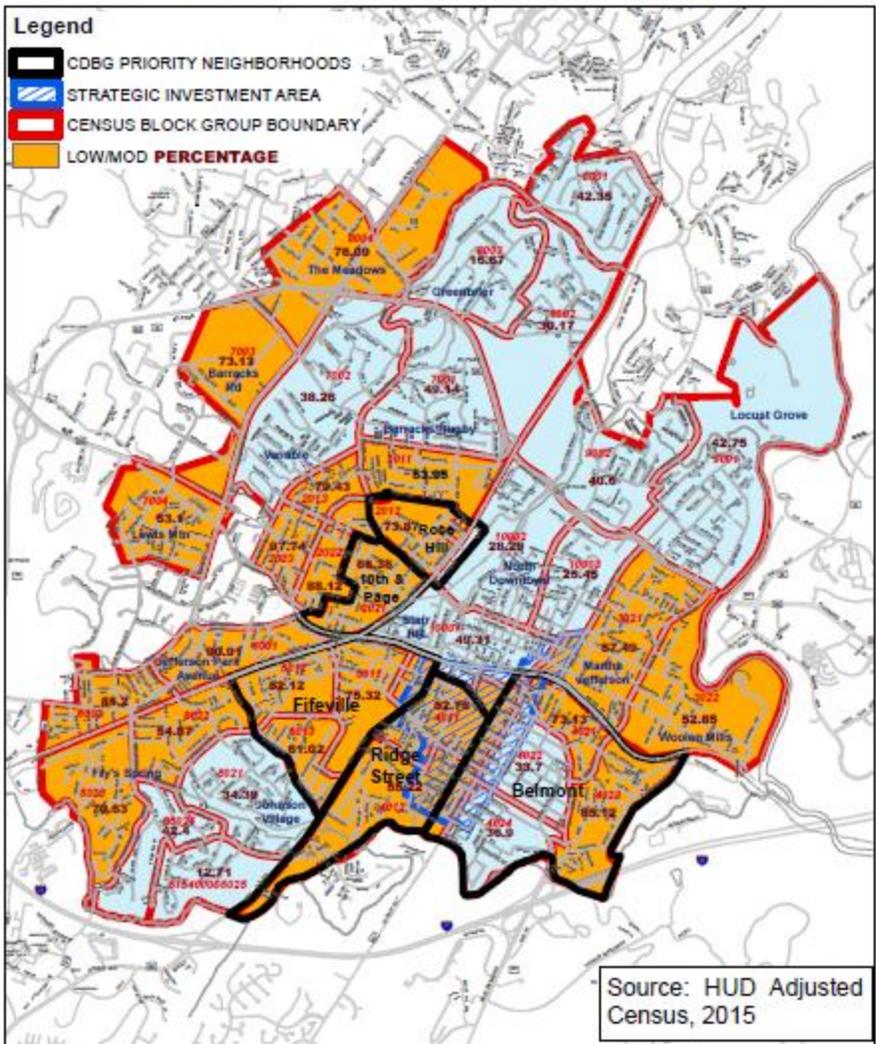
HUD Approval Date:	
% of Low/ Mod:	
Revital Type:	Comprehensive
Other Revital Description:	
Identify the neighborhood boundaries for this target area.	The neighborhood boundary for this area corresponds with Census Tract 2.01.
Include specific housing and commercial characteristics of this target area.	This neighborhood features a mix of single family, duplex, and apartment homes ranging in age from early 20th century to modern construction. Preston Ave. and Rose Hill Dr. are the main commercial centers.
How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	This neighborhood was chosen based on its demographic profile. Charlottesville rotates its priority neighborhoods, and appoints a Neighborhood Task Force from the current priority neighborhood.
Identify the needs in this target area.	The Neighborhood Task Force identifies the needs in this target area.
What are the opportunities for improvement in this target area?	The Neighborhood Task Force identifies the opportunities for improvement in this target area.
Are there barriers to improvement in this target area?	The Neighborhood Task Force identifies the barriers for improvement in this target area.

General Allocation Priorities

Describe the basis for allocating investments geographically within the state

The HOME Consortium, by agreement between all parties, distributes HOME funds to each county for use within the given jurisdictions. Many goals in the Consolidated Plan are regional in nature and apply to all jurisdictions within the Consortium, but other goals are specific to a given locality. CDBG Priority Neighborhoods are neighborhoods in the City in which CDBG funds target persons living in low to moderate income areas.

CDBG Priority Neighborhoods And Low-Moderate Income Block Groups



City CDBG Priority Neighborhood Map

SP-25 Priority Needs - 91.415, 91.215(a)(2)

Priority Needs

Table 48 – Priority Needs Summary

1	Priority Need Name	Affordable Housing (Critical Need for 0-50% AMI)
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with HIV/AIDS and their Families
	Geographic Areas Affected	City of Charlottesville Albemarle County Fluvanna County Louisa County Greene County Nelson County
	Associated Goals	Preserve Existing Supply of Affordable Housing Expand the Affordable Housing Stock Support Homeownership for First-time Homebuyers Ensure Housing is to Accessible Residents Sustainability, Energy Eff, & Environ. Stewardship Support Homeless and Transition to Independence Support Investments that Aid Fair Housing Choice
	Description	Affordable Housing is housing that reduces cost burden for households in the region that spend more than 30 percent of their income (including utilities) on housing costs. There is a critical need for persons at 0-50 percent of the area median income.

	Basis for Relative Priority	Consolidated Plan data and citizen engagement prioritized affordable housing as the top priority need in the region.
2	Priority Need Name	Homelessness and Risk of Homelessness
	Priority Level	High
	Population	Extremely Low Low Moderate Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected	City of Charlottesville Albemarle County Fluvanna County Louisa County Greene County Nelson County
	Associated Goals	Preserve Existing Supply of Affordable Housing Expand the Affordable Housing Stock Support Homeless and Transition to Independence Support Programs that Aid in Increasing Self-Suff. Support Mental Health & Substance Abuse Services
	Description	Persons who are homeless and/or at risk of being homeless were prioritized as having a high need.
	Basis for Relative Priority	Consolidated Plan data and citizen engagement prioritized the need for homeless assistance and assistance for those at risk of homelessness as a high priority.
	3	Priority Need Name
Priority Level		High

	Population	Extremely Low Low Moderate Elderly Persons with Physical Disabilities
	Geographic Areas Affected	City of Charlottesville
	Associated Goals	Sustainability, Energy Eff, & Environ. Stewardship Enhance & Improve Access to Neighborhood Amenities Support Investments that Aid Fair Housing Choice
	Description	Accessible Neighborhood Amenities and Infrastructure improvements are tied to affordable housing and quality of life outcomes (transportation, access to services and employment centers, and social wellbeing)
	Basis for Relative Priority	Consolidated Plan Data and citizen engagement prioritized access to services, accessible/multi-modal modes of transportation, and infrastructure in low-moderate income areas as a high priority need.
4	Priority Need Name	Workforce Development
	Priority Level	High
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	City of Charlottesville
	Associated Goals	Support Programs that Aid in Increasing Self-Suff. Foster Small and Local Business Development
	Description	Workforce Development includes activities that aid in the cration and retention of employment (such as training) and programs that increase self-sufficiency.
	Basis for Relative Priority	Consolidated Plan data and citizen engagement prioritized workforce development as a high priority need.
5	Priority Need Name	Business Development
	Priority Level	High

	Population	Extremely Low Low Moderate
	Geographic Areas Affected	City of Charlottesville
	Associated Goals	Support Programs that Aid in Increasing Self-Suff. Foster Small and Local Business Development
	Description	Business Development includes activities that foster small and local business development. Business development that is tied to workforce development, entrepreneurship, and microenterprise assistance that help improve self-sufficiency and job growth for income-eligible persons (persons with the greatest needs).
	Basis for Relative Priority	Consolidated Plan data and citizen engagement prioritized business development as it relates to self-sufficiency and job growth that benefits income-eligible persons.
6	Priority Need Name	Mental Health and Substance Abuse Services
	Priority Level	High
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	City of Charlottesville
	Associated Goals	Support Mental Health & Substance Abuse Services
	Description	Mental health services and substance abuse services
	Basis for Relative Priority	The basis for this priority came out of the citizen engagement process for the Consolidated Plan.

Narrative (Optional)

There is a critical affordable housing need for persons who have incomes that are 0-50 percent of the area median income.

SP-30 Influence of Market Conditions - 91.415, 91.215(b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The HOME Consortium currently does not use TBRA, however the City of Charlottesville has \$65,600 remaining over the next two years to provide permanent supportive housing for the homeless (to Virginia Supportive Housing) within the City and has allocated \$900,000 for the Charlottesville Supplemental Rental Assistance program funded by the CAHF.
TBRA for Non-Homeless Special Needs	This affordable housing type is not proposed for use in the region.
New Unit Production	The HOME Consortium has a CHDO set-aside that allows for new unit production as there is a growing need for the creation of affordable housing units.
Rehabilitation	Rehabilitation continues to be a viable activity under prevailing market conditions, due to the age of the housing stock in the region. There are approximately 7,700 owner occupied and 5,000 renter-occupied homes building before 1950 in the region, and a notable portion of these homes have not undergone significant rehabilitation. The construction labor market is currently favorable to completing rehabilitation projects.
Acquisition, including preservation	Land costs in the City of Charlottesville and Albemarle County are high, thus making acquisition of new land for the purpose of affordable housing a less appealing use of limited funds. Partially for this reason, the redevelopment of existing properties under CRHA ownership and Piedmont Housing Alliance ownership is being considered, in order to increase the number of units provided on the same sites and deconcentrate the affordable units from market-rate units.

Table 49 – Influence of Market Conditions

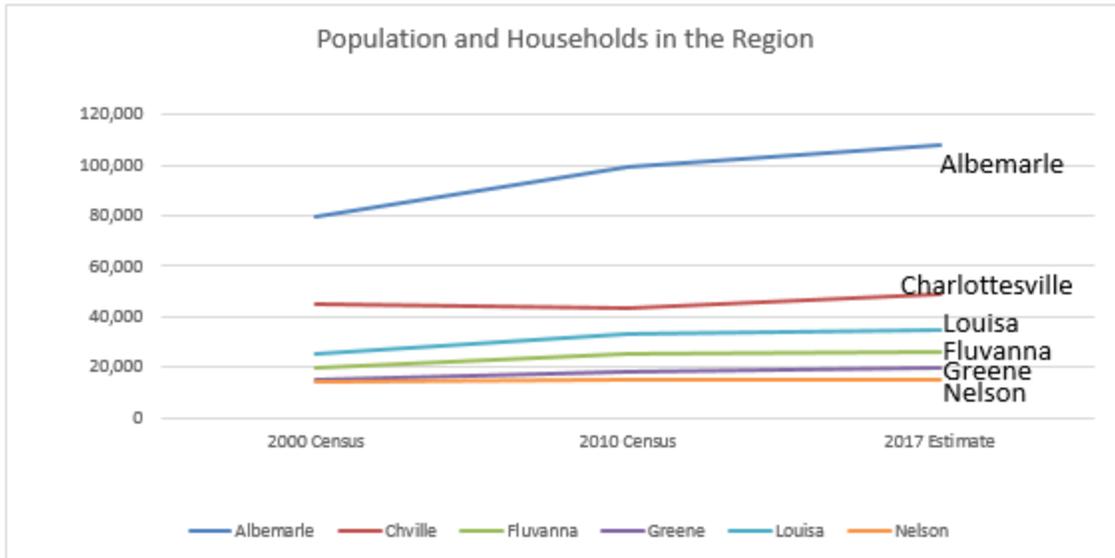
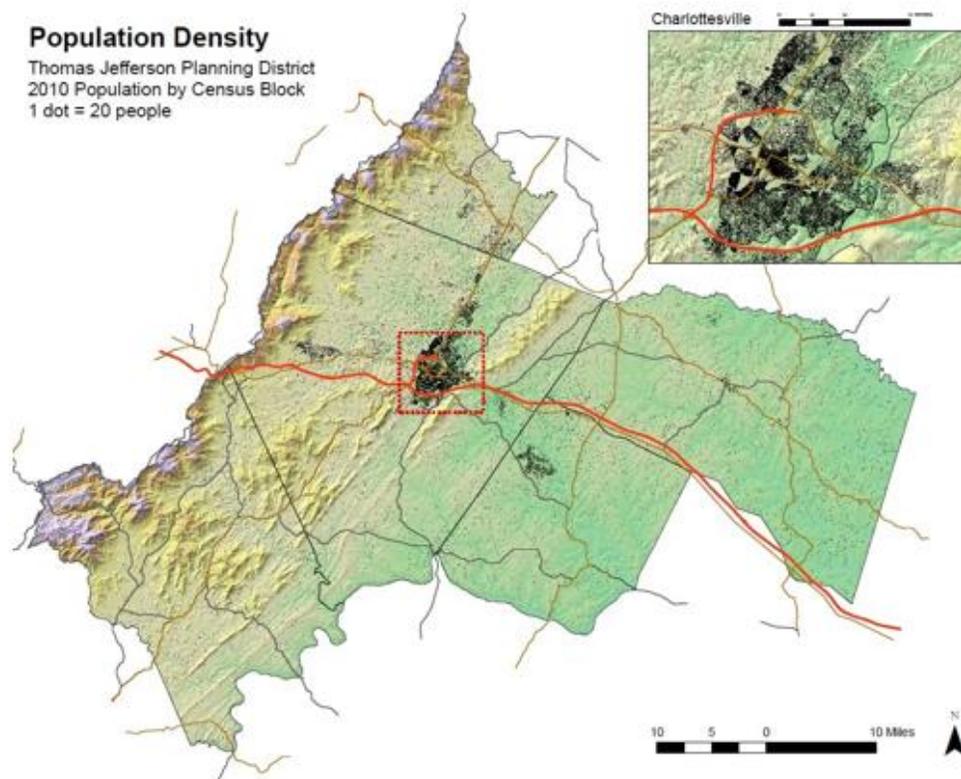


Chart 1



Map 1

SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)

Introduction

Anticipated Resources for the Consolidated Plan include CDBG, HOME, HOME match, and local affordable housing funds.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	408,417	0	1,291	409,708	1,633,668	The expected annual allocation for year one is based on the base year allocation. Expected amount for remainder of plan assumes allocations and program income will remain stable for the remaining years

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	624,013	116,800	0	740,813	2,568,052	The expected annual allocation for year one is based on the base year allocation. Expected amount for remainder of plan assumes allocations and program income will remain stable for the remaining years

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - local	Acquisition Admin and Planning Homebuyer assistance Homeowner rehab Housing Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	3,399,204	0	0	3,399,204	13,596,816	Each year, the City of Charlottesville allocates a portion of its Capital Improvement Program to the Charlottesville Housing Fund, to increase and support affordable housing units and programs throughout the City.

Table 50 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

In previous years, the Consortium accrued match from the City of Charlottesville, which provides a 25% match for each project, and Habitat for Humanity projects. Projects of the Greater Charlottesville Habitat for Humanity are not all HOME assisted, but all are HOME match-eligible.

Match funds from Habitat for Humanity include below market interest rate loans and soft-second mortgages forgiven over the lifetime of the loan. Especially, with decreased funding allocations anticipated in the future, The Consortium is confident that all matching requirements will be satisfied.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City is currently taking an inventory of publically-owned land and property that could be used to meet City-wide affordable housing plan goals with use of Charlottesville Affordable Housing Funds. Publically-owned land or property that will use CDBG or HOME funds has not been identified to date, however, this could change depending upon future projects.

Discussion

SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Charlottesville	Government	Economic Development Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction
THOMAS JEFFERSON PLANNING DISTRICT COMMISSION		Planning	Region
ALBEMARLE HOUSING IMPROVEMENT PROGRAM	Non-profit organizations	Ownership	Jurisdiction
CHARLOTTESVILLE REDEVELOPMENT AND HOUSING AUTHORITY	PHA	Public Housing Rental	Jurisdiction
PIEDMONT HOUSING ALLIANCE	CHDO	Non-homeless special needs Ownership Rental public services	Region
Thomas Jefferson Area Coalition for the Homeless	Regional organization	Homelessness	Region
HABITAT FOR HUMANITY OF GREATER CHARLOTTESVILLE	Non-profit organizations	Ownership	Jurisdiction
SKYLINE CAP	Other	Ownership Rental public services	Jurisdiction

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Nelson County Community Development Foundation	Other	Ownership Rental public services	Jurisdiction
Fluvanna/Louisa Housing Foundation		Ownership Rental public services	Jurisdiction
Albemarle County	Government	Economic Development Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction

Table 51 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The institutional delivery structure for housing and community development is strong throughout the region. There are more organizations that serve Charlottesville and Albemarle County, but these different is not grossly disproportion to the distribution of population or needs. It is often noted that there is a needs for greater coordination between human service providers who serve in the region, in order to collaborate on projects, avoid duplication of services, avoid confusion among clientele, and share resources and data.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy		X	
Legal Assistance	X		
Mortgage Assistance			
Rental Assistance	X	X	X
Utilities Assistance		X	

Street Outreach Services			
Law Enforcement	X		
Mobile Clinics			
Other Street Outreach Services		X	
Supportive Services			
Alcohol & Drug Abuse	X		X
Child Care	X		
Education	X		
Employment and Employment Training	X		X
Healthcare	X	X	X
HIV/AIDS	X		X
Life Skills	X	X	
Mental Health Counseling	X	X	X
Transportation	X		
Other			

Table 52 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

Although it is not possible to comprehensively measure the utilization of services by the homeless population, there are indications that a high proportion do take advantage of what is available. Shelters report high occupancy rates, at least during winter months when shelter is needed most. A significant majority of the homeless population reported using soup kitchens and food pantries. Many also accepted donated clothing from churches and secondary-market retail organizations.

Medical services are widely utilized, with 37% reporting use of the emergency rooms in the region, and an additional 34% specifying the UVa Medical System. Despite the overwhelming lack of health insurance, very few reported receiving no medical care. The Charlottesville Free Clinic is also heavily utilized by population, according to the survey. About half of all homeless people surveyed receive mental health services provided by either Region 10 or On Our Own Peer Support Center. The incidence of mental health needs in the community not met is unknown, but there are likely many who are not being reached.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Within the region, there are numerous organizations that serve these populations, and many subsets within the special needs and homeless populations. The institutional strength is very evident, and there are no needs identified in the assessment for this plan for which there is not an organization poised to meet the need. The current deficiencies are most with funding, rather than organizational capacity.

The regional Thomas Jefferson Disability Services Board (DSB) serves to foster collaboration among services to the special needs population, and the Thomas Jefferson Area Coalition for the Homeless (TJPDC) serves this role for the various anti-homelessness groups. The Thomas Jefferson DSB has limited capacity, due to the withdrawal of funds previously granted to the organization by the state. The role of collaboration between services provides has been raised as an important component of the institutional delivery structure that could be improved, in order to prevent duplication of services, confusion among clientele, and inadvertent gaps in programs. JABA, Region 10, and Community Services Housing, Inc provide services to the special needs population.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

SP-45 Goals - 91.415, 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Preserve Existing Supply of Affordable Housing	2018	2022	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	City of Charlottesville Albemarle County Fluvanna County Louisa County Greene County Nelson County	Affordable Housing (Critical Need for 0-50% AMI) Homelessness and Risk of Homelessness	CDBG: \$2,042,085 HOME: \$3,120,065	Homeowner Housing Rehabilitated: 110 Household Housing Unit
2	Expand the Affordable Housing Stock	2018	2022	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	City of Charlottesville Albemarle County Fluvanna County Louisa County Greene County Nelson County	Affordable Housing (Critical Need for 0-50% AMI) Homelessness and Risk of Homelessness	CDBG: \$2,042,085 HOME: \$3,120,065	Rental units constructed: 20 Household Housing Unit Homeowner Housing Added: 2 Household Housing Unit Direct Financial Assistance to Homebuyers: 64 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Support Homeownership for First-time Homebuyers	2018	2022	Affordable Housing	City of Charlottesville Albemarle County Fluvanna County Louisa County Greene County Nelson County	Affordable Housing (Critical Need for 0-50% AMI)	CDBG: \$2,042,085 HOME: \$3,120,065	Direct Financial Assistance to Homebuyers: 64 Households Assisted
4	Ensure Housing is to Accessible Residents	2018	2022	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	City of Charlottesville Albemarle County Fluvanna County Louisa County Greene County Nelson County	Affordable Housing (Critical Need for 0-50% AMI)	CDBG: \$2,042,085 HOME: \$3,120,065	Other: 1 Other
5	Sustainability, Energy Eff, & Environ. Stewardship	2018	2022	Affordable Housing Non-Housing Community Development	City of Charlottesville Albemarle County Fluvanna County Louisa County Greene County Nelson County	Affordable Housing (Critical Need for 0-50% AMI) Infrastructure Improvmts/Accessible Nbhd Amenities	CDBG: \$2,042,085 HOME: \$3,120,065	Other: 1 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Support Homeless and Transition to Independence	2018	2022	Homeless Non-Housing Community Development	City of Charlottesville Albemarle County Fluvanna County Louisa County Greene County Nelson County	Affordable Housing (Critical Need for 0-50% AMI) Homelessness and Risk of Homelessness	CDBG: \$2,042,085 HOME: \$3,120,065	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
7	Support Programs that Aid in Increasing Self-Suff.	2018	2022	Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	City of Charlottesville	Homelessness and Risk of Homelessness Workforce Development Business Development	CDBG: \$2,042,085	Public service activities other than Low/Moderate Income Housing Benefit: 378 Persons Assisted Businesses assisted: 100 Businesses Assisted
8	Enhance & Improve Access to Neighborhood Amenities	2018	2022	Non-Housing Community Development	City of Charlottesville Fifeville 10th and Page Rose Hill Belmont Ridge	Infrastructure Improvmts/Accessible Nbhd Amenities	CDBG: \$2,042,085	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5000 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
9	Support Investments that Aid Fair Housing Choice	2018	2022	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	City of Charlottesville Albemarle County Fluvanna County Louisa County Greene County Nelson County	Affordable Housing (Critical Need for 0-50% AMI) Infrastructure Improvmts/Accessible Nbhd Amenities	CDBG: \$2,042,085 HOME: \$3,120,065	Other: 1 Other
10	Foster Small and Local Business Development	2018	2022	Non-Housing Community Development	City of Charlottesville	Workforce Development Business Development	CDBG: \$2,042,085	Businesses assisted: 100 Businesses Assisted
11	Support Mental Health & Substance Abuse Services	2018	2022	Homeless Non-Housing Community Development	City of Charlottesville	Homelessness and Risk of Homelessness Mental Health and Substance Abuse Services	CDBG: \$2,042,085	Public service activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted

Table 53 – Goals Summary

Goal Descriptions

1	Goal Name	Preserve Existing Supply of Affordable Housing
	Goal Description	Preserve Existing Supply of Affordable Housing. There is a critical need to preserve the existing supply of affordable housing for persons who make 0-50 percent of the area median income.

2	Goal Name	Expand the Affordable Housing Stock
	Goal Description	Expand the Affordable Housing Stock. There is a critical need to expand the affordable housing stock for persons who make 0-50 percent of the area median income.
3	Goal Name	Support Homeownership for First-time Homebuyers
	Goal Description	Strengthen and Support Homeownership for First-time Homebuyers by providing downpayment assistance. There is a critical need to Strengthen and Support Homeownership for First-time Homebuyers by providing downpayment assistance for persons who make 0-50 percent of the area median income.
4	Goal Name	Ensure Housing is to Accessible Residents
	Goal Description	Ensure Housing is Accessible for Income-Eligible Residents. The goal outcome indicator is listed as "1" as it is unknown at this time how many persons or units will be made accessible and which category it would fall under.
5	Goal Name	Sustainability, Energy Eff, & Environ. Stewardship
	Goal Description	Support Investments that Promote Sustainability, Energy Efficiency, and Environmental Stewardship. The goal outcome indicator is listed as "1" as it is unknown at this time which category the goal outcomes would fall under (could possibly be a multi-outcome indicator)
6	Goal Name	Support Homeless and Transition to Independence
	Goal Description	Support Homeless and Transition to Independence
7	Goal Name	Support Programs that Aid in Increasing Self-Suff.
	Goal Description	Support programs that aid in increasing self-sufficiency
8	Goal Name	Enhance & Improve Access to Neighborhood Amenities
	Goal Description	Enhance and Improve Access to Neighborhood Amenities and Infrastructure in Low/Moderate (income-eligible) neighborhoods

9	Goal Name	Support Investments that Aid Fair Housing Choice
	Goal Description	Support Investments that Aid in Fair Housing Choice. The goal outcome indicator is listed as "1" as it is unknown at this time which category the investments that aid in fair housing choice will fall under.
10	Goal Name	Foster Small and Local Business Development
	Goal Description	Foster Small and Local Business Development
11	Goal Name	Support Mental Health & Substance Abuse Services
	Goal Description	Support Programs that Provide Mental Health and Substance Abuse Services

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

Within in the 5-year timeframe of the Consolidated Plan, it is estimated that affordable housing will be provided to 197 extremely low-income to moderate-income households. Per the needs assessment, there is a critical need for affordable housing for extremely-low income households and a high need for low-income households.

SP-50 Public Housing Accessibility and Involvement - 91.415, 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

In order to adequately accommodate the needs of public housing residents and future tenants, CRHA needs to increase the number of single-level, one-bedroom apartment units within its portfolio. These units must be designed to be accessible without the use of steps.

Activities to Increase Resident Involvements

Since the adoption of CRHA's Residents FIRST! operational philosophy, CRHA has worked to build partnerships with its Public Housing Association of Residents (PHAR) and other community organizations to increase outreach to the Public Housing and Housing Choice Voucher communities. In addition to monthly Resident Services meetings (which are reasonably well attended), CRHA routinely engages its residents through on-site neighborhood meetings around issues of public safety, medical care, social support services, community event planning, recreation and upcoming CRHA policy changes. CRHA also works diligently to include its residents in the development of its Annual and 5 Year Plans, as well as its Annual Budget. Further, CRHA and PHAR routinely work together to promote resident self-sufficiency engagement opportunities and jobs/skills training offerings. CRHA has created several ad-hoc committees to further involve residents in planning and service provision around housing maintenance, future redevelopment, medical care and job opportunity development.

Is the public housing agency designated as troubled under 24 CFR part 902?

N/A

Plan to remove the 'troubled' designation

N/A

SP-55 Strategic Plan Barriers to Affordable Housing - 91.415, 91.215(h)

Barriers to Affordable Housing

In the City, zoning policies such as minimum lot sizes, height restrictions, setback requirements and maximum residential densities has an impact on the development of affordable housing. Policies that prioritize preserving existing single-family neighborhoods over the development of new affordable housing have an impact on the supply of affordable housing. Over 55 percent of the zoned land by area in the City is restricted to single-family detached type housing. Minimum lot size limits on the minimum size of lots reduces the number of overall units on a parcel. The City limits new residential lots to at least 6,000 square feet in size and some areas of the City have pre-existing lots smaller than 4,000 square feet. In addition, frontage/setbacks constrain the dimensions of new lots and the buildable lot area within those lots. The City requires new lots to have a minimum 50 feet of frontage on a public street. These frontage/set-back requirements restrict large, deep lots from having more than one unit. Also, dimensional requirements limit building size to more expensive forms. Use Restrictions also act as a barrier to the development of affordable housing.

Even when the land is available for missing-middle housing types, zoning may prohibit those types. Residential density limitations can push developers to build larger units that rent for higher price. Parking minimums can increase the cost per unit as the cost of building parking is rolled into the cost/rent of a unit, which residents pay for regardless of their transportation choices. In addition to zoning policies, the development approval process can be time consuming and expensive to the total development costs of housing.

During the Comprehensive Plan update, comments received by the general public indicate that developer incentives to encourage affordable housing provision need to be addressed through the Comprehensive Plan updates and zoning, land use and design issues related to affordable housing need to be addressed.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Analysis of Impediments to Affordable Housing Update

The City's Affirmatively Furthering Fair Housing requirements has been postponed until October 2022. Therefore, the Analysis of Impediments to Fair Housing Choice (AI) is being updated, as a supplement to the Consolidated Plan which will analyze the data on housing, current policies, and fair housing activities undertaken in the region.

Albemarle County – Resolution in Collaboration with Habitat for Humanity

The County of Albemarle received two planning grants funded through CDBG to assist Habitat for Humanity in community organizing and developing plans for the first phase of the Southwood Mobile

Park redevelopment. An action plan has been developed with steps leading to construction beginning in late 2019.

Thomas Jefferson Planning Commission Regional Housing Partnership

The Thomas Jefferson Planning District Commission (TJPDC) has been working with local housing partners and coalitions to launch a Regional Housing Partnership (RHP) and conduct a Regional Housing Study. TJPDC is committing staff time toward the project and partnering with Albemarle County and the Virginia Housing Development Authority (VHDA) to fund and carry out a regional housing study.

City - Comprehensive Plan Updates

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

City Affordable Housing Policy/Program Recommendations

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

City - Comprehensive Housing Strategy

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

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

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

SP-60 Homelessness Strategy - 91.415, 91.215(d)

Describe how the jurisdiction's strategic plan goals contribute to:

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

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

Addressing the emergency and transitional housing needs of homeless persons

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

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

As much as possible, THE homeless service system strives to empower households to end their own homelessness quickly and return to safe and stable housing. This is completed through staff dedicated to assisting households experiencing homelessness with access to affordable housing listings and housing counseling, employment services, mainstream benefits assistance, SSI/SSDI application assistance, connection with available public housing and housing choice vouchers, and connection to mental health and/or substance use services. If these efforts are not sufficient to end homelessness for a household, households with long histories of homelessness and a disabling condition may be eligible

for Rapid Re-Housing rent assistance and/or Permanent Supportive Housing. Once in housing through either of these programs, housing case management is provided to ensure that housing stability is maintained for each household. All federally funded housing resources like rapid re-housing and permanent supportive housing are prioritized for the most vulnerable households who need housing the most, as determined through objective triage assessments.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

TJACH's homelessness prevention programs target those households most likely to enter shelters and prevent homelessness through housing case management, housing search assistance, and financial assistance. The likelihood of a household becoming homeless is determined through objective triage assessments and conversations with households requesting prevention assistance. Through data collection using HMIS, we have determined that the most common living arrangement prior to entering shelters in our community is either living doubled up with friends or family members or staying in hotels. Therefore, we have focused our prevention program on those households in either living situation who are on the brink of homelessness to have the greatest impact on reducing the number of people entering homelessness.

SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The Consolidated Plan contains several goals that address lead-based paint hazard through the rehabilitation of existing substandard homes. The overwhelming majority of homes that undergo rehabilitation were built before 1978 and can be considered high-risk for hazard. Rehabilitation activities will include abatement of lead-based hazards in compliance with federal law. Detection and removal of lead-based paint in residences constructed before 1978 is to occur while rehabilitating homes when there are children present under the age of 7 years.

The Fluvanna/Louisa Housing Foundation has a certified lead-based paint hazards trainer to assist the region's non-profit providers. Houses being purchased with the down payment and closing cost assistance program to first-time homebuyers also must be reviewed for lead based paint.

Training has been provided to building inspectors and local housing rehabilitation agencies 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 removal of lead based hazards, which will continue to reduce the 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.

In terms of increasing access to housing without LBP, all of the housing goals in the plan can be considered strategies toward this end. All housing units receiving assistance with CDBG or HOME funds will meet housing quality standards, and thus not contain any lead hazards. The City of Charlottesville, with its down payment and closing cost assistance program to first-time home buyers, will not approve a home if peeling paint is in evidence until it is repaired satisfactorily. This situation is identified through the Section 8 inspection.

How are the actions listed above related to the extent of lead poisoning and hazards?

The extent and geography of estimated lead hazards has been measured and will be taken into account when determining the scope of rehabilitation projects. Jurisdictions which are more likely to have higher incidence of lead in households is included in the Consolidated Plan, and it can be used as a resource for determining the likelihood of lead and need for abatement.

According to data collected by the Virginia Department of Health. Prior to 2016, Elevated Blood Lead Levels were defined as levels of 10 µg/dL or greater. The change in the standard has resulted in a higher number of cases than in previous years. The definition has increased the number of cases that the Thomas Jefferson Health District has seen. Given this, the incidence of elevated blood lead levels in children has increased in the region, at 50 cases per year. This has continued to be the case, despite a notable increase in the number of children who have been tested for lead exposure. The data below shows that elevated blood lead levels for children in Charlottesville are the highest in the region with

Albemarle County following with almost half of the children in Charlottesville. Removal of hazards is the most thorough means for eliminating any negative health impacts.

How are the actions listed above integrated into housing policies and procedures?

The actions listed above are standard procedure for all local governments, housing foundations, and non-profits utilizing CDBG or HOME funds.

SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The primary anti-poverty agency serving the region is the Monticello Area Community Action Agency (MACAA), which serves Charlottesville, Albemarle, Fluvanna, Louisa and Nelson. The Skyline Community Action Program (Skyline CAP) serves Greene County in the Thomas Jefferson Planning District, and also Orange and Madison Counties in Planning District 9. Each of these agencies operates the Head Start pre-school program, a fundamental part of the regional anti-poverty strategy. Each social service agency operates the family self-sufficiency program.

Other organizations and programs in the region including the Charlottesville Redevelopment and Housing Authority, Fluvanna/Louisa Housing Foundation, and the Nelson County Community Development Foundation all administer Housing Choice Voucher Programs for low-income families. Additionally, organizations like these as well as the Albemarle Housing Improvement Program and others also provide assistance to low-income families in making household repairs and installing indoor plumbing.

Finally, the region has a strong, locally administered Social Service/ Welfare Departments operating in each locality. Acting as the primary provider of state funded programming and service delivery, these local government offices help implement the regional strategy by administering strong programs with a coordinated, comprehensive approach.

The City of Charlottesville's Strategic Action Team, comprising key staff from the Departments of Economic Development, Neighborhood Development Services, Social Services, Human Services and the City Manager's Office developed the Pathways to Self Sufficiency: Growing Opportunities Report with action strategies to increase job opportunities through workforce development efforts and to reduce barriers to assist residents with retaining jobs with the ultimate goal of reducing the number of families living in poverty in the City. The report serves as an action plan for prioritizing funding for programs, including CDBG and HOME funding.

In addition to other efforts, the City has initiated effort designed to provide affordable internet access to the residents of public housing. Discussions with potential service providers is in progress.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

Several goals in this Consolidated Plan address the needs of people in poverty beyond their immediate housing needs. There are goals to increase job training and recruitment services, in order assist people entering the labor force and, as a result, reduce household poverty. Educational campaigns, such as fair housing law and awareness of the unique needs of people with disabilities, may open up opportunities for advancement for groups that had previously been obstructed.

The City of Charlottesville Pathways to Self-Sufficiency: Growing Opportunities Report contains a chapter that addresses affordable housing. Further, the report will help serve as a funding priority guide to ensure the City's CDBG and HOME funds are awarded in coordination with the goals set forth in the report and the Consolidated Plan.

SP-80 Monitoring - 91.230

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

The Thomas Jefferson Planning District, the managing body for the Thomas Jefferson HOME Consortium, monitors the HOME activities of designated sub-recipients in a number of ways. All projects are reviewed and set up in the IDIS system by staff of the Planning District. Within the Planning District staff, there is a separation of duties, where one staff person sets up and completes projects while another requests and disburses funds. All funds are monitored in two ways: first through the IDIS system and, second, through an independent accounting system set up by the Planning District. As stipulated in the sub-recipient agreements, all sub-recipients submit their independent audit to the Planning District office within four months of the end of the fiscal year. These audits are reviewed both internally and by the Planning District's independent auditors.

Planning District staff make site visits to each sub-recipient and the regional CHDO every year. At that time files are reviewed using the checklist provided by HUD, fiscal records are reviewed as well and visits are made to projects to inspect work and to talk with beneficiaries about their satisfaction with the work conducted. A follow-up letter documenting findings is then prepared and sent to each sub-recipient. Technical assistance is provided to sub-recipients and their clients, as needed. The City of Charlottesville monitors the Community Development Block Grant sub recipients in many different ways. All projects to be set up are reviewed and set up in the IDIS system by City staff. The Neighborhood Development Services Department staff sets up and completes projects while staff in the Finance Department request and disburse funds. All funds are monitored through the IDIS system and through the City SAP accounting system. All sub-recipients are required to submit an independent audit to the City.

The City of Charlottesville also requires all agencies to submit quarterly reports stating achievement towards the stated objectives and benefit figures. This includes the number of participants, their income level, minority status, and if they reside in a female headed household. Payment is not released until information is provided. This information is also checked during the monitoring visit, which is completed at least once a year. A follow up letter detailing any deficiencies and required corrective actions is sent to the sub-recipients. All agencies must abide by the appropriate OMB circular. All agencies receiving funds must attend an orientation meeting, and throughout the program year staff of the City meet periodically with agencies.

The Final Rule for Housing Counseling Certification, published 14 December 2016, implements statutory language requiring all housing counseling provided in connection with HUD programs to be conducted by HUD certified housing counselors. The HOME Consortium members will ensure that all subrecipients carrying out applicable HOME or CDBG programs will ensure that subrecipients are in compliance with the Final Rule by the end of 2020. The final rule will standardize housing counseling requirements over

all HUD programs. With the new certification requirements, the benefits to the renter, the prospective homebuyer, or the existing homeowner are increased assurance of a more knowledgeable housing counselor providing more effective housing counseling services. HUD expects that more knowledgeable housing counselors will lead to better identification of housing issues, more knowledgeable referrals and resolution of barriers, and a greater ability to avoid scams.

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

Anticipated Resources for the Consolidated Plan include CDBG, HOME, HOME match, and local affordable housing funds.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	408,417	0	1,291	409,708	1,633,668	The expected annual allocation for year one is based on the base year allocation. Expected amount for remainder of plan assumes allocations and program income will remain stable for the remaining years

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	624,013	116,800	0	740,813	2,568,052	The expected annual allocation for year one is based on the base year allocation. Expected amount for remainder of plan assumes allocations and program income will remain stable for the remaining years

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - local	Acquisition Admin and Planning Homebuyer assistance Homeowner rehab Housing Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	3,399,204	0	0	3,399,204	13,596,816	Each year, the City of Charlottesville allocates a portion of its Capital Improvement Program to the Charlottesville Housing Fund, to increase and support affordable housing units and programs throughout the City.

Table 54 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

In previous years, the Consortium accrued match from the City of Charlottesville, which provides a 25% match for each project, and Habitat for Humanity projects. Projects of the Greater Charlottesville Habitat for Humanity are not all HOME assisted, but all are HOME match-eligible. Match funds from Habitat for Humanity include below market interest rate loans and soft-second mortgages forgiven over the lifetime of the

loan. Especially, with decreased funding allocations anticipated in the future, The Consortium is confident that all matching requirements will be satisfied.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City is currently taking an inventory of publically-owned land and property that could be used to meet City-wide affordable housing plan goals with use of Charlottesville Affordable Housing Funds. Publically-owned land or property that will use CDBG or HOME funds has not been identified to date, however, this could change depending upon future projects.

Discussion

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Support Programs that Aid in Increasing Self-Suff.	2018	2022	Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	City of Charlottesville	Workforce Development	CDBG: \$34,731	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 47 Persons Assisted
2	Support Homeless and Transition to Independence	2018	2022	Homeless Non-Housing Community Development	City of Charlottesville	Homelessness and Risk of Homelessness	CDBG: \$26,531	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 28 Persons Assisted
3	Foster Small and Local Business Development	2018	2022	Non-Housing Community Development	City of Charlottesville	Business Development	CDBG: \$12,500	Businesses assisted: 20 Businesses Assisted
4	Enhance & Improve Access to Neighborhood Amenities	2018	2022	Non-Housing Community Development	City of Charlottesville Belmont	Infrastructure Improvmts/Accessible Nbhd Amenities	CDBG: \$204,263	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Preserve Existing Supply of Affordable Housing	2018	2022	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	City of Charlottesville Fluvanna County Louisa County Greene County Nelson County	Affordable Housing (Critical Need for 0-50% AMI)	CDBG: \$50,000 HOME: \$173,002	Homeowner Housing Rehabilitated: 20 Household Housing Unit
6	Expand the Affordable Housing Stock	2018	2022	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	City of Charlottesville Albemarle County Fluvanna County Louisa County Greene County Nelson County	Affordable Housing (Critical Need for 0-50% AMI)	HOME: \$505,410	Rental units constructed: 7 Household Housing Unit Direct Financial Assistance to Homebuyers: 12 Households Assisted

Table 55 – Goals Summary

Goal Descriptions

1	Goal Name	Support Programs that Aid in Increasing Self-Suff.
	Goal Description	Funds will be used to increase self-sufficiency through investments in workforce development programs.

2	Goal Name	Support Homeless and Transition to Independence
	Goal Description	
3	Goal Name	Foster Small and Local Business Development
	Goal Description	
4	Goal Name	Enhance & Improve Access to Neighborhood Amenities
	Goal Description	For the purpose of this Action Plan, access to neighborhood amenities include infrastructure improvements.
5	Goal Name	Preserve Existing Supply of Affordable Housing
	Goal Description	For the purpose of this Action Plan, the preservation of the existing supply of affordable housing includes homeowner rehab.
6	Goal Name	Expand the Affordable Housing Stock
	Goal Description	Funds will be used to expand the affordable housing stock by providing first-time homebuyer assistance (downpayment assistance) and construction of rental housing.

AP-35 Projects - 91.420, 91.220(d)

Introduction

The following projects are planned to be initiated within the following fiscal year, in order to achieve the goals previously stated in the Action Plan with available resources through the HOME and CDBG programs.

#	Project Name
1	Literacy Volunteers Basic Literacy Instruction
2	United Way Childcare Scholarships- 05L
3	TJACH Coordinated Entry System
4	Community Investment Collaborative Scholarships MC-18C
5	AHIP Homeowner Rehabilitation
6	Belmont Priority Neighborhood
7	Admin and Planning MC-21A
8	Charlottesville First-Time Homebuyer
9	Charlottesville Homeowner Rehabilitation
10	Albemarle Rehabilitation
11	Fluvanna First-Time Homebuyer
12	Fluvanna Rehabilitation
13	Fluvanna Rental
14	Greene Rental (CHDO Project)
15	Louisa First-Time Homebuyer
16	Louisa Rehabilitation
17	Louisa Rental
18	Nelson First-Time Homebuyer
19	Nelson Rehabilitation
20	Nelson Rental Development
21	HOME Administration

Table 56 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The needs were prioritized through the Needs Assessment and an online survey, and are presented in order of priority in SP-25. Not all goals have projects identified, because there is not enough funding available in the current fiscal year, or expected to be available in the near future, to address all needs identified.

AP-38 Project Summary
Project Summary Information

1	Project Name	Literacy Volunteers Basic Literacy Instruction
	Target Area	City of Charlottesville
	Goals Supported	Support Programs that Aid in Increasing Self-Suff.
	Needs Addressed	Workforce Development
	Funding	CDBG: \$8,300
	Description	Literacy Volunteers will provide basic literacy instruction to low to moderate income persons.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	Proposed activities will benefit 20 low to moderate income persons.
	Location Description	
	Planned Activities	
2	Project Name	United Way Childcare Scholarships- 05L
	Target Area	City of Charlottesville
	Goals Supported	Support Programs that Aid in Increasing Self-Suff.
	Needs Addressed	Workforce Development
	Funding	CDBG: \$26,431
	Description	United Way will provide childcare scholarships to low to moderate income families.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	Seven low to moderate income families will benefit from the proposed activities.
	Location Description	
	Planned Activities	
3	Project Name	TJACH Coordinated Entry System
	Target Area	City of Charlottesville
	Goals Supported	Support Homeless and Transition to Independence
	Needs Addressed	Homelessness and Risk of Homelessness
	Funding	CDBG: \$26,531

	Description	
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	Proposed activities will assist 27-28 beneficiaries who are low to moderate income.
	Location Description	
	Planned Activities	
4	Project Name	Community Investment Collaborative Scholarships MC-18C
	Target Area	City of Charlottesville
	Goals Supported	Foster Small and Local Business Development
	Needs Addressed	Business Development
	Funding	CDBG: \$12,500
	Description	CIC will provide 20 scholarships to existing and new microenterprises for technical assistance.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	20 low to moderate income persons will benefit from the proposed activities.
	Location Description	
	Planned Activities	
5	Project Name	AHIP Homeowner Rehabilitation
	Target Area	City of Charlottesville
	Goals Supported	Preserve Existing Supply of Affordable Housing
	Needs Addressed	Affordable Housing (Critical Need for 0-50% AMI)
	Funding	CDBG: \$50,000
	Description	AHIP will provide at least one substantial rehab with funding.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	One low to moderate income family will benefit from the proposed activities.

	Location Description	
	Planned Activities	
6	Project Name	Belmont Priority Neighborhood
	Target Area	City of Charlottesville
	Goals Supported	Enhance & Improve Access to Neighborhood Amenities
	Needs Addressed	Infrastructure Improvmts/Accessible Nbhd Amenities
	Funding	CDBG: \$204,263
	Description	Belmont has been named the FY 17-18 Priority Neighborhood. Projects will focus on neighborhood improvement projects within low to moderate income eligible areas in the Belmont neighborhood.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	The number of families benefitting from proposed activities is based off of census data used to qualify low to moderate income-eligible areas.
	Location Description	
	Planned Activities	
7	Project Name	Admin and Planning MC-21A
	Target Area	City of Charlottesville
	Goals Supported	Preserve Existing Supply of Affordable Housing Expand the Affordable Housing Stock Support Homeless and Transition to Independence Support Programs that Aid in Increasing Self-Suff. Enhance & Improve Access to Neighborhood Amenities Foster Small and Local Business Development
	Needs Addressed	Affordable Housing (Critical Need for 0-50% AMI) Homelessness and Risk of Homelessness Infrastructure Improvmts/Accessible Nbhd Amenities Workforce Development Business Development
	Funding	CDBG: \$81,683
	Description	Administration and Planning for CDBG activities.
	Target Date	6/30/2019

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
8	Project Name	Charlottesville First-Time Homebuyer
	Target Area	City of Charlottesville
	Goals Supported	Expand the Affordable Housing Stock
	Needs Addressed	Affordable Housing (Critical Need for 0-50% AMI)
	Funding	HOME: \$38,002
	Description	The City will provide down payment assistance will be provided to low to moderate income first-time homebuyers.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	Eight low to moderate income families will benefit from down payment assistance activities.
	Location Description	
	Planned Activities	
9	Project Name	Charlottesville Homeowner Rehabilitation
	Target Area	City of Charlottesville
	Goals Supported	Preserve Existing Supply of Affordable Housing
	Needs Addressed	Affordable Housing (Critical Need for 0-50% AMI)
	Funding	HOME: \$40,000
	Description	The City will complete 5 housing rehab projects for low and very low-income homeowners in substandard housing.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	One low to moderate income homeowner is expected to benefit from the proposed activities.
	Location Description	

	Planned Activities	
10	Project Name	Albemarle Rehabilitation
	Target Area	Albemarle County
	Goals Supported	Preserve Existing Supply of Affordable Housing
	Needs Addressed	Affordable Housing (Critical Need for 0-50% AMI)
	Funding	HOME: \$78,002
	Description	Albemarle County will complete 9 housing rehab projects for low and very low-income homeowners in substandard housing.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	Nine homeowners are expected to benefit from the proposed activities.
	Location Description	
	Planned Activities	
11	Project Name	Fluvanna First-Time Homebuyer
	Target Area	Fluvanna County
	Goals Supported	Expand the Affordable Housing Stock
	Needs Addressed	Affordable Housing (Critical Need for 0-50% AMI)
	Funding	HOME: \$8,400
	Description	The Fluvanna/Louisa Housing Foundation will provide down payment assistance to one low to moderate income first-time homebuyer.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	One household is expected to benefit from the proposed activities
	Location Description	
	Planned Activities	
12	Project Name	Fluvanna Rehabilitation
	Target Area	Fluvanna County
	Goals Supported	Preserve Existing Supply of Affordable Housing

	Needs Addressed	Affordable Housing (Critical Need for 0-50% AMI)
	Funding	HOME: \$8,000
	Description	The Fluvanna/Louisa housing foundation will complete 5 housing rehab projects for low and very low-income homeowners in substandard housing.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	One homeowner is expected to benefit from the proposed activities.
	Location Description	
	Planned Activities	
13	Project Name	Fluvanna Rental
	Target Area	Fluvanna County
	Goals Supported	Expand the Affordable Housing Stock
	Needs Addressed	Affordable Housing (Critical Need for 0-50% AMI)
	Funding	HOME: \$94,002
	Description	Fluvanna County will build one rental unit for one low to moderate income household.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	One low to moderate income household is expected to benefit from the proposed activity.
	Location Description	
	Planned Activities	
14	Project Name	Greene Rental (CHDO Project)
	Target Area	Greene County
	Goals Supported	Expand the Affordable Housing Stock
	Needs Addressed	Affordable Housing (Critical Need for 0-50% AMI)
	Funding	HOME: \$221,604
	Description	Skyline CAP will create two rental units for low to moderate income persons.

	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	Four low to moderate income households are expected to benefit from the proposed activities.
	Location Description	
	Planned Activities	
15	Project Name	Louisa First-Time Homebuyer
	Target Area	Louisa County
	Goals Supported	Expand the Affordable Housing Stock
	Needs Addressed	Affordable Housing (Critical Need for 0-50% AMI)
	Funding	HOME: \$9,400
	Description	The Fluvanna/Louisa Housing Foundation will provide down payment assistance to one low to moderate income first-time homebuyer.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	One household is expected to benefit from the proposed activities.
	Location Description	
Planned Activities		
16	Project Name	Louisa Rehabilitation
	Target Area	Louisa County
	Goals Supported	Preserve Existing Supply of Affordable Housing
	Needs Addressed	Affordable Housing (Critical Need for 0-50% AMI)
	Funding	HOME: \$17,000
	Description	The Fluvanna/Louisa Housing Foundation will complete 1 homeowner rehab project for a low and very low-income homeowner in substandard housing.
	Target Date	6/30/2019

	Estimate the number and type of families that will benefit from the proposed activities	One homeowner is expected to benefit from the proposed activities.
	Location Description	
	Planned Activities	
17	Project Name	Louisa Rental
	Target Area	Louisa County
	Goals Supported	Expand the Affordable Housing Stock
	Needs Addressed	Affordable Housing (Critical Need for 0-50% AMI)
	Funding	HOME: \$68,002
	Description	Fluvanna/Louisa Housing Foundation will build one rental unit.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	One low to moderate income person is expected to benefit from the proposed activity.
	Location Description	
	Planned Activities	
18	Project Name	Nelson First-Time Homebuyer
	Target Area	Nelson County
	Goals Supported	Expand the Affordable Housing Stock
	Needs Addressed	Affordable Housing (Critical Need for 0-50% AMI)
	Funding	HOME: \$8,000
	Description	The Nelson County Community Development Foundation will provide down payment assistance to two first-time homebuyers.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	Two low to moderate income households are expected to benefit from the proposed activity.
	Location Description	

	Planned Activities	
19	Project Name	Nelson Rehabilitation
	Target Area	Nelson County
	Goals Supported	Preserve Existing Supply of Affordable Housing
	Needs Addressed	Affordable Housing (Critical Need for 0-50% AMI)
	Funding	HOME: \$30,000
	Description	The Nelson County Community Development Foundation will rehabilitate six substandard homeowner-occupied units.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	Four low to moderate income homeowners are expected to benefit from the proposed activities.
	Location Description	
	Planned Activities	
20	Project Name	Nelson Rental Development
	Target Area	Nelson County
	Goals Supported	Expand the Affordable Housing Stock
	Needs Addressed	Affordable Housing (Critical Need for 0-50% AMI)
	Funding	HOME: \$58,002
	Description	The Nelson County Community Housing Foundation will create one new rental unit.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	One low to moderate household is expected to benefit from the proposed activity.
	Location Description	
	Planned Activities	
	Project Name	HOME Administration

21	Target Area	City of Charlottesville Albemarle County Fluvanna County Louisa County Greene County Nelson County
	Goals Supported	Preserve Existing Supply of Affordable Housing Expand the Affordable Housing Stock
	Needs Addressed	Affordable Housing (Critical Need for 0-50% AMI)
	Funding	HOME: \$62,401
	Description	Administration and Planning support for the HOME program.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	

AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The HOME funds will be distributed evenly between the six jurisdictions that make up the HOME Consortium. There are no geographic targets within localities set for HOME funds in the Consolidated Plan. CDBG funds will be distributed among the entire City, however, a set-aside of funds will be used to target priority neighborhoods.

Geographic Distribution

Target Area	Percentage of Funds
City of Charlottesville	49
Albemarle County	6
Fluvanna County	10
Louisa County	8
Greene County	19
Nelson County	8
Fifeville	
10th and Page	
Rose Hill	
Belmont	
Ridge	

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The HOME funds distribution arrangement is stipulated in the original agreement between jurisdictions in the Consortium, and it has been practiced since 1993. CDBG funds are granted entirely to the City of Charlottesville as an entitlement community. Greene County's percentage is larger than the other localities for this fiscal year because it includes a CHDO project, which revolves around the region on an annual basis. Other differences in the proportions may be attributed to variations in program income received by localities, which stay within the locality that earns the income and is used toward future HOME or CDBG projects.

Discussion

Affordable Housing

AP-55 Affordable Housing - 91.420, 91.220(g)

Introduction

HOME activities are carried out through non-profit housing foundations in the region: Albemarle Housing Improvement Program (serving the City of Charlottesville and Albemarle County), Piedmont Housing Alliance (serving the City), Habitat for Humanity (serving the City), the Fluvanna/Louisa Housing Foundation (serving Fluvanna and Louisa Counties), the Nelson County Community Development Foundation, and Skyline CAP (serving Greene County.) The Consortium will be using all of it's HOME funds to further affordable housing activities such as downpayment assistance, CDBG are used for priority neighborhood, public services and economic development activities.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	0
Special-Needs	0
Total	0

Table 58 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	19
Rehab of Existing Units	20
Acquisition of Existing Units	0
Total	39

Table 59 - One Year Goals for Affordable Housing by Support Type

Discussion

CDBG funding will be used to assist homeless, persons with increased access to services, including housing/shelter, however, it is not listed as an affordable housing goal.

AP-60 Public Housing - 91.420, 91.220(h)

Introduction

Public housing is owned and operated by the Charlottesville Redevelopment and Housing Authority (CRHA) and all units are contained within the City limits of Charlottesville. The Charlottesville Redevelopment and Housing Authority (CRHA) has an aging housing stock consisting of seven scattered site projects and four stand-alone homes comprising 376 units on a combined 40.88 acres that are in need of wholesale renovation or redevelopment. This section outlines plans to provide this resource and improve the current stock of housing.

Actions planned during the next year to address the needs to public housing

Intends to undertake the following new activities in 2018 – 2019 fiscal year. Mixed Finance Modernization or Development, demolition and/or disposition, non-smoking policies, units with approved vacancies for modernization.

Strategy for Improvements: Per CRHA's FY 18-19 Annual Plan, CRHA intends to undertake the following new activities in 2018 – 2019 fiscal year. Mixed Finance Modernization or Development, demolition and/or disposition, non-smoking policies, units with approved vacancies for modernization.

Mixed Finance Modernization or Development: CRHA intends to build upon partnerships with the RAB and other stakeholders to continue planning for redevelopment of public housing properties. In the current Fiscal Year, CRHA anticipates that these activities will include redevelopment planning, community engagement, development services acquisition, environmental survey/study, potential plan development and related efforts.

Demolition and/or Disposition – Single Family Residences: In the current Fiscal Year, CRHA intends to explore the possibility of disposition of its scattered site, single family residences in a manner applicable to HUD and other fair housing laws. Disposition of these properties will only be pursued if certain requirements are met.

Demolition and/or Disposition – 6th Street Site; Vacant Properties: Consistent with the recommendation provided to CRHA by the RAB, in the current Fiscal Year, CRHA intends to explore the demolition and redevelopment of its existing 6th Street housing development as well as its vacant property at Levy/Avon and South First Street in a manner applicable to HUD and other fair housing laws. The intent of such activity must include the suitable provision of elderly and disabled persons housing in quantities sufficient to replace the housing currently provided by CRHA's Crescent Halls and 802 Hardy Drive facilities.

Non-Smoking Policies. In the current Fiscal Year, CRHA will work with the RAB and other community stakeholders to develop and implement HUD required Non-Smoking policies at CRHA properties. CRHA intends to work with the RAB to develop an implementation approach that is sensitive to the challenges

that such a policy may create for Residents, and seeks to support the personal health benefits inherent in such a policy.

Section 3 Program Development. CHRA intends to work in conjunction with the RAB and stakeholders to design and implement a fully functional Section 3 employment and business development program.

Units with Approved Vacancy for Modernization. Based upon the results of a Green Physical Needs Assessment and/or other conditions, CRHA has placed a certain number of units in an “off-line” status for modernization. The CRHA Board has directed staff to use every effort to minimize any potential “off-line” period, with a goal of returning units to service within 6 months.

In addition to other efforts, the City has initiated effort designed to provide affordable internet access to the residents of public housing. Discussions with potential service providers is in progress.

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

One of the requirements of the Strengthening System Grant from the Community Foundation is to conduct a resident-led, redevelopment engagement process that repairs, builds and helps to maintain trust between public housing residents, CRHA and the City in preparation for expected redevelopment. A Project Management Committee composed of the representatives from Community Foundation, City, CRHA and PHAR has been set up to oversee the implementation of the grant. CRHA has established a residents-driven Redevelopment Committee to help plan and implement redevelopment projects. Also, the City is proposing a \$250,000 Capital Improvement Program (CIP) allocation to the CRHA for future redevelopment efforts. The City also has \$390,416.65 of CAHF funds set aside for CRHA redevelopment efforts and to support the hiring of a Modernization Coordinator.

Since the adoption of CRHA’s Residents FIRST! operational philosophy, CRHA has worked to build partnerships with its Public Housing Association of Residents (PHAR) and other community organizations to increase outreach to the Public Housing and Housing Choice Voucher communities. In addition to monthly Resident Services meetings (which are reasonably well attended), CRHA routinely engages its residents through on-site neighborhood meetings around issues of public safety, medical care, social support services, community event planning, recreation and upcoming CRHA policy changes. CRHA also works diligently to include its residents in the development of its Annual and 5 Year Plans, as well as its Annual Budget. Further, CRHA and PHAR routinely work together to promote resident self-sufficiency engagement opportunities and jobs/skills training offerings. CRHA was created several ad-hoc committees to further involve residents in planning and service provision around housing maintenance, future redevelopment, medical care and job opportunity development.

If the PHA is designated as troubled, describe the manner in which financial assistance will be

provided or other assistance

N/A

Discussion

AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)

Introduction

The annual Homeless Strategy is derived from the revised Community Plan to End Homelessness. An ad hoc committee of the Thomas Jefferson Area Coalition for the Homeless was formed to review, consider and revise the Community Plan to End Homelessness. This committee met three times to complete this work and reviewed the draft plan independently.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

A number of organizations serve the homeless population in the Charlottesville Area, creating a true continuum of care. The primary initiative over the following year is to coordinate services and provide a central in-take resource. The Thomas Jefferson Area Coalition for the Homeless (TJACH) will be strengthened into the lead organization to implement and market this Community Plan to End Homelessness. The Haven, currently operating as a day shelter and community base for service delivery, will be established as a physical location for intake to: enroll clients, enter demographic information, and assign a case manager. All agencies will sign information-sharing agreements. The goal is to ensure that any gaps in service provision are met and clients are not left behind.

Addressing the emergency shelter and transitional housing needs of homeless persons

As documented in the Needs Assessment and Market Analysis, emergency shelters are currently adequately providing for the needs of homeless individuals. However, the number of homeless families is increasing, and the plan calls for increased resources to meet these changing needs. Specifically, these needs could be met by converting existing transitional housing beds to dedicated emergency shelter beds for families. Transitional housing needs will be met predominantly through rapid rehousing programs. The COC is seeking additional \$150,000 to \$175,000 in annual funding through the Homeless Solutions Grant and the Emergency Solutions Grant to expand opportunities in the community. Two transitional homes are currently in operation, one by the Monticello Area Community Action Agency (MACAA) and the other by the Salvation Army. They are both seeking private funds for ongoing operations.

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 importance of integrating housing opportunities with ongoing case management support is highlighted in plans for the following year. The plan calls for the establishment of "Transition in Place" programs that provide case management to families as they remain in support housing during a transition to independence, and this program will support the rapid rehousing efforts. Beginning in July 2013, a care coordinator at Aids Services Group (ASG) will also serve in a pilot role of housing locator for the homeless. In this role, they will provide search and placement services, as well as case management stabilization. With the support a Community Case Review process, we will work to build a pathway from shelters or street to stable housing and build an inventory of participating landlords.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: 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); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

Prevention strategies include interventions immediately prior to homelessness occurring, adequate case management during the transition out of homelessness to prevent relapse, and support during a discharge from institutional housing. The Rapid Rehousing program, including the funds being sought to substantially expand it, includes a prevention component. This will allow organizations such as Virginia Supportive Housing and PACEM to identify at-risk households to avoid an experience of homelessness. The Jefferson Area OAR have recently been trained to assist their clients with securing SSI/SSDI support rapidly to have sufficient income to prevent recidivism, and this form of counseling will be practiced over the following year.

Discussion

AP-75 Barriers to affordable housing - 91.420, 91.220(j)

Introduction

This section outlines the barriers that current exist to affordable housing in the region, as reported in MA-40, and describes actions planned to remove or ameliorate the barriers in the one year period. The one-year actions described in this section are intended to fit within the 5-year strategy to remove or ameliorate barriers to affordable housing found in SP-55.

Actions it planned 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

Analysis of Impediments to Affordable Housing Update

The City's Affirmatively Furthering Fair Housing requirements has been postponed until October 2022. Therefore, the Analysis of Impediments to Fair Housing Choice (AI) is being updated, as a supplement to the Consolidated Plan which will analyze the data on housing, current policies, and fair housing activities undertaken in the region.

Albemarle County – Resolution in Collaboration with Habitat for Humanity

The County of Albemarle received two planning grants funded through CDBG to assist Habitat for Humanity in community organizing and developing plans for the first phase of the Southwood Mobile Park redevelopment. An action plan has been developed with steps leading to construction beginning in late 2019.

Thomas Jefferson Planning Commission Regional Housing Partnership

The Thomas Jefferson Planning District Commission (TJPDC) has been working with local housing partners and coalitions to launch a Regional Housing Partnership (RHP) and conduct a Regional Housing Study. TJPDC is committing staff time toward the project and partnering with Albemarle County and the Virginia Housing Development Authority (VHDA) to fund and carry out a regional housing study.

City - Comprehensive Plan Updates

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

housing policy and program recommendations.

City Affordable Housing Policy/Program Recommendations

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

City - Comprehensive Housing Strategy

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

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

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

Discussion

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

Actions planned to address obstacles to meeting underserved needs

The City and the Consortium will work with the funds received to address the needs of as many individuals as possible. The annual goals to address these underserved needs is contained in AP-20 and are linked to the Strategic Plan Goals which are based off of the housing needs assessment. According to the housing needs assessment (NA), extremely low-income (0-30% of AMI) and very-low income (30-50% of AMI) have the most critical need for affordable housing. The City will use program processes to prioritize assisting persons with critical needs.

Actions planned to foster and maintain affordable housing

The provision and retention of affordable housing is a central theme of this Consolidated Plan. The City of Charlottesville and the Consortium will approach the issue of affordable housing from a variety of pathways, including direct provision of new affordable units, tenant-based assistance, and removal of barriers currently in existence. These barriers may be regulatory, in which case those that are within the purview of localities will be reviewed as described in this plan, or they may be cultural. Many of the goals of the plan are educational in nature, with the purpose of ameliorating community resistance to affordable housing and generating social momentum for grassroots community development.

Actions planned to reduce lead-based paint hazards

Rehabilitation of existing substandard housing units is a prominent component of the strategic plan goals stated in SP-45. Special precautions will be taken in in homes where young children are present. A more detailed approach to reducing lead-based paint hazards is described in SP-65.

Actions planned to reduce the number of poverty-level families

Many affordable housing and community development activities have the objective of increasing and maintaining self-sufficiency for poverty-level families. The priorities and goals identified in SP-25 are geared toward increasing the self-sufficiency and financial independence for poverty-level families as it relates to housing/homelessness, workforce development, and mental health. Housing needs clearly identify those extremely-low income and very-low income as priorities for affordable housing. Annual Action Plans will address the needs identified in the needs assessment with hopes that each family living in poverty will move closer to self-sufficiency. In addition to CDBG and HOME funds, the City and Albemarle County continues to provide resources for families seeking assistance and a step up out of poverty. Service providers, like TJACH, continue to provide services to homeless individuals and families

who are experiencing homeless and/or who are at risk of homelessness.

Actions planned to develop institutional structure

As noted in SP-40, no programmatic gaps in the institutional delivery structure have been identified. However, there is a need for ongoing collaboration and communication between organizations to ensure that no classifications of needs are inadvertently missed.

For housing coordination, the Housing Directors will continue coordination with monthly meetings, and will stay current with activities conducted by other organizations. It is proposed that the Thomas Jefferson Health District be added to the Housing Directors Council, as an important housing provider for the subset of the population the organization serves. The Thomas Jefferson Area Coalition for the Homeless meets to address the needs of the homeless and special needs population. These groups coordinate with local government and service providers to provide the best housing strategies for the region's homeless population.

The Analysis of Impediments to Fair Housing Choice update will identify impediments, goals, objectives and strategies to improve access to fair housing choice. This document assess the current impediments and identify opportunities for coordination amongst agencies. This assessment will be used to engage decision-makers and the general public with the ongoing disparities that exist within the region.

It is the intent of the City of Charlottesville and the HOME Consortium to utilize this growing institutional capacity and leverage it toward meeting the goals of this plan.

Actions planned to enhance coordination between public and private housing and social service agencies

The consortium will continue to collaborate with community partners that provide housing and social services to the community. The City will continue to coordinate efforts through subrecipient partners who are internal and external to local government. The agencies listed under the consultation section of the Consolidated Plan will be included in the citizen engagement process for future action plans.

Discussion

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The Thomas Jefferson HOME Consortium does not intend to use forms of investment other than those described in 24 CFR 92.205(b).
2. A description of the guidelines that will be used for resale or recapture of HOME funds when used

for homebuyer activities as required in 92.254, is as follows:

In addition to assisting the initial LMI homebuyer using HOME funds for down payment and closing cost assistance, the Consortium intends to assist future income-eligible homebuyers through the use of resale provisions and/or recapture of HOME funds. The Consortium has not chosen to adopt HUD's resale provision for use by all subrecipients but rather has adopted the following options for use by the subrecipients as deemed appropriate for their local programs.

Restricted Resale is not used by the Consortium. All sub-recipients have elected to use the recapture provisions.

First Right-of-Refusal would give the subrecipient the right to purchase a unit for sale by the initial owner during a specified period of time not less than the applicable term of affordability. The first right-of-refusal would be a part of the deed of trust securing the HOME funds. If the right is exercised, the subrecipient must resell the property to an eligible LMI homebuyer and may provide the subsequent purchaser to assume all or a portion of the initial HOME funds to make the resale affordable.

Recapture of initial HOME investment secured by note and deed of trust for a term not less than the applicable period of affordability. Recapture may be structured for principal only, principal plus interest, or principal plus shared equity. Terms would be specified in the note and deed of trust. All recaptured HOME funds along with interest and/or equity share would be treated as program income and utilized accordingly. The amount of recapture is limited to the net proceeds available from the sale of the home. Inheritance to a family member not on the title will invoke recapture provisions. If the heir is income-qualified, the recaptured funds may be used for a new loan to the heir as the purchaser as a new HOME project. The Consortium will execute agreements with each subrecipient that will include which option the subrecipient will use to meet the Consortium objective of assisting the initial homebuyer and future homebuyers. Each subrecipient will report all recapture including program income as prescribed by the Consortium.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

The guidelines for recapture detailed above ensure the affordability of units acquired through HOME funds.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The TJ HOME Consortium does not intend to use HOME funds to refinance existing debt secured by

multifamily housing that is rehabilitated with HOME funds.

Attachments

Citizen Participation Comments

2018 Update

2018-2022 Consolidated Plan and Analysis of Impediments to Fair Housing Choice Citizen Participation

Results from Input Sessions

According to HUD's Fair Housing Planning Guide, the identification of housing problems and the development of solutions are the task of the full community: "All affected people in the community must be at the table and participate in making those decisions." Although the guide does not define specific public participation requirements, the accuracy and depth of this analysis depends on hearing from the broad range of voices in the greater Thomas Jefferson region. As a practical means for acquiring different perspectives throughout the region, input from various citizen and public servant stakeholder groups have been solicited. Each committee was briefed on the essential purpose of fair housing and asked to provide input based on their own expertise and perspective.

Legal Aid Justice Center

The Legal Aid Justice Center is an organization that provides legal representation for low-income individuals. Tierra Howard of the City of Charlottesville addressed the group on January 9, 2018. Staff provided a list of previous impediments outlined in 2011 Analysis of Impediments to Fair Housing Choice. Staff asked the stakeholder group if the previous impediments still exist and to identify issues not addressed previously that currently exist. Comments include:

- Regulatory Barriers
 - i. People who have Section 8 subsidies have a freeze on the amount of rent that can be paid through the subsidy, which can be related to the rental market. Persons receiving subsidies can't rent a place that is more than what they are currently paying which then forces them to have to move. The Section 8 subsidies discussed are coming from the Charlottesville Redevelopment and Housing Authority and Albemarle County. These entities say that the restrictions are coming from HUD due to (local) budget shortfalls (specific to region).
 - ii. There is no regulatory check on the rising rents in the City, no check on the balloon that has occurred, this will lead to displacement
 - iii. Current City incentives are not working – developers are able to buy out of providing affordable housing cheaply, no actual units are being built,

brings people from out of town versus provided housing for those who live here

- Rental Affordability
 - i. There is a lack of housing affordability – prices have increased and many people are being displaced from the City. People are being priced out from tax and/or rent increases.
 - ii. The State of Virginia does not allow rent control as a tool for affordable housing and inclusionary zoning is limited.

- Homeownership Affordability
 - i. Homeownership affordability – people of all incomes are having issues with housing affordability. There is an issue related to the suburbanization of poverty. The center of the City is the most resource rich area – communities/people are moving outwards where you have to have a car to access services, this puts people in a precarious economic situation
 - ii. Helping people preserve their homes and passing them on is another homeownership issue. There are huge racial disparities within the realm of homeownership, which is related to tax issues.
 - iii. Disparity between black and white homeownership is growing – aftermath of the foreclosure crisis

- Discrimination in the Rental Market
 - i. Anti-discrimination protection for persons who have vouchers and are interested in renting properties does not exist. Legally, landlords can turn people with vouchers away.
 - ii. There is discrimination in the rental market, specifically discrimination against families with children and discrimination based on disability (there is a failure to accommodate – until Legal Aid gets involved)
 - iii. We are currently seeing racial issues couched as credit issues – people are being turned away for credit history. We are also seeing people being turned away due to criminal history (specifically with subsidized housing and strict policies).

- Affordability of Property Taxes
 - i. Tax relief is limited to certain populations. Rent relief programs that assist low-income persons do not exist. Current programs only assist elderly and disabled persons, there is not enough funding provided (not a generous amount of assistance), and the program should be expanded beyond assisting elderly and disabled persons. For those currently accessing the program, there may be an advertising issue.

- Economic and Racial Disparities
 - i. Economic and racial disparities amongst schools – school district lines put disparate ranges of incomes in the City’s elementary schools (Venable – had opposite demographics than that of Clark) as a result of how the lines are drawn
 - ii. School discipline is being handled differently amongst schools

- Language and cultural barriers
 - i. Experience barriers with refugee populations, a recent experience with client’s paperwork not being in Spanish, Piedmont Housing Alliance (PHA) hires the International Rescue Committee for interpretation services but generally speaking, you have to pay for language interpretation the services

2. Staff asked the stakeholders to discuss services that they felt were lacking in the community.

- The City’s GO programs are great but they’re so small, the program is only hitting the tip of the iceberg
- Affordable childcare and addressing inequalities amongst children in childcare – there are different starting points for children which cause disparities
- Public transportation – many of the clients at Legal Aid walk to access services, there are issues with access to services, the bus (CAT) does not come, no nearby stops, doesn’t go anywhere you need to go (stops several blocks from where you need to end up), it is infrequent, it is faster to walk to your destination than to

take the bus, could drive somewhere 10 minutes and can take you one hour on the bus

- Mental health services – has improved some, there has been an internal change on having more effective counselors (referring to counselors who don't have cultural competency skills)
- Issues related to Infrastructure requests –disparate investment of infrastructure based on income areas and lack of responsiveness, people who are walking more often need the infrastructure
- Access to grocery stores – affordable fresh food (downtown)
- Unbanked clients – who have small loans, (coalition for economic opportunity – loan, bank-on), if there were other resources it would be great, not enough money (loans) provided
- Access to emergency funds –it's hard to find a place to help people who have a one-time issue that sets them back, there are few places that you can refer people to. It is hard to access CARES due to credit issues, it is very restrictive (PATHWAY funds), not enough financial assistance is available, UVA has the buffet fund however to access the fund you had to have had dealings with the hospital, LOVE, inc is a resource.
- Homelessness – hard to access resources for homeless families, homeless families end up couch surfing, there are no City resources for that. In the Foster care system, homelessness is grounds for taking kids, clients end up at hotels, impression is that the HAVEN is completely tapped out (and can't help), having a source of funds that can help people early on would be good, there is an issue with clients needing to have a court order to actually get assistance for rapid rehousing funds (is it a federal requirement), don't have enough funds to help people (the HAVEN), if the City can put more funds into this it would be helpful.

Housing Director's Council

- *The Housing Director's Council is a regional organization that includes representatives from all HOME sub-recipient, with regular participation from the Jefferson area Board for Aging (JABA). The Housing Director's Council collaborate on housing related issues and coordinate monthly meetings. Tierra Howard of the City of Charlottesville and Billie Campbell of the Thomas Jefferson Planning District Commission addressed the group on January 16, 2018. Staff provided a list of previous impediments outlined in 2011 Analysis of Impediments to Fair Housing Choice. Staff asked the stakeholder group if the previous impediments still exist*

and to identify issues not addressed previously that currently exist. Comments include:

- Rental Affordability
 - i. There has been no improvement on the issue of rental affordability, there is a major gap within the urban ring
 - ii. 30 percent of the Area Median Income (AMI) and under is a harder market to get to affordability
 - iii. In rural areas (Nelson), more people are going towards using metropolitan statistical area to figure out fair market rent, landlords find out about it and increase the rent, so you start seeing double-wide trailers (HUD seems to be going in this direction)
 - iv. Small area fair market rent may be changing to use of zip code
 - v. Can't find rental housing in Nelson
 - vi. Preserving existing housing is becoming more important (should be added as a new category on the AI chart)

- Regulatory Barriers and Community Resistance
 - i. In Greene County, Nimbyism still exists
 - ii. Change in proffers (state law) – regulatory barrier
 - iii. Suggestion that we should separate regulatory barriers and community resistance into separate categories and create a category labeled “regulatory barriers and lack of incentives”
 - iv. Incentives for development – land use codes play a role in incentivizing affordable housing, land use codes in the City do not make it palatable for developers to build affordable housing (mentioned Strategic Investment Area (SIA) and form-based codes efforts)
 - v. There is no push to develop affordable housing
 - vi. Changes with tax credits – tax credits dropped in value, they are tied to corporate tax rate, in which there is a drop in interest (this barrier could also go under the rental affordability category)

- Discrimination in the rental market

- i. Discrimination based on source of income and amount of income is a barrier
 - ii. In Nelson County, landlords are concerned with getting all of the rent
 - iii. Most people pay over 30 percent of their income on housing, landlords use it as an excuse not to rent
 - iv. If a potential tenant makes over 80 percent of the AMI, a landlord cannot rent to this person using a subsidy (federal assistance)
 - v. There is a zero percent chance that “source of income” legislation is being adopted
 - vi. PHA gets fair housing complaints and PHA refers those parties to the Legal Aid Justice Center
 - vii. Criminal background is another discriminatory measure
 - viii. There is a push to ban the box for employment and housing applications. Nelson has been seeing this change.
- High Debt to Income Ratios and Foreclosures
 - i. We are seeing a shift in property taxes becoming an affordability issue versus foreclosure issues. Foreclosures should be removed from the AI chart and add property taxes.
 - ii. Property tax assistance is limited to the elderly
 - iii. We still have concentrations of poverty
 - iv. The City’s decision regarding adding an elementary school versus expanding can lead to changes in districts (redistricting) which can be an opportunity to shift the concentrations of poverty
- Lack of Accessible Housing
 - i. There are fewer resources available to rehabilitate interiors; however, there is more cooperation for providing exterior fixes such as access ramps.
 - ii. RUAM - DHDA grant for accessibility – increased project limit and administration fee is more generous, if the landlord signs off, it allows for ramp and modification on interior
 - iii. The state has a veteran program for accessibility
 - iv. Add “aging in place modifications” as a barrier

- Language and Cultural Barriers
 - i. With Spanish, normally children can translate
 - ii. At Friendship Court and the Charlottesville Redevelopment and Housing Authority – there is an increased number of refugees – the IRC seems to be supporting refugees well

- Homeownership Affordability
 - i. Regulatory barriers such as zoning ordinances prevent homeownership affordability
 - ii. How many of the smaller units do we see being built? Less are targeted for low-income people
 - iii. Developers can get away with not building units by paying money into the Charlottesville Affordable Housing Fund (CAHF)
 - iv. Through form-based codes, density incentives can be built into the code
 - v. Discussion about the credit/loan market – easy to get credit or a loan if you make \$300,000/year or more
 - vi. PHA continues to support homeowners in the City

Housing Advisory Committee (HAC)

The Housing Advisory Committee (HAC) is a group of stakeholders that provide City Council with recommendations regarding housing policy and affordable housing funding priorities. Tierra Howard of the City of Charlottesville addressed the group on January 17, 2018. Staff provided a list of previous impediments outlined in 2011 Analysis of Impediments to Fair Housing Choice. Staff asked the stakeholder group if the previous impediments still exist and to identify issues not addressed previously that currently exist. Comments include:

- Rental affordability
 - i. Orange Dot Report – price of a two bedroom is now \$1,200, cost of rentals since 2011 has increased 27%, we are getting further away from people affording housing, we need to be working with people to boost their incomes with providing affordable housing

- High debt to income ratios and foreclosures

- i. Foreclosure may not be as much as a barrier currently
- Homeownership affordability
 - i. Tight credit markets – people are only starting to figure out how to navigate
- Other Barriers
 - i. Access to jobs, transportation and services – lack of access to economic opportunity
 - ii. Understanding what’s available and how to navigate the system/options, there is no single point of entry, how to find listings without help
 - iii. Loss of Hope faith and belief – people are applying for housing choice vouchers because they are giving up
 - iv. Land costs and construction costs have increased
 - v. Preservation of affordable housing
 - vi. High cost of land - Impediment to provision of housing, impediment to availability of housing, impediment to high cost of housing

Rose Hill Neighborhood Association

The Rose Hill Neighborhood Association is a group of residents and/or property owners who advocate for the Rose Hill Neighborhood and organize activities within the Rose Hill Neighborhood. Tierra Howard of the City of Charlottesville addressed the group on January 23, 2018. Staff provided a list of previous impediments outlined in 2011 Analysis of Impediments to Fair Housing Choice. Staff asked the stakeholder group if the previous impediments still exist and to identify issues not addressed previously that currently exist. Comments include:

- Regulatory Barriers
 - i. Discrimination in housing related to criminal background history – regulatory barriers
- Other Barriers
 - i. Childcare costs – many moms are not eligible for TANF (women who have a criminal history/charges cannot qualify for assistance) and some do not make the waiting list at United Way. Not having affordable childcare, criminal background history, and employment impacts housing choices.

- ii. We could use GO programs for certified in-home childcare providers (Neighborhood Daycare programs) to assist with issue of affordable childcare.

Thomas Jefferson Area Coalition for the Homeless (TJACH)

The Thomas Jefferson Area Coalition for the Homeless (TJACH) Service Provider Council is a committee of TJACH's Board of Director's that provides a forum in which providers share information and address concerns related to homelessness in the region. Tierra Howard of the City of Charlottesville addressed the group on February 6, 2018. Staff provided a list of previous impediments outlined in 2011 Analysis of Impediments to Fair Housing Choice. Staff asked the stakeholder group if the previous impediments still exist and to identify issues not addressed previously that currently exist. Comments include:

- Rental Affordability
 - I. More than 50 percent of the population pays over 50 percent of their income on housing
 - II. Requiring first month's rent as a deposit is a barrier to accessing housing. Landlords have been requiring a first month's rent deposit a lot more within the last five years.
 - III. Source of income is a barrier. For example, vouchers are not considered income by landlords.
 - IV. Credit history and criminal background history impacts a person's ability to get housing
 - V. There is a growing need for rental housing
 - VI. Landlords who are housing homeless persons have expressed a need for assistance to maintain their units
 - VII. Demand is outweighing supply
 - VIII. Someone with supplemental security income can only afford a \$300 unit and they don't exist
 - IX. As soon as people who are in nursing homes and are on disability are rehabilitated, the nursing home will charge all of their money (health issues become more of a priority for them instead of housing issues).
 - X. Many people who have Section 8 cannot find a unit due to the landlord being burned before (For example, the tenant destroyed the unit, and the landlord does not want to take a risk on a low-income family/tenant. The stigma is still exists).

- Doubling up – a large number of families are renting rooms and are doubling up

Regulatory Barriers

- I. State and local requirements serve as barriers to affordable housing
- II. Restrictions of # of people in a unit (3 children must have three bedrooms)
- III. Client lost housing in Albemarle County because there were too many unrelated people living in a unit

Homeownership Affordability

- Property Taxes in Albemarle County are expensive
- All barriers are in play for homeownership (issues with coming up with downpayment assistance due to credit score)

Fifeville Neighborhood Association

The Fifeville Neighborhood Association is a group of residents and/or property owners who advocate for the Fifeville Neighborhood and organize activities within the Fifeville Neighborhood. Tierra Howard of the City of Charlottesville addressed the group on February 8, 2018. Staff provided a list of previous impediments outlined in 2011 Analysis of Impediments to Fair Housing Choice. Staff asked the stakeholder group if the previous impediments still exist and to identify issues not addressed previously that currently exist. Comments include:

Rental Affordability

- I. We need to know how many people we need to provide housing for (what is the demand)
- II. University of Virginia (UVA) does not provide housing for their students which is one of the reasons why the rent is so high
- III. It is hard to get section 8, families are on the section 8 list for years
- IV. The rents are incredibly high

Homeownership Affordability

- I. In Fifeville, renters who are employees and/or students from the University of Virginia (UVA) Hospital and UVA campus take units from the non-student population. Is there any opportunity to look at workforce housing for families? Fifeville is an ideally located neighborhood for folks who work in the neighborhood

Regulatory Barriers

- II. Funding continues to decrease at the federal level
- III. CRHA fee penalty structure for damaged units is not fair

Accessibility

- Many units do not accommodate chair lifts due to issues with space
- Finding housing to accommodate elderly persons who are aging in place is difficult

Other

- IV. Two major categories for housing needs (one for single persons and one for families), people living with others (families living together), that's one way that people find housing
- V. There is a need for educating people about bills, taxes, mortgages, financial education in general
- VI. CRHA may also have inadequate infrastructure for tracking the condition of the units when they are rented

Discrimination in the Rental market

- VII. Discrimination against people who have been convicted of a felony

Public Housing Association of Residents (PHAR)

The Public Housing Association of Residents (PHAR) is a group that serves the interests of public housing residents and housing choice voucher holders in and around Charlottesville. Tierra Howard of the City of Charlottesville addressed the group on February 12, 2018. Staff provided a list of previous impediments outlined in 2011 Analysis of Impediments to Fair Housing Choice. Staff asked the stakeholder group if the previous impediments still exist and to identify issues not addressed previously that currently exist. Comments include:

Regulatory Barriers

- Redevelopment of public housing should have been done 10 years ago
- Every year when the CRHA completes the Annual Plan, it is supposed to be consistent with the Consolidated Plan, however, the Consolidated Plan is not consistent within itself.

- The previous Consolidated Plan should have identified the need for more rental units, the action steps did not address the need for more rental units in the City, it only pushed those goals out into the Counties – was not addressed in the City.
- Change the law in Virginia so no one can be evicted without good cause
- Under HUD’s definition, low to moderate income is up to 80% of the AMI. Low income tax credits, the income qualifications are up to 60% AMI, however, we have people below these income categories who are left out. A focus should be on targeting people who are at 0% AMI, 10% AMI, and so on.
- There should be better coordination between the City, state and federal government

Rental Affordability

- In reference to the rental affordability category – there should be specific numbers tied to the measurable results. How are we are going to come up with the numbers to use for the measurable results?
- PHAR’s position is that we still need rental housing, the waiting list to public housing is phenomenal
- Rental affordability – where are the affordable rental units? This has not been done as it relates to the AI. Housing is a larger barrier for people between 0-50% of the AMI, (break down the AMI to 0%, 10%, 20%, 30%, 40%, 50% AMI)
- In Charlottesville, due to how the economic system is built and due to the history, there is only one game in town for very low-income persons to get help with issues and that is the CRHA. CRHA has a homeless preference, can house people with disabilities, and can work with the International Rescue Committee. There is nowhere to place these people unless the Housing Authority can expand. Providing an extreme amount of funding to bolster the Housing Authority is one way to assist the CRHA. Currently, all that they are able to do is maintain their 376 units. There needs to be a focus on investment into public housing.

Discrimination in the Rental Market

- Economic disadvantage or income is not a part of the federal Fair Housing Act definition. Income should be included as a category upon which people are discriminated against.
- Under the new fair housing law, obesity and hoarding has been added as another class.

- If you are black and poor and live in a low-income neighborhood, you can't afford housing

Disparities Amongst Schools

- In reference to economic and racial disparities amongst schools – none of the objectives listed have been done

Accessible Housing

- There is a lack of housing accessible to people with disabilities

Language and Cultural Barriers

- CRHA has a lot of refugee tenants (there are about eight different nationalities in Westhaven). It is very hard to communicate with the refugees. It is important to make sure that they have access to translation services. The only way of communicating with the refugees is through the kids, which is illegal. Where are the services for translation? Refugees are placed in CRHA housing and are just left with no services or way to translate/communicate. Give them the services that they need to thrive in a neighborhood.
- A suggestion was made to work with churches to act as a go between for refugees. There are language barriers and refugees are in need of different things/services because they don't feel safe in the neighborhood.

Other Comments

- The measurable results listed from the 2011 AI mentions supported units. Where are the supported units? The only supported units since 2011 is the Crossings.
- The Analysis of Impediments to Fair Housing Objectives from 2011 seem obscure
- In reference to the AI - some of the objectives are unclear. The first quality of an objective is a vector and the second quality of an objective is time period or date, the objectives should have real numbers associated with them. How can you measure an objective without these qualities?
- In reference to preventing foreclosure – Legal Aid and Piedmont Housing Alliance have worked very hard on preventing foreclosure.

- The group asked if there is an analysis as to why specific numbers were not included in the AI (as this is base level information needed). It is frustrating to not have numbers tied to the objective, measurable results or outcomes.

City of Charlottesville – Department of Social Services (CDSS)

The Department of Social Services is an agency of City government, which administers federal, state, and local public assistance and social work service programs. Tierra Howard of the City of Charlottesville addressed the group on February 27, 2018. Staff provided a list of previous impediments outlined in 2011 Analysis of Impediments to Fair Housing Choice. Staff asked the stakeholder group if the previous impediments still exist and to identify issues not addressed previously that currently exist. Comments include:

Rental Affordability

- There is a need for affordable multi-family housing and group housing arrangements.
- We need to address what the definition of affordable is. Market rate rent is not affordable to the clients served by CDSS. The market is driven by the UVA students.
- People who have social security cannot afford their rent and the majority of CDSS clients fall in between 0-30 percent AMI category.
- Access to affordable housing is the biggest issue with CDSS clients as clients are stuck in the cycle of insecure housing.
- Clients are required to obtain housing and will look outside of the area because housing is unaffordable in Charlottesville, however the services are in Charlottesville which can become a challenge.
- Income is a barrier to affording housing.
- There is not enough senior housing that is income accessible. With limited income, it is hard for seniors to find a house that is at a normal rental limit with the cost of utilities and to pay all other bills.

Regulatory Barriers

- CDSS is required to work within the constraints of a system which focuses on a “children first” model. Due to family preservation issues, families are broken up because of issues with securing housing. There are many children in foster care

who can be reunited with their families if there is a safe place for them to go (stable housing).

- CDSS families “double up” all of the time, which compromises those who have the housing. The people who they are doubling-up with are at-risk of losing housing.
- The barment policy in subsidized housing is more restrictive than the federal law. Criminal background does not have to be a barrier unless a specific crime is committed.
- To prevent placing a child in foster care a state policy provides a 10-month timeframe for the parent to secure housing. Ten months is not enough time to help a family secure housing.
- Preservation of Existing Units: The vacancy rate at public housing (CRHA) is concerning. There are many vacant units due to inhabitable conditions. There is a need for redevelopment and well-resourced maintenance.

Discrimination in the Rental Market & High Debt-to-Income Ratios

- The largest barriers for CDSS clients are evictions (from public or subsidized housing), criminal history, credit barriers, and landlord and tenant debt. It has been a challenge to find a place willing to rent to clients.
- When landlords do a credit check on elderly tenants, it is likely that they will have something on their credit from 20 years ago but are still penalized. Credit checks and criminal history checks are used specifically against elderly persons.

Preservation of Existing Units

- If clients are able to find housing, it is substandard housing
- Housing stability support, increased development of skills, permanent support housing stock/units, so the affordable units are open to those who need them

Lack of Housing Accessible to People with Disabilities

- Lack of affordable housing for people who are disabled – accessibility issues
- Disabled families living in subsidized housing are at risk because they are unable to keep their house clean. Medicaid (EDC waivers) can be utilized to help families get an assessment done and maintain their affordable housing. EDC waivers are not enough to help due to there being a lack of agencies available to fulfill those

contracts. There are a limited number of hours that Medicaid can provide assistance for. In order to get assistance, you must be Medicaid eligible.

Other

- If there is a way these funding streams can be used to support a volunteer network of the faith community
- Clients are required to obtain housing and will look outside of the area, services are in Charlottesville which can become a challenge.
- Homelessness (shelters) and transitional housing: There is an inadequate shelter system for clients who are waiting to get into stable housing, including medically compromised clients. The Salvation Army is not sufficient, PACEM is only open a few months per year, and then people are back out on the streets trying to find housing. There is very low capacity for families in shelters. For example, PACEM has the capacity for single adults but if you are a family, it is hard to access the services. Often times people are sent Staunton and Roanoke, however, the support system is in the City of Charlottesville. There is a need for emergency shelter. For example, there is housing needed for people who are discharged from the hospital with a medical condition.
- Supply and demand, which drives up the cost
- Housing navigation is an issue. There should be a central point for someone to go to with housing needs.
- Transportation – public transportation is a problem, their schedule is not compatible with jobs, they lose jobs and housing it's a cycle.
- Fees to applications and security deposits are barriers. It is impossible for most clients to come up with the funding for applications and security deposits. Those who can afford to apply waste money on applying.
- Educational barriers - people are not clear about requirements before applying for housing and end up losing money on application fees. There is also a need for getting help with financial matters such as removing things from a credit report. There is a need for more resources to help with this.
- There is no way to remedy client issues when a previous landlord is deceased.
-

International Rescue Committee (IRC)

The International Rescue Committee (IRC) is a national non-profit that helps refugees settle in new countries. The organization has an office in Charlottesville and services County and City clients. Clients served include Middle Eastern clients from Afghanistan, South East Asian clients, clients from countries in Central Africa, clients from Colombia, Pakistan, Syrian and Arabic speaking clients. The client-base changes as political situations around the world change. *Tierra Howard of the City of Charlottesville addressed the group on February 28, 2018. Staff provided a list of previous impediments outlined in 2011 Analysis of Impediments to Fair Housing Choice. Staff asked the stakeholder group if the previous impediments still exist and to identify issues not addressed previously that currently exist. Comments include:*

Rental Affordability

- Single-parent families (for example, widows that might have 2-3 kids) can't afford the rent, therefore, the solution is to house the single-parent families together. Women are the clients who struggle the most.
- There is more pressure on rental housing.
- Affordable rental housing for families are being turned into student housing with a price per bedroom.

Regulatory Barriers

- The price of housing is an impediment. Rent increases each year in rent which makes it harder to afford with no increase in wages.
- CRHA and low income tax credit housing has specific rules which makes it harder for IRC clients to obtain housing. Waitlists are substantial for these properties.

Discrimination in the Rental Market

- The IRC is usually looking for housing for clients on a short notice. The IRC is trying to secure housing before clients arrive to the United States. There are only certain landlords who will be willing to rent to refugees. It is very easy legally to deny refugees housing. The landlords will make a subset of policies to help. Many of the clients don't have social security numbers

Lack of Housing Accessible to People with Disabilities

- Have had a few cases of clients who have mobility disabilities or elderly – limited options

Preservation of Existing Units

- Housing units are inspected and must meet minimal requirements prior to placement. The IRC has had to turn down housing that is substandard.
- Buildings are getting older which increases utility (heating and cooling) expenses and ultimately leads to unaffordable housing.

Language and Cultural Barriers

- Family size and size of apartments is a barrier. IRC tends to serve a family with only two adults and a lot of children. The 6-7 person family size is common amongst refugees. Landlords are hesitant about how many people they can put in a unit. The IRC gets a lot of push back on the nuclear family size. It is common for clients to come with elderly parents or grandparents. It is harder to sell landlords on placing extra adults in a unit.
- There is a need for larger units to support larger families.

Transportation

- The lack of transportation out into the urban ring serves as barrier. There is a need for a City/County combined route for job and housing access. There should be extended access to the airport and Hollymead and the US-29 area where there are more job and affordable housing opportunities. The middle wage jobs are not in City, therefore, residents need access outside of the City. There should be more extended bus routes past Hydraulic Road and Barrack's West. the middle wage jobs are not here in town and folks need access outside of town, target
- UVA transportation – only the UVA bus goes to u heights, when school is not in session the bus does not go there – if this could be integrated into a shared regional effort where the bus ran year around
- Transportation – frequency is an issue, a lot of clients work on weekends, spend entire salary on transportation
- have to put people on bus lines – transportation issues, have to placed on public transportation lines

Other

- More refugee students are concentrated in County schools due to housing placements in the County

- Client access to homeowner housing is a challenge
- Lack of required documentation including no social security number is a challenge to securing housing.
- Lack of income/employment serves as a barrier for clients. Most landlords require a minimum monthly income. Even with financial support, clients cannot meet their minimum income requirement.
- Rental history and credit history serve as a barrier. Clients do not have a rental history or a credit history.
- It is harder to place clients with landlords who are not local who have strict rules.

Sin Barreras

Sin Barreras is a non-profit organization that focuses on outreach to the immigrant community (primarily Hispanic), connecting individuals to services through worship, education, and guidance. Tierra Howard of the City of Charlottesville addressed the group on April 5, 2018. Staff provided a list of previous impediments outlined in 2011 Analysis of Impediments to Fair Housing Choice. Staff asked the stakeholder group if the previous impediments still exist and to identify issues not addressed previously that currently exist. Comments include:

Rental Affordability

- The majority of Latino clients live in trailer park communities in the City and County
- Vouchers would be helpful for clients to assist with affordable housing
- Sin Barreras does not have the funds to assist clients, therefore they are referred to the Church of Incarnation for assistance to help with utilities and rent. Sin Barreras does not have the capacity to receive grant funds and to provide emergency assistance, however, the Church of Incarnation can.
- It is difficult for clients to provide first month's rent and a security deposit.

Preservation of Existing Units

- There is a need to repair the trailers that clients live in.

Homeownership Affordability

- It would be beneficial to clients if there could be a program like the one at the crossings that helps with homeownership.

Accessibility

- Caretakers are needed for elderly persons if head of household has to work.

Discrimination in the Rental Market

- Clients are given high interest rates on loans because they don't have the documentation needed to secure housing. There is a need for programs that provide low-interest loans to residents.

Language and Cultural Barriers

- It is difficult to navigate services for housing due to the language barrier. The language barrier has improved over the years, however, clients need more information in Spanish and translation services.

Other

- The largest barrier for the immigrant and Latino community to access housing is legal status and lack of documentation. There are undocumented clients who do not have a paycheck to provide to verify income.
- Childcare and (summer camp) is an issue for clients as it is not affordable. Usually, one family member will become the childcare source for an entire family and neighbors.
- Transportation is also an issue as many clients work outside of the City, some use the bus and work outside of the City, however it is not accessible. It is easier for clients to pay a friend/neighbor.
- Lack of financial literacy is a barrier has been a barrier to accessing housing and services
- There is a need for social services.
- Navigating the system is difficult for clients.
- There is a need for emergency housing (temporary housing) for homeless persons and families. Sometimes Sin Barreras gets request for placement in abuse shelters, however, they don't have options for assistance. Many do not want to go to the shelters that are available and Casa Alma is the only resource.
- Casa Alma provides housing for one year, however, it is not enough to meet the needs of those in the Latino community.
- It would be beneficial to have a community center facility to provide services to clients such as childcare, technical assistance, and education.

Habitat for Humanity - Southwood Community Engagement Office

Habitat for Humanity is a non-profit organization that builds safe, decent, affordable housing that is currently implementing a national model, neighborhood driven redevelopment process at Southwood Mobile Park Home. Tierra Howard of the City of Charlottesville addressed the group on April 11, 2018. Staff provided a list of previous impediments outlined in 2011 Analysis of Impediments to Fair Housing Choice. Staff asked the stakeholder group if the previous impediments still exist and to identify issues not addressed previously that currently exist. Comments include:

Rental Affordability

- People have chosen to live in Southwood over more expensive options (such as an apartment in the City) because it is a better tradeoff for the family and it provides more stability. They are able to send more money home.
- People choose to live in Southwood due the uncertainty of not being able to control if renters will be required to move or not when the lease ends each year in a rental unit. Moving children to different schools due to renter uncertainty is not an issue for residents living in Southwood.
- The rental fee for a pad in Southwood is \$260 per month. This price is affordable if you own your own trailer and can be unaffordable if you don't own your own trailer.

Preservation of Existing Housing

- AHIP has a long waiting list. Recently Habitat has been trying to consider different ways to do rehabilitate the trailers. Rehab is a concern for elderly persons living in older housing because they cannot keep up with repairs (most vulnerable population).

Language and Cultural Barriers

- Language is a major barrier for residents (speaking and reading English). Residents have difficulty accessing and identifying/searching housing due to lack of computer literacy.

Discrimination in the Rental Market

- Residents experience predatory lending and shady rent to own situations because issues with documentation makes it challenging to access homeownership. Residents select alternative products due to the lack of documentation. Residents get high interest rates for cars and loans for homes. They also enter into predatory agreements as they related to the deed and ownership. Residents legally do not have trailers in their name. Overall, when people do not have other options for housing due to issues with documentation or language barriers, they accept the sketchy deals.

Accessible Housing

- The non-Hispanic elderly population often live on a fixed income or are living alone and do not have the social network to make updates to their trailers. Due to

unemployment, they are not working so they cannot afford to pay for rehab. Elderly persons are in the most vulnerable situation when they have to find a new place to live.

Other

- Offer a range of housing options (both rental and homeowner) for different levels of income. There should be options for workforce housing for households that exceed 80 percent of AMI. The same is true for households below 25 percent of AMI. There should be programs and partnerships to serve these populations. Habitat cannot serve households lower than 25 percent and many of the people who fall within the income category are elderly.
- Senior housing options are needed. We need to finding partners who will offer affordable rentals to those who aren't making enough as well as those who aren't interested in homeownership. There are people are deciding to rent instead of homeownership due to federal legal status laws.
- There should be loan products available to people who do not have documentation.
- Habitat has valued resident involvement in the planning process so that people feel like they have some type of control over their housing choices
- Informal business opportunities provides an option for undocumented immigrants to support their families
- Transportation is not a barrier to Southwood residents on a significant scale, however, it is a concern and has become a priority for Southwood redevelopment. There have been discussions related to having more bus stops for increased access. It is hard for elderly persons to access transportation unless there is a medical condition, in which they can use JAUNT). Residents would like to have more bus stops.
- It is impossible to work without driving and having a driver's license is an issue when it comes to employment.
- Family, educational opportunities and children were core values during Southwood Community Engagement process. Access to affordable youth programs for after school is important. Residents value having the afterschool care at Southwood. Homework assistance is also important. Parents find it difficult to help their kids with their homework, therefore homework assistance at the Boys and Girls Club is valued as a resource.

- Early childcare options are expensive. It is more economically viable for the mother to stay at home to watch the children or for neighbors or family members and friends to help with childcare.
- The residents love Cale Elementary School because they have a dual immersion program which is a Spanish/English language program. This program is viewed as an asset to Spanish speaking families because children can learn both languages at the same time. Parents also like the bright stars program at Burnley and Monticello.

National Association for the Advancement of Colored People (NAACP)

The Albemarle Charlottesville Chapter national civil rights organization advocates for the rights of ethnic minorities. The mission of the NAACP is to ensure the political, educational, social and economic equality of rights of all persons and to eliminate race-based discrimination. Tierra Howard of the City of Charlottesville addressed the group on April 23, 2018. Staff provided a list of previous impediments outlined in 2011 Analysis of Impediments to Fair Housing Choice. Staff asked the stakeholder group if the previous impediments still exist and to identify issues not addressed previously that currently exist. Comments include:

Rental Affordability

- There is no housing for people who make minimum wage
- There are people living in subsidized housing that pay more in rent than others pay in mortgage
- In Charlottesville, we don't have a critical discussion about what affordable housing is. There is affordable housing for people working and then there is housing for individuals who don't work (welfare housing). There is a difference between low-income housing and welfare housing, however, in Charlottesville we lump the two together.
-

Regulatory Barriers

- In the City, the CDBG grant funds are brought in on the backs of the poor, however it is being used for sidewalks although housing is the priority issue. Back when the City received millions of dollars in funding, low-income people were not benefitting from these funds. When the funding comes in, it does not benefit the low-income or very low-income persons, the poverty level does not get addressed period.

- In relation to the barment policy in public housing, some people need to be barred so that others can have access to housing. A lot of the people barred do not live on the properties.
- It's a challenge for some policies to be managed because of the social political culture and some agencies exploiting that culture. The agencies and institutions foster and enable bad behavior. The community has been enabled based on maintaining a plantation culture.

Discrimination in the Rental & Homeowner Market

- Racism is the greatest impediment to accessing housing. Redlining and the segregation of housing are the leading issues that came from federal, state and local government.
- Racism (historic or contemporary) is an impediment. Racism is divided into two categories, one being internal racism. Internal consciousness and perspective blocks people from accessing housing opportunities,
- Segregation – There are black individuals in Charlottesville who not want to live with white individuals. Historic segregation has created a culture of nuances, which is a part of a consciousness of some people who don't want to live in a white neighborhood.
- The amount of liberty that UVA has on property, they are taking everything, with the new housing on 10th street
- In reference to the newer housing on 10th street – the housing is not serving the lowest of incomes which changed the whole dynamic of the neighborhood
- Classism is intertwined with racism. The goal is to segregate residents by class.

Other

- We don't have critical discussions about affordable housing, the discussion ends up being about providing affordable housing for really poor people.
- The City continues to keep allowing hotels- they could have utilized, the City keeps doing things to pacify people
- Education is key, you need to start with the kids in school and continue it, it can't be a one time workshop, people don't save anymore, kids need to be taught versus trained (education is key)
-

Piedmont Housing Alliance and City of Charlottesville Fair Housing Conferences

The Piedmont Housing Alliance and the City of Charlottesville have hosted Fair Housing Events to discuss local, state and federal fair housing issues. Tierra Howard of the City of Charlottesville participated in the events as a guest on April 27, 2017 and April 25, 2018. Comments from the events include:

Regulatory Barriers

- In relation to criminal background, HUD is requiring housing providers to look at each case on an individual basis, anyone that has been convicted of the manufacturing and distribution of a substance or sex offenders do not get exemptions
- How can local policies help?
 - Ban the box efforts for those with criminal history backgrounds
 - Affordable housing that is affordable at all levels is lacking. We need housing affordable at all levels.
 - Create policies that do not displace people.
 - Since federal resources are decreasing, we need to be creative about how we can get funds for affordable housing from other resources
 - Need affordable units from developers versus paying into the Charlottesville Affordable Housing Fund as an alternative
 - We need to focus on victims of domestic violence which can be sex discrimination
 - Focus on reasonable accommodations and modifications in housing. Advocate for a plan or timeframe so that housing can be kept.
 - Criminal history (individual or systemic) – 1/3 of Americans have some sort of criminal background history – recommend having detailed criminal history policy versus a broad policy which is discriminatory. These policies affect low-income communities of color.

Discrimination in the Rental and Homeowner Market

- Disability or handicap is the top complaint received
- Fair Housing Act Trends Report – criminal background has been a focus, over 28,000 instances of housing discrimination
- Most common complaint is discrimination (denial or discrimination through non-accommodation).
- Can look at homeownership rates to look at homeowner discrimination – where families create their wealth

- Challenges – resources need to be pulled together to address interrelated housing issues such as criminal background, credit history, custody, etc. These issues make it difficult to pin down the discrimination issue.
- Discrimination occurs when trying to access housing but also while you are in housing.

Other

- Domestic violence is the number one reason for homelessness

Grantee Unique Appendices

Broadband Services and Resiliency Planning

Increasing Access to Broadband Services

TJPDC has supported local and regional broadband efforts for the past several years, working with its five counties on their local broadband initiatives, as well as the Center for Innovative Technology, the Governor’s Broadband Advisory Council, and most recently, the Central Virginia Electric Cooperative (CVEC). CVEC has plans to build 4,500 miles of fiber optic cable within five years to make broadband Internet service available to customers across its service territory, which includes all TJPDC counties. TJPDC has partnered with CVEC to convene a regional meeting for CVEC to present their plans to local officials and has provided mapping services to CVEC to support its efforts to secure funding for its broadband expansion plans.

The Counties recognize that the availability of Broadband service increases home values. It also has the potential to decrease transportation costs by supporting home-based businesses and telework. Broadband also supports aging in place by providing access to telemedicine and other services. The Counties also recognize the importance of Broadband service to support its Emergency Operations and citizen alert systems. In recognition of this, the region’s counties have been taking proactive steps to address the need for expanding broadband service:

- Nelson County was the first locality in the region to establish its own Broadband authority, and now has a 39-mile middle mile network as well as four towers for extending wireless service to remote areas of the county, and has begun serving customers
- Louisa County has had a Broadband Authority for four years and has committed local funds for six wireless towers, now in the construction phase
- Albemarle County established its Broadband Authority in 2017 and has received two Virginia Telecommunication Initiative (VATI) grants to extend last-mile broadband service to unserved areas of the county
- Fluvanna County established a Broadband Access Task Force last year to assess current service and identify underserved areas, and is in the process of seeking private sector partners
- Greene County has a working Broadband Committee and conducted a resident survey. The County has been working with the Center for Innovative Technology

In addition to other efforts, the City has initiated effort designed to provide affordable internet access to the residents of public housing. Discussions with potential service providers is in progress.

Resiliency Planning

Over the past two years, the TJPDC has worked with all localities in the region (the City of Charlottesville, the Counties of Albemarle, Fluvanna, Greene, Louisa and Nelson, and the Towns of Louisa, Mineral, Scottsville and Stanardsville), to update the Regional Natural Hazard Mitigation Plan (HMP). The City and each County was represented on the Working Group guiding the planning process; towns were represented by their respective counties.

TJPDC encouraged all localities to identify vulnerable structures for demolition, relocation, floodproofing, or structural retrofit, but no localities identified any particular structures in their mitigation actions. All localities disallow or discourage development in flood-prone areas. Most jurisdictions included clear address signs on all houses and businesses as an action item. Greene County included an action item to update driveway codes to allow access for emergency vehicles. Enhanced access to Broadband was noted by some localities as an action item to improve emergency operations and communication with citizens in the event of a natural hazard. Creation or expansion of the use of citizen alert systems was also included as an action item by multiple localities.

NA-50 Non-Housing Community Development Needs (Extended Version) - 91.415, 91.215 (f)

Non-Housing Community Development Needs identifies public facilities, improvements, and services. Recent plans developed since the last consolidated planning period identify and should be referenced during this consolidated planning cycle.

Describe the jurisdiction's need for Public Facilities:

Public facilities are critical to improving neighborhood quality and resident well-being in the region. During this consolidated planning cycle, the City may direct a portion of CDBG resources toward public facilities, which may include enhanced access for persons with disabilities, substandard building upgrades, adding new amenities in underserved communities that have a demonstrated lack of public facilities, or investing in public facility projects which improves substandard housing facilities and quality of life such as parks and open space. The City of Charlottesville is currently undergoing a review and update of its 2013 Comprehensive Plan and public facility needs identified within the current process will inform identified needs.

Proposed updates to the Comprehensive Plan for Community Facilities include:

- Assess the condition of water facilities and identify actions that can be taken to improve the hydraulic conditions of the water network
- Add goal to develop and maintain a program of asset management to inform maintenance activities and renovation investments based on detailed inventories and facility condition assessments
- Update goals to include modern technology, sustainable development, and present community needs.
- Add goals to identify and obtain a new permanent, centralized facility for the Police Department, a Regional Training Facility to be shared with other local law enforcement agencies, and police substations to increase community policing efforts
- Add goal that supports the City School's initiatives regarding growth and capacity in the school system
- Continue to provide capital funding for City School's modernization, with a particular emphasis on classroom modernizations

Comments to the proposed Comprehensive Plan updates for Community Facilities include the adding additional items for training and community relations.

How were these needs determined?

The Capital Improvement Program (CIP) addresses the physical improvement, replacement, or new construction of City-owned facilities. The City develops a comprehensive five-year program through an annual capital budgeting process. To be included for funding, projects must support a priority objective and respond to a documented need. Public participation in decision-making is robust, including meetings, consultations with residents and other stakeholders, budget forums, and public hearings. Public facility needs are also identified through Comprehensive Planning processes. The City of Charlottesville is currently undergoing a review and update of its 2013 Comprehensive Plan and public facility needs identified within the current process will inform identified needs.

Public facility needs identified in this plan have been derived from focus groups with service providers in the region including community stakeholders and community residents. Additional input was determined by the results of the Consolidated Plan online survey. A summary of survey responses is included at the end of this document. Specific CDBG committees will prioritize needs as they relate to priority neighborhood funding.

Describe the jurisdiction's need for Public Improvements:

Transportation infrastructure is critical to enable access to employment, health care, social outlets, and recreation. For low- to moderate income households, transportation alternatives to private ownership of vehicles can increase the amount of disposable income available for other essential needs. In this sense, transportation needs overlaps with housing needs as the financial pressures of both are brought to bear on the full affordability equation. A significant number of workers in the service-sector need accessible transportation accommodations/options for due to non-traditional work hours and varying work schedules. Relative to transportation, the need for streetscape improvements to enhance access and increase walking and biking opportunities are also identified as a need.

Very-low income households, the elderly, and people with special needs may not have access to a motorized vehicle at all. Those with limited mobility face a number of needs. There is a need for Expanded transportation options for non-Medicaid funded medical purposes, transit availability during non-traditional hours, greater access in rural areas, transit service that does not require excessive advanced notice, transit available for after-school programs, transportation escorts to provide assistance as needed, and greater awareness of transit.

According to the forthcoming Housing Needs Assessment, 8.6 percent of City residents relied on public transportation for travel to work based on American Community Survey data for 2011 through 2015. Another 12.6 percent walked to work with 5.3 percent bicycling or using a taxicab, motorcycle or other means of transportation. Just over 60 percent of City residents drove alone as compared with almost 75 percent of metro area residents. Slightly more than six percent worked at home. This heavy reliance on walking, bicycling and public transportation has implications for the distribution of affordable housing. Over 10 percent of Charlottesville households have no access to a vehicle, including 3.4 percent of owner households and 15.8 percent of renter households.

Public improvement needs (Transportation and Environmental) identified within the current Comprehensive Plan process will inform identified needs. Proposed updates to the Comprehensive Plan for Transportation include:

- Consideration of the impacts that emerging technologies in transportation (e.g., autonomous cars, online goods delivery, electric vehicles, etc.) may have on future capacity and environmental sustainability goals
- Develop suburban park and ride facilities and provide express transit service to and from these during peak demand periods to reduce traffic congestion into and out of the City.

Comments on the proposed Comprehensive Plan updates for Transportation note that pupil transportation should be addressed and the City should expand the concept of emerging transportation technologies to include how people live and their lifestyles relative to transportation.

Proposed updates to the Comprehensive Plan for Environmental Sustainability include:

- Utilize green infrastructure as a strategy to address a range of environmental sustainability themes
- Restate value of vegetated stream buffers
- Encourage conservation easements
- Continue implementation of a robust Urban Forest Management program (monitoring tree canopy) including trees in streetscape plans, and using recently completed Possible Planting Area analysis
- Emphasis on sustainable plant strategies (including native species)
- Update Water Resources goal (integrate Green Storm water Infrastructure, develop improved maintenance program, minimize conveyance impacts on streams, explore watershed strategies, discourage piping of streams, encourage stewardship practices on private properties)
- Value the Rivanna River and participate in improvement initiatives
- Combine energy, fuel, and water efficiency under a common theme of resource management with internal and community focused objectives
- Add a goal related to strategies for sustainable materials management to reduce impacts of landfilling

Comments to the proposed updates include the following: address food-specific issues (resilient local food system), modify the goal regarding high performing, green buildings to a broader goal related to reducing greenhouse gases and carbon footprint, and desire to see more focus on native plants and urban habitat.

Consultations with stakeholders also revealed the need for infrastructure improvements to support economic development and revitalization as well as access to grocery stores and fresh food.

How were these needs determined?

The Community Mobility Needs Assessment. Within the urbanized areas of the region, the Charlottesville-Albemarle MPO sets a Transportation Improvement Program (TIP) that establishes transportation improvements. Public improvement needs identified in this plan have been and will be derived from focus groups with service providers in the region including community stakeholders and community residents. Additional input was determined by the results of the Consolidated Plan online survey. Specific CDBG committees will prioritize needs as they relate to priority neighborhood funding.

Public facility needs are also identified through Comprehensive Planning processes. The City of Charlottesville is currently undergoing a review and update of its 2013 Comprehensive Plan and public improvement needs identified within the current process will inform identified needs.

Describe the jurisdiction's need for Public Services:

Housing Services: Many of the public service needs are tied to affordable housing needs. Service needs identified include the need for coordinated comprehensive services that support housing placement, housing stability, and improve access to services. There is a need for property tax relief programs that assist a variety of persons, including elderly persons and extremely low to low-income households. Programs that assist with increasing access to affordable housing include programs that assist with housing application fees and security deposits as well as support for programs that assist persons with financial literacy as it relates to credit history, landlord tenant issues/evictions, as well as services for persons with a criminal history, including re-entry services for ex-offenders. Resources for unbanked clients, such as Banked-On, should have continued support as well as services that provide access to emergency funds.

Workforce Development, Childcare, and Transportation Services: As described above, in order to maintain affordable housing, there is a need for accessible transportation to accommodate varying work schedules as well as jobs that pay a sufficient wage, and quality childcare. Workforce development, including job training and employment preparation are needed in addition to the comprehensive services that are needed to enhance access to employment and training opportunities. In addition to workforce development, there is a need for job development and creation through the support of microenterprise assistance and services that support entrepreneurship as a means of employment.

There is a need for quality affordable childcare options that meet the needs of low- and moderate-income families, particularly single-family households or households with both parents in employment. Childcare options for those that work non-traditional hours are very few, and a significant number of workers in the service-sector or medical industry accept non-traditional or variable work schedules. With limited childcare options, parents may have difficulty finding an available service in close proximity to either the place of employment or

home. If this difficulty is combined with limited transportation access, then childcare provision may render employment prohibitive for certain families.

Proposed updates to the Consolidated Plan for Economic Sustainability include: Raise awareness of the city's rich artistic, ethnic, cultural, and lifestyle diversity through marketing that inspires travel from out-of-area and continue operating the Charlottesville Downtown Job Center to ensure all City residents have access to employment services & training opportunities that will help them meet employers' workforce needs. Comments to the proposed updates include the following: include links to CATEC and PVCC programs, add policies for job training for current community members, encourage public/private partnerships, and consider adding Westhaven (CRHA) as a partner for implementing specific City plans.

Health and Human Services: A number of human services needs for persons, specifically for homeless persons, persons with disabilities, persons with special needs and persons who have mental health and substance abuse issues are needed. Housing placement, mental health care, substance abuse treatment, and case management/life skills are among those identified as needs for homeless persons. The community also identified mental health services, counseling services, and maintained support for community health clinics as general community needs. Other services mentioned include support for services that assist with language and cultural barriers.

The 2016 MAPP2Health Thomas Jefferson Health District Community Health Improvement Plan for the Thomas Jefferson Health District identifies the following community health priorities and goals:

- Promote healthy eating and active living – the goal is to increase access to healthy foods and recreation through education, advocacy, and evidence-based programming.
- Foster a healthy and connected community – the goal is to increase well-being across the lifespan by supporting education, prevention, advocacy, and evidence-based programming.
- Address mental health and substance abuse – the goal is to improve capacity to provide culturally and linguistically appropriate mental health and substance abuse prevention and treatment services.
- Improve health disparities and access to care – the goal is to increase health equity and narrow the gap for health conditions through outreach and education to health care providers and community members.

How were these needs determined?

Public services needs identified in this plan have also been derived from focus groups with service providers in the region including community stakeholders and community residents. Additional input was determined by the results of the Consolidated Plan online survey as well as the City of Charlottesville's Growing Opportunities Report. The City of Charlottesville is currently undergoing a review and update of its 2013 Comprehensive Plan and public services needs identified within the current process will inform identified needs. Needs were also

identified from the 2016 MAPP2Health Thomas Jefferson Health District Community Health Improvement Plan.

Analysis of Impediments to Fair Housing Choice Update

The City's Affirmatively Furthering Fair Housing requirements has been postponed until October 2022. Therefore, the Analysis of Impediments to Fair Housing Choice (AI) is being updated, as a supplement to the Consolidated Plan which will analyze the data on housing, current policies, and fair housing activities undertaken in the region. The AI was updated concurrently with the Consolidated Plan and the data within each report mutually support each other. The Consolidated Plan citizen participation process and consultation process incorporated the AI update.

A draft table identifying impediments, proposed actions, and responsible parties is below summarizing the findings and preliminary recommendations for the AI and reflects discussion with the Housing Directors. A draft AI was approved by the Thomas Jefferson Planning District Commissioners on August 2, 2018. The final draft will be approved by City Council in late September and the Consolidated Plan will be amended to incorporate any changes. Consolidated Plan goals are tied to AI impediments and strategies.

The attached table identifies the preliminary impediments to fair housing choice, which include:

- Rental affordability
- Homeownership affordability
- Regulatory barriers
- Discrimination in the rental and homeownership markets
- High debt-to-income ratios
- Economic and Racial Disparities among Schools
- Lack of Accessible Housing
- Language and Cultural Barriers
- Educational Barriers
- Access to Services

2018 Impediments and Plan of Action			
Impediment	Description	Proposed Action	Responsible Parties
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, 1 st & last month rent	Increase the # of affordable rental units Provide incentives for development of affordable rental units Provide rental assistance locally	FLHF – 8 units over 5 years NCCDF – 2 units over 5 years, if local demand is sufficient Alb Co – incentivize 96 units at Brookdale City- provide locally funded vouchers Non-profit housing foundations – provide payment plan for up-front costs or eliminate requirement for own units and Housing Choice Voucher units

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 Local governments
Regulatory Barriers and Community Resistance	Land use codes and ordinances affect housing location & affordability Lack of clear definition of aff hsg	Revise codes & ordinances Develop definition of aff hsg & articulate community benefits	Local governments Regional Housing Partnership (RHP)
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	Piedmont Housing Alliance (PHA) City Office of Human Rights Legal Aid Non-profit housing counseling programs
Impediment	Description	Proposed Action	Responsible Parties
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	Local housing counselors, Piedmont Housing Alliance, other non-profit orgs

<p>Economic and Racial Disparities among Schools</p>	<p>Concentration of low-income and racial minority students into certain schools and districts may compromise school quality and exacerbate housing segregation among families</p>	<p>Increase transit option to expand geographic opportunities Educate landlords Encourage neighborhood economic and racial integration for families with children, especially in the City of Charlottesville and urbanized Albemarle County</p>	<p>Local governments, Local school boards, non-profit organizations International Rescue Committee</p>
<p>Lack of Housing Accessible to People with Disabilities and People Aging in Place</p>	<p>Lack of reasonable accommodations & housing designed with accessibility features, accessible units can be expensive Lack of senior housing that is income-accessible</p>	<p>Renovate existing homes Build accessible new homes Provide ramps Identify people with needs & refer to local programs</p>	<p>AHIP Seniors Safe at Home PHA RUAM program Non-profit housing foundations, private developers FLHF ramp program JABA, Ind Resource Center Charlottesville Area Alliance Regional Housing Partnership</p>
<p>Language and Cultural Barriers</p>	<p>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</p>	<p>Reduce cultural and linguistic barriers to housing access Engage different groups in conversations about differences and similarities</p>	<p>International Rescue Committee Creciendo Juntos & other non-profits Schools</p>

Impediment	Description	Proposed Action	Responsible Parties
Educational Barriers	Lack of financial literacy Lack of knowledge of fair housing rights	Financial education & counseling Provide information and education	Local housing counselors, Piedmont Housing Alliance, other non-profit orgs, Legal Aid
Access to Services	Access to transportation, employment & child care can limit housing choices in the City where most services are available	Workforce training Expanded transit options Self-sufficiency training & assistance	City GO Programs Regional Transit Partnership PVCC Community Self-Sufficiency Programs Creciendo Juntos & other non-profits

Grantee SF-424's and Certification(s)



CPMP Non-State Grantee Certifications

Many elements of this document may be completed electronically, however a signature must be manually applied and the document must be submitted in paper form to the Field Office.

- This certification does not apply.
- This certification is applicable.

NON-STATE GOVERNMENT CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing - The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential anti-displacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Drug Free Workplace - It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about -
 - a. The dangers of drug abuse in the workplace;
 - b. The grantee's policy of maintaining a drug-free workplace;
 - c. Any available drug counseling, rehabilitation, and employee assistance programs; and
 - d. The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will -
 - a. Abide by the terms of the statement; and
 - b. Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(t), with respect to any employee who is so convicted -
 - a. Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - b. Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6

- This certification does not apply.
- This certification is applicable.

Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

Maximum Feasible Priority -- With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);

Overall Benefit - The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2015, 2016, 2017, (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;

Special Assessments -- It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

A policy of enforcing applicable State and local laws against physically blocking entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

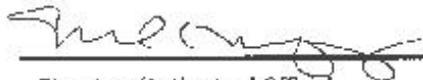
Charlottesville

- This certification does not apply.
 This certification is applicable.

**OPTIONAL CERTIFICATION
CDBG**

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having a particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities, which are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.



Signature/Authorized Official

8/8/2018

Date

Mike Murphy

Name

Interim City Manager

Title

PO Box 911

Address

Charlottesville, VA 22902

City/State/Zip

434-970-3101

Telephone Number

Charlottesville

- This certification does not apply.
 This certification is applicable.

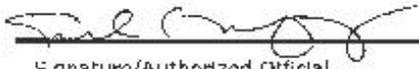
HOPWA Certifications

The HOPWA grantee certifies that:

Activities -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

Building -- Any building or structure assisted under that program shall be operated for the purpose specified in the plan.

1. For at least 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility.
2. For at least 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.



Signature/Authorized Official

8/8/2018

Date

Mike Murphy
Name
Interim City Manager
Title
PO Box 911
Address
Charlottesville, VA 22902
City/State/Zip
434-570-3101
Telephone Number

authorities as specified in 24 CFR Part 58.

11. The requirements of 24 CFR 576.21(a)(4) providing that the funding of homeless prevention activities for families that have received eviction notices or notices of termination of utility services will meet the requirements that: (A) the inability of the family to make the required payments must be the result of a sudden reduction in income; (B) the assistance must be necessary to avoid eviction of the family or termination of the services to the family; (C) there must be a reasonable prospect that the family will be able to resume payments within a reasonable period of time; and (D) the assistance must not supplant funding for preexisting homeless prevention activities from any other source.
12. The new requirement of the McKinney-Vento Act (42 USC 11362) to develop and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons. I further understand that state and local governments are primarily responsible for the care of these individuals, and that ESG funds are not to be used to assist such persons in place of state and local resources.
13. HUD's standards for participation in a local Homeless Management Information System (HMIS) and the collection and reporting of client-level information.

I further certify that the submission of a completed and approved Consolidated Plan with its certifications, which act as the application for an Emergency Shelter Grant, is authorized under state and/or local law, and that the local government possesses legal authority to carry out grant activities in accordance with the applicable laws and regulations of the U. S. Department of Housing and Urban Development.


Signature/Authorized Official

8/8/2018
Date

Mike Murphy
Name

Interim City Manager
Title

PO Box 911
Address

Charlottesville, VA 22902
City/State/Zip

434-970-3101
Telephone Number

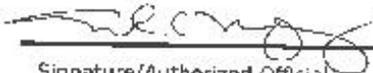
Charlottesville

control; substance; "Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including:

- a. All "direct charge" employees;
- b. all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and
- c. temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).

Note that by signing these certifications, certain documents must be completed, in use, and on file for verification. These documents include:

- 1. Analysis of Impediments to Fair Housing
- 2. Citizen Participation Plan
- 3. Anti-displacement and Relocation Plan



Signature/Authorized Official

8/8/2018

Date

Mike Murphy _____
Name

Interim City Manager _____
Title

PO Box 911 _____
Address

Charlottesville, VA 22902 _____
City/State/Zip

434-970-3101 _____
Telephone Number

Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Continued Application	* 2. Type of Applicant: <input type="checkbox"/> New <input checked="" type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): _____ * Other (specify): _____
* 3. Date Received: 05/16/2018	4. Applicant Identifier: _____	
5a. Federal Entity Identifier: _____	5b. Federal Award Identifier: [N/A] N-MC-SI-0022	
State Use Only:		
6. Date Received by State: _____	7. State Application Identifier: _____	
8. APPLICANT INFORMATION:		
* a. Legal Name: <u>City of Charlottesville</u>		
* b. Employee/Taxpayer Identification Number (EIN/TIN): 14-0001203	* c. Organizational DUNS: 0747458250000	
d. Address:		
* Street: PO Box 911	_____	
* Street2: _____	_____	
* City: Charlottesville	_____	
* County/Parish: _____	_____	
* State: VA: Virginia	_____	
* Province: _____	_____	
* Country: USA: UNITED STATES	_____	
* Zip/Postal Code: 22902-0911	_____	
e. Organizational Unit:		
Department Name: _____	Division Name: _____	
f. Name and contact information of person to be contacted on matters involving this application.		
* Title: _____	* First Name: Teresa	
* Middle Name: _____	_____	
* Last Name: Howard	_____	
* Suffix: _____	_____	
* Title: Howard@charlottesville.org	_____	
Organizational Affiliation: _____		
* Telephone Number: 434-978-3393	* Fax Number: _____	
* Email: howardt@charlottesville.org		

Application for Federal Assistance SF-424

18. Congressional Districts Of:

* a. Applicant: * b. Program/Project:

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:

* a. Start Date: * b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="408,417.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="2291.49"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="408,708.49"/>

* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?

a. This application was made available to the State under the Executive Order 12372 Process for review on

b. Program is subject to E.O. 12372 but has not been selected by the State for review

c. Program is not covered by E.O. 12372.

* 20. Is the Applicant Unfrequent Do Any Federal Debt? (If "Yes," provide explanation in attachment.)

Yes No

If "Yes", provide explanation and attach:

21. "By signing this application, I certify (1) to the statements contained in the list of certifications" and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances" and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 28, Section 1001)

I AGREE

** The list of certifications and assurances, or an Internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

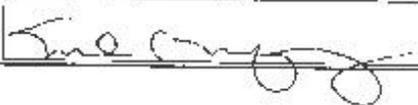
Last Name:

Suffix:

Title:

Telephone Number: Fax Number:

Email:

Signature of Authorized Representative:  Date Signed:

Application for Federal Assistance SF-424		
1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application		2. Type of Application: <input type="checkbox"/> New <input checked="" type="checkbox"/> Continuation <input type="checkbox"/> Revision * If Revision, enter appropriate reason: _____ * Other (Specify): _____
3. Date Received: 05/15/2018		4. Applicant Identifier: _____
6a. Federal Entity Identifier: _____		5b. Federal Award Identifier: F-18-DC-S1-0205
State Use Only:		
6. Date Received by State: _____		7. State Application Identifier: _____
8. APPLICANT INFORMATION:		
* a. Legal Name: City of Charlottesville		
* b. Employer/Taxpayer Identification Number (EIN/TIN): 54-6081205		* c. Organizational DUNS: 0549448940000
d. Address:		
* 8. unit:	PO Box 91	
Street1:	_____	
City:	Charlottesville	
County/Parish:	_____	
* State:	VA, Virginia	
Province:	_____	
* Country:	USA, UNITED STATES	
* Zip/Postal Code:	22902-0911	
e. Organizational Unit:		
Department Name: _____		Division Name: _____
f. Name and contact information of person to be contacted on matters involving this application:		
Name:	* First Name: Howard	
Middle Name:	_____	
* Last Name:	Howard	
Suffix:	_____	
Title:	Events Coordinator	
Organizational Affiliation: _____		
* Telephone Number:	434-970-3692	Fax Number: _____
* Email:	howard@charlottesville.org	

Application for Federal Assistance SF-424

16. Congressional District Of:
 * a. Applicant: * b. Program/Project:

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:
 * a. Start Date: * b. End Date:

18. Estimated Funding (\$):

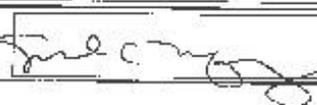
* a. Federal	<input type="text" value="629,012.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="1.5,000.00"/>
* g. TOTAL	<input type="text" value="630,512.00"/>

*19. Is Application Subject to Review By State Under Executive Order 12372 Process?
 a. This application was made available to the State under the Executive Order 12372 Process for review on
 b. Program is subject to E.O. 12372 but has not been selected by the State for review.
 c. Program is not covered by E.O. 12372

*20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)
 Yes No
 If "Yes", provide explanation and attach

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 28, Section 1001)
 I AGREE
 ** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

* First Name:
 * Last Name:
 * Title:
 * Telephone Number: * Fax Number:
 * Email:
 * Signature of Authorized Representative:  * Date Signed:

Appendix - Alternate/Local Data Sources

1	Data Source Name U.S. Census
	List the name of the organization or individual who originated the data set. U.S. Census Bureau
	Provide a brief summary of the data set. Decennial count of population and households.
	What was the purpose for developing this data set? Enumeration of the population to allocate Congressional Seats, electoral votes, and federal programs.
	Provide the year (and optionally month, or month and day) for when the data was collected. 2000 and 2010
	Briefly describe the methodology for the data collection. Household survey
	Describe the total population from which the sample was taken. 100%
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed. Total count, no sample