

City of Fredericksburg, Virginia

City Council

AGENDA

Council Chambers

715 Princess Anne Street

Fredericksburg, Virginia 22401

Hon. Mary Katherine Greenlaw, Mayor
Hon. William C. Withers, Jr., Vice-Mayor, Ward Two
Hon. Kerry P. Devine, At-Large
Hon. Matthew J. Kelly, At-Large
Hon. Jason N. Graham, Ward One
Hon. Timothy P. Duffy, Ph.D., Ward Three
Hon. Charlie L. Frye, Jr., Ward Four

May 12, 2020
7:30 p.m.

Mary Katherine Greenlaw, Presiding

The City Council Meeting will hold an e-meeting pursuant to and in compliance with City Council Ord. 20-05. The public is encourage to access the meeting though the broadcast on Cox Channel 84 and Verizon Channel 42. The meetings can also be viewed on our www.regionalwebtv.com/fredcc or Facebook live at www.facebook.com/FXBGgov

Agenda

1. Call To Order

"This Meeting is being held electronically by "Go to Meeting" application, pursuant to City Council Ordinance 20-05, An Ordinance to Address Continuity of City Government during the Pendency of a Pandemic Disaster.

The members participating are: [List members by name]

Members of the public have been invited to access this meeting by public access television Cox Channel 84, Verizon Channel 42, online at www.regionalwebtv.com/fredcc on Facebook Live at facebook.com/FXBGgov

2. Invocation

Councilor Charlie L. Frye, Jr.

3. Pledge Of Allegiance

Mayor Mary Katherine Greenlaw

4. Presentations

- A. COVID-19 Update – Chief Mike Jones

5. Public Hearing

Citizens who wish to participate in the public hearing will be able to send their comments in writing by (1) dropping them in the Deposit Box at City Hall, (2) U.S. Mail, (3) through a form on our website <HTTPS://WWW.FREDERICKSBURGVA.GOV/677/PUBLIC-COMMENT> or (4) email to the Clerk of Council. Comments must be received at least one hour in advance of the meeting – for example, comments will be accepted until 4:30 p.m. on nights with a 5:30 work session. The plan is to read these comments out loud during the public comment portion of the City Council meeting. The standard rules apply to public comments: the person must identify himself or herself by name and address, including zip code, limit his or her remarks to 5 minutes or less (read aloud), and address a topic of City business. Public comments submitted during the meeting, through the Facebook Live streaming video, will not be considered part of the official public comments of the meeting.

- A. Resolution 20-___, Granting A Special Use Permit For Eufloria, A Retail Sales Establishment At 915 Lafayette Blvd., Unit D

Documents:

[5A EUFLORIA.PDF](#)

- B. Community Development Block Grant CARES Act
- Resolution 20-___, Approving the Community Development Block Grant Citizen Participation Plan
 - Resolution 20-___, Approving the Community Development Block Grant 2015-2020 Consolidated Plan And 2019-2020 Annual Action Plan Substantial Amendment to Incorporate CDBG-CV Funds

Documents:

[5B CDBG- CARES ACT.PDF](#)

- C. Resolution 20-___, First ReaAppropriating Funds For The Fredericksburg City Public Schools For Fiscal Year 2021

Documents:

[5C SCHOOL BUDGET APPROP.PDF](#)

6. Comments From The Public

Citizens who wish to participate in the public comment period will be able to send their comments in writing by (1) dropping them in the Deposit Box at City Hall, (2) U.S. Mail, (3) through a form on our website <HTTPS://WWW.FREDERICKSBURGVA.GOV/677/PUBLIC-COMMENT> or (4) email to the Clerk of Council. Comments must be received at least one hour in

advance of the meeting – for example, comments will be accepted until 4:30 p.m. on nights with a 5:30 work session. The plan is to read these comments out loud during the public comment portion of the City Council meeting. The standard rules apply to public comments: the person must identify himself or herself by name and address, including zip code, limit his or her remarks to 5 minutes or less (read aloud), and address a topic of City business. Public comments submitted during the meeting, through the Facebook Live streaming video, will not be considered part of the official public comments of the meeting.

7. Council Agenda

8. Consent Agenda

9. Minutes

A. Work Session – April 14, 2020

Documents:

[9A 04-14-20 WORK SESSION MINUTES.PDF](#)

B. Regular Session (Revised) – April 14, 2020

Documents:

[9B 04-14-20 REGULAR SESSION MINUTES.PDF](#)

C. Work Session – April 28, 2020

Documents:

[9C 04-28-20 WORK SESSION MINUTES.PDF](#)

D. Regular Session – April 28, 2020

Documents:

[9D 04-28-20 REGULAR SESSION MINUTES.PDF](#)

10. City Manager Agenda

A. Resolution 20-___, Approving The 2020-2024 Community Development Block Grant Consolidated Plan

Documents:

[10A CDGB CONSOL PLAN.PDF](#)

B. Resolution 20-___, Approving The 2020-2021 Community Development Block Grant Annual Action Plan

Documents:

[10B CDBG ANNUAL ACTION PLAN.PDF](#)

- C. Resolution 20-___, Initiating Amendments To The Unified Development Ordinance, §72-59 Signage, To Update Building Signage Standards In Commercial, Industrial, And Planned Development Districts And Update The Freestanding Sign Standards In Planned Development Districts

Documents:

[10C SIGN REGULATIONS.PDF](#)

- D. City Manager's Update

Documents:

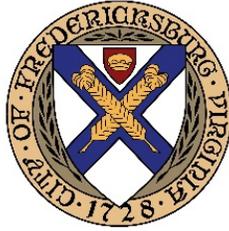
[10D CITY MANAGER UPDATE.PDF](#)

- E. Calendar

Documents:

[10E CALENDAR.PDF](#)

11. **Adjournment**



MEMORANDUM

TO: Timothy J. Baroody, City Manager
FROM: James Newman, Zoning Administrator
DATE: May 5, 2020 (for the May 12, 2020 Council meeting)
RE: **Eufhoria, SUP2020-02** requests a special use permit to operate a retail sales establishment at 915/917 Lafayette Boulevard (GPIN 7779-91-5882), at the corner of Lafayette Boulevard and Willis Street.



ISSUE

Should the City Council approve the proposed special use permit for retail sales?

RECOMMENDATION

Approval subject to the following conditions:

1. Hours of operation shall be limited from 9AM to 9PM Monday through Sunday.
2. The use shall commence within 24 months of the date of adoption of this resolution. The use is permitted only so long as it continues and is not discontinued for more than 24 months.
3. A site plan must be approved within 90 days of approval of this Special Use Permit
4. The Special Use Permit is limited to Unit D.

GENERAL BACKGROUND

Annie Pates, doing business as Eufloria Fredericksburg, wishes to operate a retail sales establishment at 915 Lafayette Boulevard, Suite D. The business is a flower shop and is currently located at 526 Wolfe Street. This parcel is 7,840 sq. ft. in size. The existing building is 3,778 sq. ft. and was built in 1919. The proposed area for the use, described as Unit/Suite D, is approximately 1,200 sq. ft. in area. The property is zoned Commercial Office-Transitional (CT).

Adjacent uses include parking for the National Battlefield Visitors Center, three single family residences, and a medical office.

The business will be owner-operated. Approximately six parking spots are available on site, with additional space on-street. The applicant has requested hours of operation being 9AM-5PM Monday through Friday, with 11AM-3PM on Saturday, and 11AM-2PM on Sunday. As the use of *retail sales establishment* would run with the property, a proposed condition would permit retail sales from 9AM-9PM Monday through Sunday. This will aid the reuse of the property should Eufloria outgrow this space and a new user become interested in moving in.

The applicant states that there will be two employees (herself and a delivery driver). The business is primarily delivery based, with three to four delivery trips a day. Additional temporary employees may be hired during seasons of peak demand.

PLANNING COMMISSION MEETING – MARCH 11, 2020

The Planning Commission held a public hearing for this item at its meeting on March 11, 2020. The Commissioners asked about the space used for the proposed use, and recommended a condition that the use be limited to the 2,000 sq. ft. of space the use will occupy, rather than permitting the use to apply to the entire property. This would allow for a reduction in need for parking and reduce other impacts. The Commission also recommends a condition that would limit the use of retail sales to a florist and gift shop. The intent is to prohibit potentially objectionable uses from occupying the space.

The Planning Commission **recommended approval** (6-0-1 abstained) subject to five conditions:

1. Hours of operation shall be limited from 9AM to 9PM Monday through Sunday.
2. The use shall commence within 24 months of the date of adoption of this resolution. The use is permitted only so long as it continues and is not discontinued for more than 24 months.
3. A site plan must be approved prior to issuance of the Certificate of Zoning Use.
4. The Special Use Permit is limited to 2,000 sq ft, within the space being used for retail sales
5. The use shall be limited to a floral and gift shop.

There was no public comment at the meeting nor has the Planning Division received any.

CONDITIONS

The recommended conditions differ from the Planning Commission motion:

1. Hours of operation shall be limited from 9AM to 9PM Monday through Sunday.
2. The use shall commence within 24 months of the date of adoption of this resolution. The use is permitted only so long as it continues and is not discontinued for more than 24 months.
3. A site plan must be approved ~~prior to issuance of the Certificate of Zoning Use~~ *within 90 days of approval of this Special Use Permit.*
4. The Special Use Permit is limited to Unit D.
5. ~~The use shall be limited to a floral and gift shop.~~

Site Plan Condition

Before the Planning Commission public hearing, representatives for the applicant made a series of changes to the site. Bamboo screening located between the property and 507 Willis Street was cut down. The ground behind the building was leveled, with some fill on an adjacent vacant parcel to create additional room for parking, and the existing parking area was expanded. These changes were done without any required permits, including a land disturbance permit and a site plan. These permits are required to ensure that work being carried out is done in a manner that conforms to the requirements of City Code.

At the time the Planning Commission recommended approval, condition 3 as proposed was reasonable and staff supported. Due to the ongoing state of emergency, the desire to assist businesses during uncertain times, and the need to balance the requirements of City Code with the needs of a small business, Condition 3 has been modified. Rather than require a site plan be approved before issuance of a Certificate of Zoning Use, a site plan will need to be approved within 90 days of Council approval of the Special Use Permit.

Use Condition

The Planning Commission also had a fifth condition that would limit the use of retail sales to a florist and gift shop. After consulting with the City Attorney, this proposed condition is not proportional to the impact. The proposed retail space is relatively small. It is located across Willis Street from the National Military Park parking lot. The UDO does not distinguish retail sales uses based on inventory offered for sale at this level of detail (as opposed to distinctions for grocery stores vs. convenience stores or gas stations, for example). Conditions are designed to deal with external impacts arising from zoning decisions: parking, traffic, noise, light. The UDO does not identify a difference in external impact between the sale of clothes, the sale of guns, or other retail items. Parking requirements are the same as other retail types and are met. Traffic to the site (both pedestrian and auto) and lighting from the store are dealt with via limits on the hours of operation. Therefore, the proposed conditions in the draft resolution do not include this item.

SPECIAL USE PERMIT ANALYSIS

Special Use Permits apply to the property indefinitely per Virginia Code, regardless of ownership. They are evaluated according to the criteria contained in the UDO, Section 72-22.6, as follows:

(1) The proposed special use at a specified location shall be:

(a) In harmony with the adopted Comprehensive Plan;

The property lies within Land Use Planning Area 7: Downtown. The future land use map in the Comprehensive Plan designates this property as Transitional/Office. This category provides for *“The areas between residential and commercial districts are transitional spaces. This Commercial-Transitional/Office category provides for limited retail uses and small scale offices, with appropriate landscaping and screening, to provide a transition between quiet residential areas and more intense commercial districts.”*

The relevant Opportunities listed for Land Use Planning Area 7 include (on page 11(7)-1):

- Protect the historic aspects of the downtown business district, through careful adaptive reuse of existing buildings and appropriate new construction on infill sites.

- Support redevelopment that respects historic structures, but without dictating architectural style or limiting creativity.
- Continue revitalization of the key corridors of Princess Anne Street, Kenmore Avenue, William Street, and Lafayette Boulevard.
- Work with Main Street Fredericksburg to develop an appropriate mix of businesses that keep downtown a viable urban center.
- Ensure persons with disabilities are included in the downtown environment by evaluating the accessibility of buildings and infrastructure. Encourage downtown property owners to improve accessibility to shops, restaurants, offices, and other commercial facilities so everyone can visit all parts of the community.
- Evaluate the area between Lafayette Boulevard and Hazel Run, adjacent to the National Park, for possible preservation or appropriate redevelopment.

(b) In harmony with the purpose and intent of the zoning district regulations;

The purpose of the Commercial-Transitional (CT) Zoning District is *“to provide for the location of predominantly nonresidential commercial uses in a low-intensity manner such that they can be employed as transitional land uses between residential neighborhoods and higher-intensity uses.”*

The use of a retail sales establishment in this space fits this definition well. It is a low intensity, nonresidential use. It is adjacent to medical office, a parking lot, and three residential structures.

(c) In harmony with the existing uses or planned uses of neighboring properties.

The proposed retail use is located along a block face in the Princess Anne Corridor that is made up of a mix of commercial structures and residences. One residential structure is located away from the rear of the property, one is adjacent to the side of the property, and a third is located on the opposite side of Lafayette Boulevard. The use is not noise intensive, nor will it produce fumes, bright lights, or other nuisance factors, and there are existing businesses operating in the structure.

In considering an application for a Special Use Permit, the City Council shall consider potential adverse impacts including:

1. Traffic or parking congestion;

The site is situated on and has access from Princess Anne Street, which is a minor arterial street. On street parking is available on both Lafayette Boulevard and Willis Street, with on-site parking accessed from Willis Street.

2. Noise, lights, dust, odor, fumes, vibration, and other factors which adversely affect the natural environment;

No excessive noise, odor, fumes, or vibration are associated with the proposed use, a flower shop. The size of the use would be limited to the particular suite to be occupied by the

applicant, and the hours of operation listed in Condition 1 would limit the business to operate from 9am-9pm.

3. **Discouragement of economic development activities that may provide desirable employment or enlarge the tax base;**
The use constitutes economic development.
4. **Undue density of population or intensity of use in relation to the community facilities existing or available;**
There are sufficient public utilities to serve the site.
5. **Reduction in the availability of affordable housing in the neighborhood;**
Not applicable, this Special Use application is for a commercial use in an existing building.
6. **Impact on school population and facilities;**
Not applicable, this Special Use application is for a commercial use in an existing building.
7. **Destruction of or encroachment upon conservation or historic districts;**
Not applicable.
8. **Conformity with federal, state and local laws, as demonstrated and certified by the applicant; and**
The applicant states they have conformed to all federal, state, and local laws.
9. **Massing and scale of the project.**
The business will operate within the existing building, no expansion is proposed as part of this Special Use Permit.

CONCLUSION

This application meets the criteria required for approval. The Planning Commission and Staff recommended approval of this Special Use Permit, subject to conditions that vary as previously discussed.

ATTACHMENTS:

1. Resolution
2. Application
3. Planning Commission Meeting minutes of March 11, 2020 (Draft/Partial)



May 12, 2020
Regular Meeting
Resolution 20-__

MOTION:

SECOND:

RE: Granting a special use permit for Eufhoria, a retail sales establishment at 915 Lafayette Blvd., Unit D

ACTION: APPROVED: AYES: 0; NAYS: 0

Sandra C. Glancy has applied to the City Council for a special use permit for a florist shop named Eufhoria at 915 Lafayette Blvd., Unit D. The subject property is in the Commercial-Transitional (CT) zoning district. Florist shops are classified as retail sales establishments, which are permitted in the CT district only by special use permit. The applicant seeks this SUP as part of her plans to relocate her existing florist shop to this property.

City Council, after notice and a public hearing, has considered the application in light of its conformity with the City's Comprehensive Plan, its harmony with the purposes and standards of the zoning district regulations, its compatibility with existing or planned uses of neighboring properties, and whether the proposed special use and related improvements will be designed, sited, landscaped, and otherwise configured so that the use will not hinder or discourage the appropriate development or use of adjacent, neighboring, or community land or structures, or impair their economic, social, or environmental value.

Therefore, the City Council hereby resolves that:

- City Council grants to Sandra C. Glancy a special use permit for a retail sales establishment at 915 Lafayette Blvd., Unit D, in accordance with her application dated February 4, 2020, and in accordance with the following conditions:
 - The hours of operation for this special use shall be limited to 9:00 a.m. to 9:00 p.m. Monday through Sunday
 - The use shall commence within 24 months of the date of adoption of this resolution and is permitted only so long as it continues and is not discontinued for more than 24 months.
 - A site plan must be approved within 90 days of approval of this Special Use Permit.

Votes:

Ayes:

Nays:

Absent from Vote:

Absent from Meeting:

Clerk's Certificate

I certify that I am Clerk of Council of the City of Fredericksburg, Virginia, and that the foregoing is a true copy of Resolution No. 20-__, adopted at a meeting of the City Council held May 12, 2020, at which a quorum was present and voted.

Tonya B. Lacey, MMC
Clerk of Council



Application #SUP: 2020-02
Date: 2.4.20
Fee/Check#: CK 7052 \$900

**\$300.00 for an Individual Single-Family Lot; or
\$750.00 + \$150.00 per Acre for All Others**

APPLICATION SPECIAL USE PERMIT

APPLICANT NAME: JANDRA GLANCY / MARK BRAZWELL

MAILING ADDRESS: 526 Wolfe St. Fredericksburg, Va. 22401

TELEPHONE: 540-920-8166 E-MAIL: paulsyoungatheart@gmail.com
MARK BRAZWELL@GMAIL.COM

THE UNDERSIGNED HEREBY APPLIES FOR A SPECIAL USE FOR: Flor

Retail Sales



THE SUBJECT PROPERTY IS DESCRIBED AS FOLLOWS:

Property Location 915 Lafayette Blvd. - Unit D

Property Owned By Mark Oliver Brazwell

Owner's Mailing Address 1252 Oakland Drive, King George, Va.

Proposed Use of Property (be specific) King Retail Sales Flower



HOURS OF OPERATION Tue-Fri 9:30-5:30pm
Sat 11-3 NUMBER OF EMPLOYEES 1
Sun-11-2
Mon - closed

Anticipated Number of Patrons or Clients _____

Description of the development's impact on neighboring and adjacent properties (please submit a complete and accurate description on a separate sheet of paper):

1. Compliance with Comprehensive Plan:
2. In harmony with the purpose and intent of the zoning district regulations:
3. In harmony with the existing uses or planned use of the neighboring properties:
4. Traffic Impact:

Special Use Permit Request
(Application Continued)



I do hereby make oath or affirmation that to the best of my knowledge, the foregoing information contained in this application is true.

Sandra C Glancy Jan. 29, 2020
Signature of Applicant Date

PRINT NAME OF APPLICANT Sandra C Glancy

The above oath or affirmation was signed before me and witnessed by me this 29th day of January, 2020 in the County + City of Fredericksburg in the state of Virginia.

Notary Signature [Signature]
Notary Registration # 348982 MY COMMISSION NUMBER 348982 Expires May 31, 2020



[Signature] JAN 29, 2020
Signature of Owner Date

PRINT NAME OF OWNER MARK OLIVER BRAZWELL

The above oath or affirmation was signed before me and witnessed by me this 29th day of January, 2020 in the County + City of Fredericksburg in the state of Virginia.

Notary Signature [Signature]

Notary Registration # 348982 Commission expires: May 31, 2020



OWNERSHIP

Applicant is (Circle One):

Property Owner Agent of Owner Lessee Property Purchaser Other

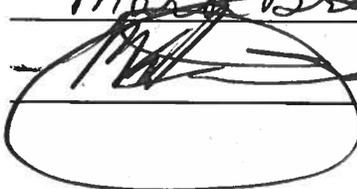
If 'Other', describe: _____

Source of Property Title / Instrument #:

Spky River Morask, LLC - 180002106

If Property is owned by a Limited Liability Corporation (LLC):

1. Attach a "Certificate of Fact of Existence" from the State Corporation Commission; and
2. List the names and titles with authority to sign on behalf of the LLC (add additional sheets if needed):

Mark Brazzwell - owner

BRAZZWELL, MARK O. SOLE OWNER
IF NEEDED CONTACT @ (757) 995-4414

OR

If Property is owned by a Corporation (Inc.):

1. Attach a "Certificate of Good Standing" from the State Corporation Commission; and
2. List the names and titles with authority to sign on behalf of the corporation (add additional sheets if needed):

Feb. 3, 2020

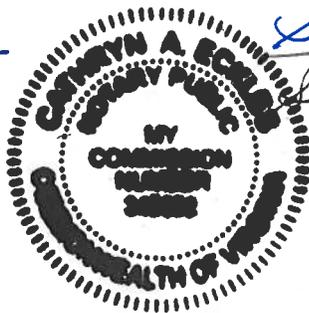
No member of the City Council or the Planning Commission or any member of their immediate household or family owns or has any financial interest in such property or has any financial interest in the outcome of the decision. However my father is James Pates, a member of the Planning Commission, will recuse himself.

I, Cathryn Eckles, a Notary Public in and for the State of Virginia do hereby certify that Anne Pates and Sandra Glancy, appeared before me and acknowledged the same.

Annie Pates
Annie Pates
Signature

Sandra Glancy
Sandra Glancy
Signature

Cazallo
#349982
May 31, 2020



CITY OF FREDERICKSBURG
BRENDA A. WOOD, TREASURER

Date : 12/16/2019
Register: ACH/TR
Trans. #: 70053
Dept #: RE202001
ACCT# : 1912

P. O. BOX 267
FREDERICKSBURG VA 22404-0267

2020 REAL ESTATE TAX

LTS 58 59 & 60 BL 128-G-L7779-91-5882

Acres: .18

915 917 LAFAYETTE BLVD

Land: 235200

Imp: 379400

Previous Balance \$ 344.20

Principal Being Paid \$ 344.20

Penalty \$.00

Interest \$.00

Amount Paid \$ 344.20

*Balance Due

as of 12/16/2019 \$.00

Check# ACH \$ 344.20

Pd by DirDp ACH \$ 344.20

ANY BALANCE DUE DOES NOT INCLUDE PENALTY AND INTEREST. (DUPLICATE)



COMMONWEALTH OF VIRGINIA
STATE CORPORATION COMMISSION

Office of the Clerk

Mark Brazwell

August 14, 2018

MARK OLIVER BRAZWELL
1252 OAKLAND DR
KING GEORGE, VA 22485

RECEIPT

RE: Sky River Monark LLC

ID: S7702824

DCN: 18-08-14-6398

Dear Customer:

This is your receipt for \$100.00 to cover the fee(s) for filing articles of organization for a limited liability company with this office.

The effective date of the filing is August 14, 2018.

If you have any questions, please call (804) 371-9733 or toll-free in Virginia, (866) 722-2551.

Sincerely,

Joel H. Peck

Joel H. Peck
Clerk of the Commission

RECEIPTLC
LLNCD
CISECOM

COMMONWEALTH OF VIRGINIA
STATE CORPORATION COMMISSION

AT RICHMOND, AUGUST 14, 2018

The State Corporation Commission has found the accompanying articles submitted on behalf of
Sky River Monark LLC

to comply with the requirements of law, and confirms payment of all required fees. Therefore, it
is ORDERED that this

CERTIFICATE OF ORGANIZATION

be issued and admitted to record with the articles of organization in the Office of the Clerk of the
Commission, effective August 14, 2018.

STATE CORPORATION COMMISSION

By *Mark C. Christie*

Mark C. Christie
Commissioner

DLLCACPT
CISECOM
18-08-14-6398

ARTICLES OF ORGANIZATION
OF
SKY RIVER MONARK LLC

The undersigned, pursuant to Chapter 12 of Title 13.1 of the Code of Virginia, states as follows:

1. The name of the limited liability company is Sky River Monark LLC.
2. The purpose for which the limited liability company is formed is to engage in any lawful business, purpose or activity for which a limited liability company may be formed under the Virginia Limited Liability Company Act.
3. The name of the limited liability company's initial registered agent is Mark Oliver Brazwell. The initial registered agent is an individual who is a resident of Virginia and a member or manager of the limited liability company.
4. The address of the limited liability company's initial registered office, which is identical to the business office of the initial registered agent, is 1252 Oakland Dr, King Georger, VA 22485. The initial registered office is located in King George County, Virginia.
5. The address of the limited liability company's principal office where the records of the limited liability company are to be kept is 1252 Oakland Dr, King George, VA 22485.

ORGANIZER:

/s/ Mark Oliver Brazwell Date: August 14, 2018
Mark Oliver Brazwell

**VIRGINIA LAND RECORD COVER SHEET
FORM A - COVER SHEET CONTENT**

Instrument Date: 9/28/2018
Instrument Type: DBS
Number of Parcels: 2 Number of Pages: 2
 City [] County

FREDERICKSBURG

TAX EXEMPT? VIRGINIA/FEDERAL LAW

[] Grantor: _____
[] Grantee: _____

Consideration: \$600,000.00

Existing Debt: \$0.00

Actual Value/Assumed: \$614,600.00

PRIOR INSTRUMENT UNDER § 58.1-803(D):

Original Principal: \$0.00

Fair Market Value Increase: \$0.00

Original Book Number: _____ Original Page Number: _____ Original Instrument Number: _____

Prior Recording At: City [] County

FREDERICKSBURG

Percentage In This Jurisdiction: 100%

BUSINESS / NAME

1 Grantor: ALADDIN SERVICES COMPANY LLC

[] Grantor: _____

1 Grantee: SKY RIVER MONARK LLC

[] Grantee: _____

GRANTEE ADDRESS

Name: SKY RIVER MONARK LLC

Address: 1252 OAKLAND DRIVE

City: KING GEORGE State: VA Zip Code: 22485

Book Number: _____ Page Number: _____ Instrument Number: 080001543

Parcel Identification Number (PIN): 7779 91 5892 Tax Map Number: NA

Short Property Description: PARCEL 1

Current Property Address: 915/917 LAFAYETTE BLVD

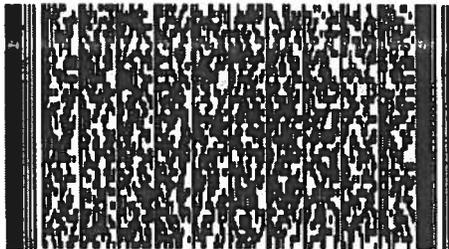
City: FREDERICKSBURG State: VA Zip Code: 22401

Instrument Prepared By: GORDON B GAY Recording Paid By: GORDON B. GAY

Recording Returned To: GORDON B GAY

Address: 25 BUTLER ROAD

City: FALMOUTH State: VA Zip Code: 22405



INSTRUMENT 180002106
RECORDED IN THE CLERK'S OFFICE OF
FREDERICKSBURG CITY CIRCUIT COURT ON
September 28, 2018 AT 11:28 AM
\$615.00 GRANTOR TAX WAS PAID AS
REQUIRED BY GEC 58.1-802 OF THE VA. CODE
STATE: \$307.50 LOCAL: \$307.50
JEFF SMALL, CLERK
RECORDED BY: LBP

(Area Above Reserved For Deed Stamp Only)

Consideration: \$600,000.00
GPin#7779-91-5882
Grantee's address: 1252 Oakland Drive, King George, VA. 22485
Prepared by Gordon B. Gay VSB#07692
Underwritten by Fidelity National Title Insurance Company

File: 7067

Assessed: \$614,600.00

DEED

THIS DEED, made and entered into this ~~26~~²⁷ day of September, 2018, by and between ALADDIN SERVICES COMPANY, LLC, a Virginia Limited Liability Company, GRANTOR, and SKY RIVER MONARK, LLC, a Virginia Limited Liability Company, GRANTEE, as follows:

WITNESSETH:

That for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell, and convey with General Warranty and English covenants of title unto the Grantee, in fee simple, the following described real estate, to-wit:

ALL of those certain lots or parcels of land with improvements thereon known as Parcels 1 and 2 fronting 75 feet on the north side of Lafayette Boulevard in the City of Fredericksburg, Virginia and more particularly described as follows:

PARCEL 1:

THAT certain parcel of real estate, together with all buildings and appurtenances situate, lying and being on the east side of Willis Street in the City of Fredericksburg, and described as follows: Beginning at a point on the east side of Willis Street 60 feet North of Lafayette Boulevard; thence northwardly along Willis Street 45 feet; thence eastwardly and parallel with said Boulevard 75 feet; thence southwardly and parallel with Willis Street 45 feet; thence westwardly and parallel with said Boulevard 75 feet to the point of beginning. The said real estate being the rear part of Lots 58, 59 and 60 in Block 29 on plat of the Fredericksburg Development Company.

PARCEL 2:

That certain parcel of real estate, together with all buildings and appurtenances situate, lying and being in the City of Fredericksburg on the north corner formed by the intersection of Lafayette Boulevard and Willis Street, fronting 75 feet on the north side of Lafayette Boulevard and extending back northwardly between parallel lines 70 feet, more or less, being that portion of Lots Nos. 58, 59 and 60 in Block 29 on the aforesaid map remaining after conveyance of the 45 feet

GORDON B. GAY
Attorney at Law
25 Butler Road
Falmouth, VA 22405
(540) 373-6666
Fax (540) 373-7089

PUBLIC NOTIFICATION REQUIREMENTS

Written Notice: Written notice of an application initiated by a property owner or contract purchaser shall be provided to adjacent property owners by certified return receipt mail by the applicant **at least 14 days prior** to the hearing (not counting the date of the hearing) and **not more than 21 days prior to the public hearing**. Applicants may use the notice form supplied with the application forms. In the event the application is deferred indefinitely, notification shall be given when the application is rescheduled.

Evidence of the receipt of such notice shall be provided to the Zoning Administrator prior to the public hearing. In the case of a condominium or a cooperative, the written notice may be mailed to the unit owners' association or proprietary lessees' association, respectively, in lieu of each individual unit owner.

The following notice documents must be submitted to the office of the Zoning Administrator at least 5 days prior to the public hearing:

1. a copy of the notice letter sent
2. a list of the names and addresses of those persons to whom notice was sent
3. a copy of the post office receipts for the certified or return receipt mail
4. "Certification of Notice" form found at the back of this application

Posted Notice: The applicant shall post a sign provided by the Zoning Administrator on each parcel of land involved in an application for zoning map amendment (when 25 or fewer parcels are affected), **Posted notice shall be erected at least five days before the Planning Commission public hearing and before the City Council public hearing.**

Failure to send accurate or correct notices will result in deferral of the application to a later hearing date. Property ownership information is to be obtained from the City Real Estate Office, Room 107, City Hall, 715 Princess Anne Street or online at Fredericksburgva.gov

APPLICANT to mail this notice by certified return receipt mail to adjoining and abutting property owners between 21 and 14 days prior to the scheduled hearing.

Dear Property Owner:

You are hereby notified of the following public hearing to be held by the City of Fredericksburg Planning Commission on the issues described below.

PUBLIC MEETING DATE: March 11, 2020

**AT
7:30 PM, CITY HALL
715 PRINCESS ANNE STREET
COUNCIL CHAMBERS (LOWER LEVEL)
FREDERICKSBURG, VA 22401**

ISSUE

DESCRIPTION: Special Use Application
Retail Sales/Florist
1 to 2 Employees - off street parking provided
majority of Business is delivery

PROPERTY

ADDRESS: 915 Lafayette Blvd. Suite D, Fredericksburg, Va 22401

GPIN NUMBER: 7779-91-5882

As a citizen and party of interest, you are invited to attend the meeting and express your views concerning the above issue. If you have questions regarding the request, you can reach me at 540-219-6624.

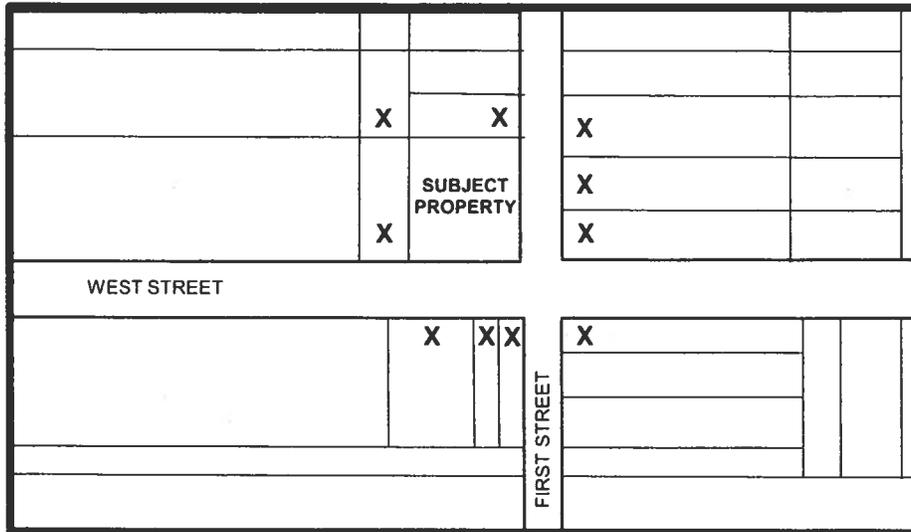
Sincerely,

Sandra C Glancy
Applicant signature

Sandra C Glancy
Applicant printed name

EXAMPLE DIAGRAM OF ADJOINING PROPERTY OWNERS

X = Property owners to be notified



PROPERTY OWNERS LIST

915 Lafayette Blvd
 Fredericksburg, Va. 22401 7779-91-5882
SUBJECT ADDRESS **GPIN #**

Adjoining property owner names and addresses can be obtained by visiting the City website at www.fredericksburgva.gov and following the link to GIS, or by visiting the Office of Real Estate at City Hall, 715 Princess Anne Street, Room 107.

Adjoining Property Owner's Name and Mailing Address

Property Address	1000 Lafayette Blvd.		X
Owner Name	Peter & Robin Brannon	GPIN NUMBER 7779-91-5661	✓
Mailing Address	1000 Lafayette Blvd.		
City, State, Zip	Fredericksburg, Va 22401		

Property Address	912 Lafayette Blvd.		
Owner Name	CVIM Properties LLC	GPIN NUMBER 7779-91-6686	✓
Mailing Address	912 Lafayette Blvd		
City, State, Zip	Fsburg 22401		

Property Address	507 Willis	
Owner Name ✓	LOP Senawank	GPIN NUMBER 7779-91-5961 ✓
Mailing Address	507 Willis St.	
City, State, Zip	Fredericksburg, Va 22401	

Property Address	505 Willis	
Owner Name ✓	LOP Senawank	GPIN NUMBER 7779-91-5878 ✓
Mailing Address	Same as above	
City, State, Zip		

Property Address	910 Lafayette Blvd	
Owner Name ✓	Hoffman 910 LLC	GPIN NUMBER 7779-91-7638 ✓
Mailing Address	910 Lafayette Blvd	
City, State, Zip	Fsburg 22401	

Property Address	1001 Lafayette Blvd	
Owner Name ✓	USof America	GPIN NUMBER 7779-91-4773 ✓
Mailing Address	120 Chatlam Ln.	
City, State, Zip	Fsburg 22401	

Property Address	- 911 Lafayette Blvd	
Owner Name ✓	Howard, Alan & Gail	GPIN NUMBER 7779-91-6825 ✓
Mailing Address	17 Tally Ho Dr	
City, State, Zip	Fsburg 22405	

Property Address	504 Willis St	GPIN NUMBER 7779-91-4759
Owner Name ✓	US of America	
Mailing Address	120 Chatham Ln	
City, State, Zip	Fsburg 22401	

Property Address		GPIN NUMBER
Owner Name		
Mailing Address		
City, State, Zip		

Property Address		GPIN NUMBER
Owner Name		
Mailing Address		
City, State, Zip		

Property Address		GPIN NUMBER
Owner Name		
Mailing Address		
City, State, Zip		

Property Address		GPIN NUMBER
Owner Name		
Mailing Address		
City, State, Zip		

ATTACH ADDITIONAL SHEETS IF NECESSARY

NOTE: Applicant to return all notice documents at least five days or prior to the public hearing to: Office of the Zoning Administrator, 715 Princess Anne Street, Fredericksburg,



Rezoning # _____
Special Use/Exception # SUP 2020 -

CERTIFICATION OF NOTICE

TO: Zoning Administrator
715 Princess Anne Street
Fredericksburg, VA 22401

At least five days or prior to the public hearing, the applicant shall supply the Zoning Administrator with the following notice documents:

1. A copy of the notice sent
2. A list of the names of those persons to whom notice has been given
3. Copies of the post office receipts for certified or registered mail.
4. A certification statement that notice has been sent by certified or registered mail to those to whom notice is required to be given.

The applicant shall use the records and maps maintained in the City's office of real estate or GIS to determine the proper recipients of notice and reliance upon such records shall constitute compliance with the requirements of the UDO.

The undersigned hereby certifies that the notice to adjoining property owners (copy attached), as required, was sent to the attached list of property owners concerning the following issue on (DATE) ~~March 2020~~ Feb 19, 2020

PROPERTY ADDRESS: 915 D Lafayette Blvd. Fred. Va 22401
ISSUE DESCRIPTION: Special Use Permit

Sandra C Glancy
Applicant Signature

Sandra C Glancy
Applicant Printed Name

540-219-6624
Telephone Number

Feb 20, 2020
Date

NOTE: Applicant to return all notice documents at least five days or prior to the public hearing to: Office of the Zoning Administrator, 715 Princess Anne Street, Fredericksburg, VA 22401

Euforia:

In late 2018, after months of not working with plants or flowers in a professional capacity - not full-time, or even regularly, and with very little money, hardly any resources, and no help, I took the biggest risk of my life. Everyone in my life said, Yes, sounds great, good luck. Knowing that no one believed in me but me, I took the leap. It might be a small leap to some - a baby crawl for most, but for me, it was a giant leap. Because for me, I had no choice. Living without plants and flowers around me all day every day was one thing, but knowing how infectious my enthusiasm for what I did was, and the profoundly life-changing impact it had had in my life- I knew that, whether it took one year, five years, ten years... I would gain support from my community, because as much as I want to help people, I have learned that they are ready and willing to help me just as much, and even more.

I have watched over the last year as one customer at a time came into Euforia, and fell in love. Even customers of mine who said their apartments or homes were overflowing with plants, they still come in to see me, to ask questions, to chat, to look at what I have newly stocked, and pass along the joy that receiving a live plant or fresh flowers can provide to their friends and families. After some unexpected and miraculous help arrived at my doorstep one day, I was given the opportunity to expand my small business - which was at the time, able, but just barely, to keep the doors open with no capital, no cushion, and a tiny, out of the way location. We found the space on Lafayette Boulevard and instantly fell in love with it. It is the perfect location for a flower shop, and with the recent efforts to

“beautify” the area, what better way to mutually benefit my business and my local community? Nothing is prettier or lovelier to look at than flowers and plants, and nothing could do more to bring beauty, tranquility and togetherness to this little corner of town.

At this moment, I have one part-time employee, but in the coming months and years, hope to bring another florist and artist to the area, and hopefully teach all the things I have learned to someone younger, who shares the enthusiasm I do for my work. If there is one thing I know, it is the amazing benefits to the soul that this work has on just about anyone. My plans for the future are to spread this “plant and flower love” to as many people around me as possible - in any way that I can.

Eufhoria Florist

#6 - Hours of Operation

T - 9:30 AM - 5:30 PM

W - 9:30 AM - 5:30 PM

T - 9:30 AM - 5:30 PM

F - 9:30 AM - 5:30 PM

Sat 11 AM - 3 PM

Sun 11 AM - 2 PM

M - Closed

Number of employees - 1 owner - as needed
designers - 1 - drivers - owner + 1
volunteer - 2 days a year 2 designers
+ 3 drivers - deliveries + trips on
average 4-6
customers visits occasional 2-3
no negative impacts on neighborhood

Legend

- City Boundary
- WVS Centerlines Back (12,000)

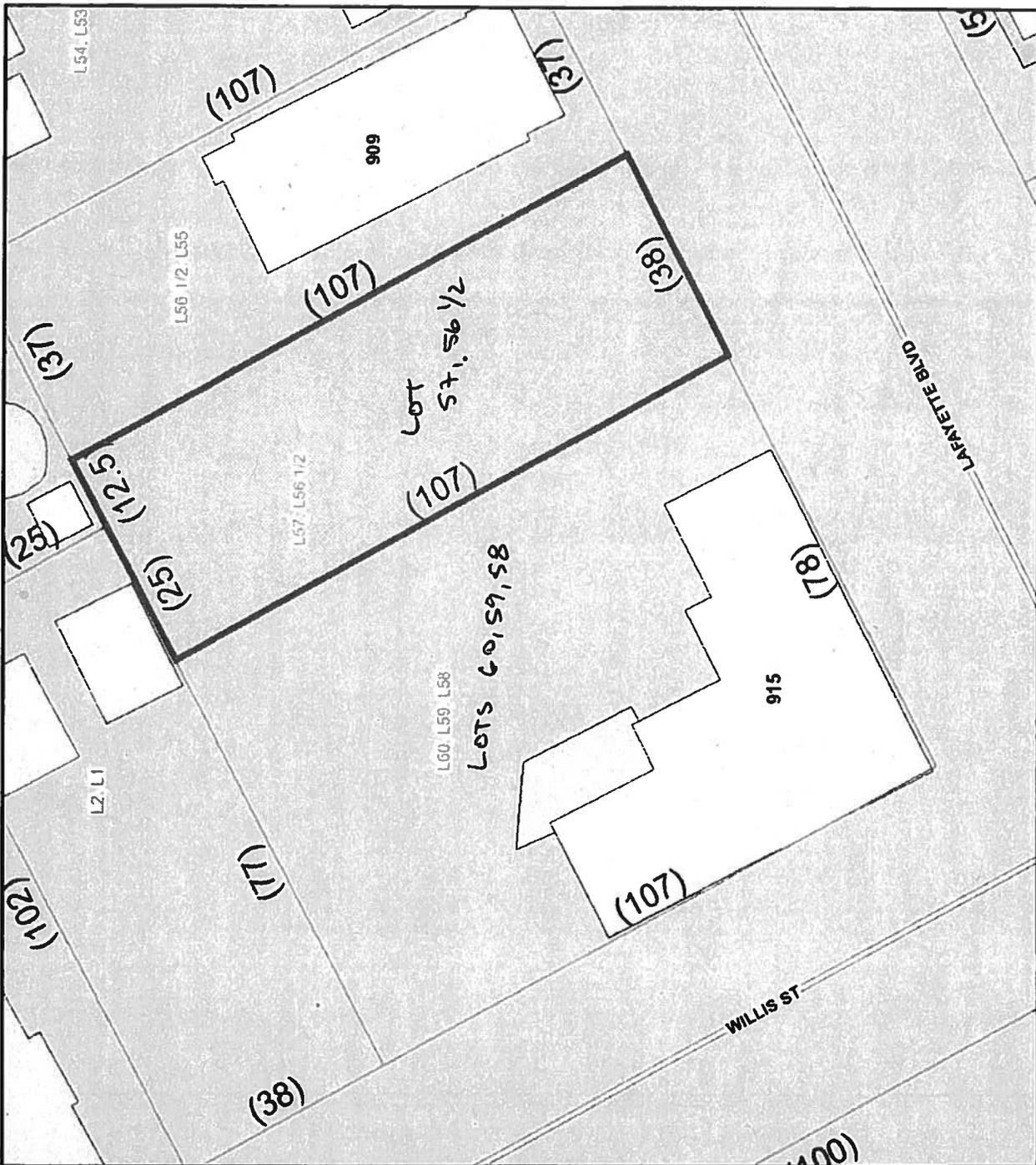
- Interstate
- US Highway
- VA Primary
- Others

- WVS Centerlines Back (12,000)

- Interstate
- US Highway
- VA Primary
- Others
- Parcels
- Addresses
- Lot Labels

- Structures

- Building
- Canopy
- Courtyard
- Deck/Porch
- Foundation
- Patio
- Pool (Above Ground)
- Pool (Below Ground)
- Propane Tank
- Ruin
- Silo
- Tank



Title:

Date: 1/30/2020

DANS LAMMER, All information depicted on this map shall be treated as confidential information and shall only be used for the sole purpose for which it was provided. This map is for informational purposes only and shall not be used for any legal or financial purposes. The City of Frederick does not warrant the accuracy of the map, or the information shown thereon. This map may not be copied or otherwise made available to any other party in paper or electronic format without written consent from the City of Frederick.



DRAFT / PARTIAL

**CITY OF FREDERICKSBURG
PLANNING COMMISSION**

MINUTES

March 11, 2020

7:30 p.m.

715 Princess Anne Street

Council Chambers

You may view and listen to the meeting in its entirety by going to the Planning Commission page on the City's website:

<https://amsva.wistia.com/medias/771goz3nm>

The Agenda, Staff Report, Applications and Supporting Documents are also available on the Planning Commission page.

MEMBERS

Rene Rodriguez, Chairman
Steve Slominski, Vice-Chairman
David Durham
Kenneth Gantt
Chris Hornung
Tom O'Toole
Jim Pates

CITY STAFF

Chuck Johnston, Director,
Planning and Building Dept.
Mike Craig, Senior Planner
James Newman, Zoning Administrator
Cathy Eckles, Administrative Assistant

1. CALL TO ORDER

Chairman Rodriguez called the meeting to order at 7:30 p.m. and explained meeting procedures for the public, as well as expected decorum during public comment.

2. PLEDGE OF ALLEGIANCE

3. DETERMINATION OF A QUORUM

All seven members were present.

4. APPROVAL OF AGENDA

Mr. Hornung moved for approval of the agenda as submitted. Mr. Durham seconded.
Motion passed 7-0

5. APPROVAL OF MINUTES

November 13, 2019 Work Session

Mr. Hornung moved for approval of the minutes as submitted. Mr. Gantt seconded.
Motion passed 7-0

February 26, 2020 Regular Meeting

Mr. Pates moved for approval of the minutes with his edits as submitted by email on March 9, 2020. Mr. Slominski seconded.

Motion passed 7-0.

6. DECLARATION OF CONFLICT OF INTEREST

Mr. Pates noted he has a conflict with SUP2020-02 as this is his daughter's business. There were no further conflicts of interest reported.

7. PUBLIC HEARING

A. Euforia requests a special use permit to operate a retail sales establishment, specifically a florist shop, in the Commercial-Transitional Zoning District. The property is located at 915/917 Lafayette Boulevard, at the corner of Lafayette Boulevard and Willis Street. SUP 2020-02

Mr. Newman reviewed the staff report along with a power point presentation and recommended approval with three conditions.

Mr. O'Toole questioned what the previous uses of the property were. Mr. Newman said there is a law office in one of the spaces and formerly a juice café was in the proposed location of Euforia. Mr. Newman commented that special use runs with the property and does not cease if there is change in property owner or business proprietor. Mr. Newman said the Commissioners could add a condition that the proposed special use permit only be for the proposed square footage of Euforia.

Mr. Gantt questioned the limiting of the square footage for the business proposed at 1,200 sq. ft., what would the remaining property be used for. Mr. Newman said the applicant would answer that. Chairman Rodriguez questioned the parking requirements and would they be limited to that application. Mr. Newman said that there was no additional parking required as it is a change in use and there are 5 to 6 street parking spaces available.

Chairman Rodriguez opened the public hearing.

Sandra Glancy, one of the applicants, was present, as was Annie Pates, the proposed business owner. Mr. Hornung asked Ms. Pates if she would have an issue with limiting this permit to floral business only, no general retail sales. Ms. Pates said she also sells plants and floral related gifts and is not strictly a floral business.

Chairman Rodriguez questioned whether there would be a dedicated drop-off area for the floral delivery portion of the business. Ms. Pates said there was an area off-street for the delivery vehicles.

No public comments were made. Chairman Rodriguez closed the public hearing.

Discussion ensued regarding adding a condition limiting the use to a floral business only. . Mr. Hornung was concerned about the proximity to the Battlefield Visitor Center. Mr. Johnston noted that the City Attorney has indicated that there are legal issues in trying to limit the particular type of retail sales without identifying some unique circumstances. Mr. Craig also noted that the issues with certain types of signage would be subject to design guidelines. Chairman Rodriguez was also concerned with the amount of traffic in this area. Mr. Johnston noted that limiting the allowable square footage for retail sales would inherently limit the type and size of retail sales.

Mr. Hornung asked how big the proposed location is. Ms. Pates said 1800 sq ft.

Mr. Hornung motioned to approve SUP2020-02 with the conditions recommended by staff. Mr. Hornung further recommended the addition of two further conditions, (1) limiting the retail sales square footage to 2,000 sq. ft. and (2) limiting the retail uses to only floral and gift shop sales. Mr. Hornung said this could be dealt with at City Council. Chairman Rodriguez seconded the motion.

Mr. Slominski noted he agreed with Mr. Hornung on limiting the potential retail sales. Chairman Rodriguez asked staff to be sure to notify the Commission of the City Attorney's determination on limiting the potential retail sales.

Motion passed 6-0-1 (Mr. Pates recused).

B. The City of Fredericksburg proposes to amend the Unified Development Ordinance to establish a new zoning district entitled "the Creative Maker District". UDOTA 2020-02

C. The City of Fredericksburg proposes to amend the zoning map to change the existing zoning of about 78 acres of land to the Creative Maker Zoning District from the following zoning districts: Commercial-Highway (CH), Commercial-Shopping Center (C-SC), Commercial/Office-Transitional (C-T), Residential-30 (R30), Residential-2 (R-2), and the Princess Anne Corridor Overlay District. RZ 2020-02

Mr. Craig reviewed the staff report for the Creative Maker District (CMD) along with a power point presentation for Items B and C combined, and recommended the public hearing be kept open until the April 8, 2020 Commission meeting due to a clerical error with the public hearing ad.

Mr. Durham asked if there were any provisions within the form-based codes that require developers to provide pedestrian crossing improvements. Mr. Craig noted it will be a joint effort between the City and the developers. Mr. Craig went through the various situations and what would be required.

Discussion ensued regarding the status of the Transfer of Development Rights (TDR) in the T-4M and T-5M transect zones and whether they can be transferred between transect zones. Mr. Craig stated that TDR is not currently a component of the Creative Maker District proposal but explained the process when it is determined to be eligible for TDR.

Mr. Durham questioned if there is a public use in the future in the CMD, would that property be removed from the CMD and make it part of a prose district. Mr. Craig said Planning aimed to establish additional zoning districts that would handle public uses specifically.

Mr. Pates questioned why the Commission was considering CMD without the TDR component since it was supposed to be such a central part of the CMD and how does this encourage historic

preservation. Mr. Craig said that TDR is an important part of the strategy to incentivize historic preservation in this corridor but that these ordinances put the legal framework in place to permit the evolution of use in this corridor and getting the form based code in place now is critical. The current ordinance changes work stand alone and have provisions that protect historic preservation. Mr. Craig noted that defining character structures makes sure the historical properties are not deemed non-conforming.

Mr. Pates questioned the proposed T-4M areas with residential and that these changes would open them to other development as well. Mr. Craig said these proposals to not apply to any R2, R4, or R8 zoning district properties. Further discussion ensued regarding the potential development. Mr. Pates said this would have a significant impact on residential properties in the CMD. Mr. Craig noted the level of use between LI (Light Industrial) and HI (Heavy Industrial) is vastly different, the impact is minimal, and the form based code on top of that requires that buildings are a certain shape and size and how they will be used.

Chairman Rodriguez asked about the boundaries of the CMD and why it doesn't go to the Canal. Mr. Craig noted that it currently goes to Fauquier Street and showed how it pertains to the Canal. Mr. Durham noted once the Area 7 plan is accepted, it will fully define the CMD. Mr. Craig agreed and clarified that the zoning district is established and then the properties are rezoned.

Chairman Rodriguez opened the public hearing.

Lynn Goodall, (illegible) Fall Hill Avenue. She spoke for the Canal Quarter Neighborhood Association (Association) and that it feels the Princess Anne Corridor needs to be focused on. The Association believes the attempt to rezone open areas has not been thought through and there should be more consideration given to green space, historic preservation reuse, accessibility for the aging, and canal enhancements. The Association agrees with Mr. Pates that TDR should be a part of this plan and they do not support spot zoning. The Association believes that only the zoning for the Princess Anne Corridor should be acted on until and when the 2300 building and all associated properties are sold.

Adam Lynch, Friends of the Rappahannock (FOR), 3219 Fall Hill Avenue. FOR voiced concern with the CMD as they feel the plan is a step back from a river friendly region as there should be more walkable areas and steering of growth away from sprawling car dependent landscapes. Compact walkable development preserves green space, reduces water quality impacts and carbon footprints of new development. FOR believes the CMD downzones most of the area which entrenches low density housing, misses an opportunity to build more sustainable development, and will deter compact river-friendly development.

Paul Ireland, no address given. Questioned the use of an automotive property at 2705 Wellford and how this rezoning affects it. Mr. Craig noted that under the proposed changes automotive use will be a special use so the existing building configuration would become grandfathered and amendments to it would be permitted by special use permit.

No further public comments were made. Chairman Rodriguez noted the public hearing portion would remain open until the April 8, 2020 meeting. Mr. Durham asked staff to address the competing interests that were represented by Ms. Goodall and Mr. Lynch.

No action was taken.

D. The City of Fredericksburg proposes to amend the Unified Development Ordinance, Section 72-53, Parking. The amendments include a general reduction of the amount of parking required for uses listed in the Minimum Off-Street Parking Standards Table, creating a “Shared Parking Factor”, and modifying the purpose and extent of the Downtown Parking District. UDOTA2020-03

INCOMPLETE

The City of Fredericksburg proposes to amend the Unified Development Ordinance, Section 72-8, Definitions and Interpretations, to update definitions and regulations of residential uses. The amendments more clearly states the differences among duplex, single-family attached, and multi-family dwelling types. UDOTA2020-04

8. GENERAL PUBLIC COMMENT

There were _____ public speakers.

9. OTHER BUSINESS

A. Planning Commissioner Comments

B. Planning Director Comments

8. ADJOURNMENT

There being no further items to be discussed, the Planning Commission adjourned at _____ pm.

Next meeting is March 25, 2020.

Rene Rodriguez, Chairman



MEMORANDUM

TO: Timothy J. Baroody, City Manager
FROM: Susanna Finn, Community Development Planner
Mike Craig, Senior Planner
DATE: May 12, 2020
SUBJECT: Community Development Block Grant – CARES Act

The federal Coronavirus Aid, Relief, and Economic Security Act (CARES Act) awarded \$115,302 of Community Development Block Grant funds to the City of Fredericksburg to respond to Covid-19 related community development needs. These funds are in addition to the regular annual entitlement the City receives.

The \$115,302 must be accounted for in the existing 2019-2020 CDBG planning documents that govern the use of CDBG grant funds in the City. Program modifications are proposed in item 5B on the Council agenda. The modification include:

- An amendment to the City's Citizen Participation Plan necessary to implement the expedited procedures established through the CARES Act to accommodate the new funding.
- Amendments to the existing program five year Consolidated Plan and Annual Action Plan to incorporate the spending into this Fiscal Year.

More information is included in the staff reports for each item.

Items 10 A and B are not associated with the CARES Act funding. Those items establish the CDBG Consolidated Plan for the next 2020-2025 program cycle and the CDBG Annual Plan for the 2020 - 2021 program year.



MEMORANDUM

TO: Timothy J. Baroody, City Manager
FROM: Susanna Finn, Community Development Planner
DATE: May 12, 2020
SUBJECT: Community Development Block Grant – Substantial Amendment CDBG-CV Funds

ISSUE

Modifications to the Community Development Block Grant 2015-2020 Consolidated Plan and 2019-2020 Annual Action Plan to incorporate CDBG-CV funds in the amount of \$115,302.

RECOMMENDATION

City Council should hold a public hearing at today's meeting to receive input on the substantial amendment and allocation of emergency funds. After receiving public input, City Council should approve the resolution for these changes at its May 26th meeting.

BACKGROUND

The City of Fredericksburg has been awarded \$115,302 of CDBG-DV funds to respond to Covid-19 related community development needs. These funds are in addition to the regular annual entitlement. This funding comes with a few modifications to existing program requirements and removes the public service cap for both the current program year and the year beginning in July. This enables CDBG funds to be spent on direct public services.

After staff's exploration of community need, the Housing Advisory Committee met on April 12th to discuss this funding and allocations. The expansion of three community programs will meet unique community needs related to the Covid-19 emergency and serve low-and-moderate income households in the City.

Fredericksburg City Schools – COVID-19 Emergency Feeding Program

With the closing of City Schools earlier than scheduled, the School mobile Food truck began its program year earlier than planned on March 23, 2020. While the program receives meal reimbursement from USDA there are non-food related expenses associated with expanded operations necessary to feed 1,200 meals a day throughout the City and on the weekends at the Thurman Brisben Center.

Fredericksburg Regional Food Bank – Food for Life

The Fredericksburg Regional Food Bank has had to convert the operations of some of its programs to maintain safety of donors, volunteers, and recipients. They are

experiencing a shortfall in the food for life program that delivers grocery boxes to low-income seniors. This includes 340 Fredericksburg residents. Fresh produce in these boxes need to be purchased and including this in these distributions would cost \$20,400 for the year for the Fredericksburg households.

Central Virginia Housing Coalition – Emergency Housing Assistance

This program would be an expansion of the existing Lend-a-Hand program for emergency rent and mortgage assistance redesigned to address the needs of those affected by sudden loss of income. Staff at CVHC estimate that with \$80,000 they will serve 40 households with emergency assistance up to \$2,000.

Project	Proposed Funds	Proposed Households Served
CVHC – Emergency Housing Assistance	\$80,000	70
Fredericksburg City Schools – Emergency Feeding Program	\$15,000	1,200
Fredericksburg Regional Food Bank – Food for Life Expansion	\$20,400	340
Total:	\$115,400	1,640

The 2015-2020 Consolidated Plan and 2019-2020 Annual Action Plan have been updated to reflect this substantial amendment. It outlines the community need for these public services and identifies the goals associated with the programs. The changes to these plans are added to the documents in green text.

NEXT STEPS

After public comment has been received, the amendments will be finalized and transmitted to our local HUD field office for review. The hope is to have the funds available and in our community in June.

ATTACHMENTS

Resolution

Draft – 2015-2020 Consolidated Plan

Draft – 2019-2020 Annual Action Plan



May 12, 2020
Regular Meeting
Resolution 20-__

MOTION:

SECOND:

RE: Approving the Community Development Block Grant 2015-2020 Consolidated Plan and 2019-2020 Annual Action Plan Substantial Amendments to Incorporate CDBG-CV Funds

ACTION: APPROVED: Ayes: 0; Nays: 0

The City of Fredericksburg, Virginia is slated to receive \$115,302 in additional Community Development Block Grant funds to address critical community development needs brought on by the Covid-19 pandemic; and

The Planning and Community Development Department, which administers these funds, has developed a substantial amendment to both the 2015-2020 Consolidated Plan and 2019-2020 Annual Action Plan to allocate and plan for the use of these funds; and

The City has provided an opportunity for and invited public participation during preparation of this plan in accordance with HUD guidance for expedited procedures as incorporated into the Citizen Participation Plan;

Therefore, the City Council hereby resolves that:

- Pursuant to a full public participation process, approves the substantial amendments to the 2015-2020 Consolidated Plan and 2019-2020 Annual Action Plan.
- The City Manager is authorized to forward the approved amendments to the Consolidated Plan and the Action Plan for further review and approval from HUD.

Votes:

Ayes:

Nays:

Absent from Vote:

Absent from Meeting:

Clerk's Certificate

I certify that I am Clerk of Council of the City of Fredericksburg, Virginia, and that the foregoing is a true copy of Resolution No. 2-- , adopted at a meeting of the City Council held May 12, 2020, at which a quorum was present and voted.

Tonya B. Lacey, MMC
Clerk of Council

CITY OF FREDERICKSBURG, VIRGINIA



2015 CONSOLIDATED PLAN FOR
COMMUNITY DEVELOPMENT PROGRAMMING

CDBG-CV SUBSTANTIAL AMENDMENT

PROGRAM YEARS 2015 - 2019

Prepared by: COMMUNITY PLANNING AND BUILDING

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The City of Fredericksburg's Consolidated Plan has been developed to be consistent with the community's vision for its future. The City's land use Comprehensive Plan, for instance, calls for an adequate range of available housing, to provide for a healthy local economy and to address social needs. The City has also emphasized neighborhood conservation, in its Comprehensive Plan, to promote community stability. As a consequence, provisions to develop homeownership opportunities, to aggressively maintain existing housing stock, and to engage in other community development activities are fully compatible with Fredericksburg's adopted goals and objectives.

The following general strategies are based on an analysis of both the existing housing inventory and needs assessment:

- Maintain the supply of affordable housing through rehabilitation of existing owner-occupied housing.
- Minimize the declining percentage of City homeowners and reduce the homeowner vacancy rate by continuing to provide homeownership opportunities.
- Ensure residential rental properties are properly maintained in a condition that is safe and sanitary.
- Provide for increased accessibility to housing by persons with physical disabilities.
- Address the unmet supportive housing needs of persons with special needs.
- Partner with the Fredericksburg Regional CoC to implement a coordinated housing crisis response system based on housing first principles to make stints individual and family homelessness rare, brief, and nonrecurring.
- Reduce lead-based paint hazards.
- Address the institutional structure through which housing and services are provided, to ensure maximum efficiency and service to citizens.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 1 - Geographic Priority Areas

1	Area Name:	Citywide
	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.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

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

Priority Needs

Table 2 – Priority Needs Summary

1	Priority Need Name	Housing Rehabilitation
	Priority Level	High
	Population	Extremely Low Low Large Families Families with Children Elderly Elderly Frail Elderly
	Geographic Areas Affected	Citywide
	Associated Goals	Housing Rehabilitation
	Description	The City's affordable housing stock is aging and experiencing electrical, roofing, and plumbing issues that, if left untreated, can result in blight and the adverse affects that go along with.
	Basis for Relative Priority	The Needs Assessment and Housing Market Analysis show that the City is in need of affordable housing options. Housing rehab for homeowner occupied residences ensures that the City maintains its current stock of affordable housing, while assisting low and moderate income households to maintain the condition of their aging homes.
2	Priority Need Name	Lack of Affordable, Accessible Housing
	Priority Level	High

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities
	Geographic Areas Affected	Citywide
	Associated Goals	Remove Architectural Barriers to Housing
	Description	The City lacks affordable housing options for LMI persons with physical disabilities. Roughly eight percent of the City's annual allocation will be devoted to maximizing independence and self-sufficiency through accessibility modifications to City residences.
	Basis for Relative Priority	The vast majority of City residents with cognitive, ambulatory, and independent living limitations are of Low and Moderate Income, according to the Housing Needs Assessment.
3	Priority Need Name	Homelessness Prevention
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Elderly Frail Elderly Other
	Geographic Areas Affected	Citywide

	Associated Goals	Prevent Foreclosure/Eviction
	Description	Low and Moderate Income Households living burdened by housing costs are more susceptible to experiencing significant housing crises, many of which result in homelessness if not addressed in a timely fashion. The City needs an avenue for addressing such housing crises.
	Basis for Relative Priority	The Housing Needs Assessment shows that roughly 77 percent of extremely low-income and very low-income renter households are experiencing housing cost burden. These populations are most vulnerable to life's unexpected occurrences. The availability of emergency financial assistance can often make the difference in a household's efforts to sustain permanent housing.
4	Priority Need Name	LMI Homeownership Opportunity
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly
	Geographic Areas Affected	Citywide
	Associated Goals	Increase Homeownership
	Description	The City needs increased homeownership opportunities for LMI households. In order to minimize declining homeownership, especially among LMI households, and to reduce the homeowner vacancy rate, the City would benefit from a focus on homeowner initiatives.
	Basis for Relative Priority	The City's homeownership rate is only 38.1 percent. A number of factors contribute to this, but in many cases, homes are simply unaffordable and homeownership is not a viable option for much of the City's population. Contributing to affordability issues are tighter lending practices resulting from the great recession.
5	Priority Need Name	Rental Assistance for LMI Households
	Priority Level	Low

	Population	Extremely Low Low Large Families Families with Children Elderly Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	Citywide
	Associated Goals	Prevent Foreclosure/Eviction
	Description	Coupled with its efforts to increase homeownership among the LMI population, the City needs an avenue for increasing financial assistance to support LMI households interested in renting within the City.
	Basis for Relative Priority	Data and analysis provided by the Central Virginia Housing Coalition in the Housing Market Analysis section shows a significant waiting list for Housing Choice Vouchers and data from the Virginia Housing Sourcebook shows that the amount of federal rental assistance has remained steady since 1990. Over the same period, the City's extremely low-income renter household population has increased from 639 to 1,930 - a 202 percent increase. The need is self-evident. However, given the limited annual allocation and limited capacity to administer more administrative intensive rental assistance programming, the City cannot contribute CDBG funding to this priority.
6	Priority Need Name	Non-Housing Support Services
	Priority Level	Low

Population	<p>Extremely Low</p> <p>Low</p> <p>Moderate</p> <p>Large Families</p> <p>Families with Children</p> <p>Elderly</p> <p>Elderly</p> <p>Frail Elderly</p> <p>Persons with Mental Disabilities</p> <p>Persons with Physical Disabilities</p> <p>Persons with Developmental Disabilities</p> <p>Persons with Alcohol or Other Addictions</p> <p>Persons with HIV/AIDS and their Families</p> <p>Victims of Domestic Violence</p>
Geographic Areas Affected	Citywide
Associated Goals	<p>Housing and Support Services - HIV/AIDS</p> <p>Legal Services and Fair Housing Advocacy</p> <p>Provide Food for Elderly/Disabled</p> <p>Emergency Food Delivery Students</p>
Description	The City needs an avenue for supporting cost-burdened LMI households with associated needs, that if gone unaddressed, can result in housing crisis.
Basis for Relative Priority	Data and analysis in the Housing Needs Assessment shows that many LMI households live beyond their means in order to sustain permanent housing. As a result, these households are left without the financial safety net to respond to life's unforeseen occurrences. In order to prevent these from ending in loss of permanent housing, these households need support systems to assist at the point of crisis.

Narrative (Optional)

SP-30 Influence of Market Conditions – 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 City does not intend to fund TBRA programming
TBRA for Non-Homeless Special Needs	The City does not intend to fund TBRA for Non-Homeless Special Needs programming
New Unit Production	The City does not intend to fund any new unit production
Rehabilitation	Given the advanced age of many of the owner occupied low and moderate income housing, the City intends to allocate roughly 70% of its annual CDBG entitlement to completing emergency plumbing, electrical, and roofing repairs to preserve this important source of affordable housing
Acquisition, including preservation	The City intends to fund a Direct Homeownership Assistance program that allows low and moderate income buyers to take advantage of down payment and/or closing cost assistance to purchase within the City

Table 3 – Influence of Market Conditions

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

Introduction

The funding reasonably expected to be available to address affordable housing is a combination of public and private funding. The public contribution will include CDBG funds in the amount of approximately \$150,000 per year, for an approximate total of \$750,000, over a five year period. This figure is contingent, however, on Federal appropriations and CDBG formula allocations.

Funded activities will address the following statutory requirements that are part of HUD's mandate to develop viable urban communities:

- Provide decent housing
- Retain affordable housing stock
- Income availability of permanent housing
- Provide a suitable living environment
- Improve safety and livability of neighborhoods
- Reduce isolation of income groups through neighborhood

Revitalization

- Expand economic opportunities
- Mortgage Financing
- Enhance empowerment and self sufficiency

A substantial amendment to this consolidated plan incorporates the emergency funding allocated to the City through the CDBG-CV grant. This \$115,302 in additional CDBG funding will be targeted toward community development needs for households financially impacted by the Covid-19 pandemic.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder 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	157,791	0	0	157,791	612,941	The expected annual allocation for year one is based on the average annual allocation from the preceding four years. Expected amount for remainder of the plan assumes allocations and program income will follow a similar trend for the remaining years
Other	public - federal	Admin and Planning Housing Public Services	0	0	0	0	115,302	Emergency funding through the CDBG-CV grant to address emergency community need related to the Covid-19 pandemic.

Table 4 - 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

The City’s CDBG allocation not only provides funding for direct housing repair, modification, and public services, but also the funding to support the City’s Community Development Planner position. This position allows the City to leverage the CDBG funding to support community development and homeless services needs occurring within the community. Components of this include the City’s involvement in the Fredericksburg Regional Continuum of Care discussed at length in the Housing Needs Assessment portion of this plan. In 2014-2015, this

involvement resulted in the region receiving \$1,159,576 in state and federal funding to provide prevention and homeless services to those at-risk of or currently experiencing homelessness. The City also leverages local, non-profit resources in its partnerships with CVHC through their Lend-A-Hand, Intensive financial counseling, and homebuyer programming. City staff also keeps close liaison with Habitat for Humanity and Rebuilding Together (Formerly Christmas in April).

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

n/a

Discussion

n/a

SP-40 Institutional Delivery Structure – 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
Rappahannock Legal Services	Subrecipient	Non-homeless special needs public services	Jurisdiction
Fredericksburg Area HIV/AIDS Support Services	Subrecipient	Non-homeless special needs public services	Jurisdiction
CENTRAL VIRGINIA HOUSING COALITION	Subrecipient	Non-homeless special needs public services	Jurisdiction
FREDERICKSBURG AREA FOOD BANK	Subrecipient	Non-homeless special needs public services	Jurisdiction
FREDERICKSBURG	Government	Ownership Planning	Jurisdiction
FREDERICKSBURG CITY PUBLIC SCHOOLS	Subrecipient	Non-homeless special needs public services	Jurisdiction

Table 5 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The partnership with the agencies listed above ensures that the City addresses as many high-priority housing and non-housing community development needs as possible given the current levels of CDBG funding. These agencies are experts at filling their community development niche, and the strategic injection of CDBG funding allows them to continue to serve City residents most in need. One of the major gaps in the institutional delivery system is the community's lack of a Public Housing Authority, which precludes the region from taking advantage of a significant source of funding to develop and manage a larger stock of affordable housing.

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

Table 6 - 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)

The FRCoC has made significant advances in its delivery of homeless services over the life of the 2010 Consolidated Plan. With the development of the 10-Year Plan to End Homelessness, the CoC committed to developing a system of homeless services agencies that together address housing crises in a manner that effectively eliminates homelessness in the community, a concept described as functional zero. In the next 10 years, the CoC will achieve this by creating enough emergency shelter, transitional shelter, street outreach, rapid rehousing, prevention/diversion, and permanent supportive housing capacity to address the needs of anyone in the region experiencing a housing crisis at the point of the crisis.

Though in the early phases of this transformation, the FRCoC benefits from the strong partnerships of the homeless services entities described at length in section MA-30.

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

Capacity issues are the biggest hurdle for the region's homeless services agencies. At present the area need is too much for agencies to fully address. Thurman Brisben Center, Central Virginia Housing Coalition, Loisann's Hope House, and Empowerhouse report large numbers of clients having to be turned away due to a lack of assistance dollars or bed space.

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

At the core of the FRCoC's 10-Year Plan to End Homelessness are the short, mid, and long-term strategies for aligning the housing crisis system's capacity with the regional need. The plan, attached in its entirety, outlines steps along five core themes. When fully realized these initiatives will result in a housing crisis system that:

- Prevents the most imminently at-risk from entering homelessness;
- Quickly moves people who do become homeless back into permanent housing;
- Expands access to affordable housing;
- Connects the dots between support services whose assistance can supplement that of the homeless service system;
- Diverts homeless persons who frequently use public services, such as jails, hospitals and foster care systems, to more productive alternatives;
- Measures success based on housing placements and retention.

SP-45 Goals Summary – 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	Housing Rehabilitation	2015	2019	Affordable Housing	Citywide	Housing Rehabilitation	CDBG: \$280,000	Homeowner Housing Rehabilitated: 40 Household Housing Unit
2	Increase Homeownership	2016	2019	Affordable Housing	Citywide	LMI Homeownership Opportunity	CDBG: \$67,000	Direct Financial Assistance to Homebuyers: 10 Households Assisted
3	Remove Architectural Barriers to Housing	2016	2019	Affordable Housing	Citywide	Lack of Affordable, Accessible Housing	CDBG: \$56,120	Homeowner Housing Rehabilitated: 15 Household Housing Unit
4	Prevent Foreclosure/Eviction	2016	2019	Affordable Housing	Citywide	Homelessness Prevention Rental Assistance for LMI Households	CDBG: \$26,000 CDBG-CV: \$80,000	Public service activities for Low/Moderate Income Housing Benefit: 145 Households Assisted
5	Provide Food for Elderly/Disabled	2016	2019	Affordable Housing Non-Homeless Special Needs	Citywide	Non-Housing Support Services	CDBG: \$7,200 CDBG-CV: \$20,400	Public service activities other than Low/Moderate Income Housing Benefit: 340 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Housing and Support Services - HIV/AIDS	2016	2019	Affordable Housing	Citywide	Non-Housing Support Services	CDBG: \$22,000	Public service activities other than Low/Moderate Income Housing Benefit: 600 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 50 Households Assisted
7	Legal Services and Fair Housing Advocacy	2015	2019	Affordable Housing	Citywide	Non-Housing Support Services	CDBG: \$44,800	Public service activities for Low/Moderate Income Housing Benefit: 700 Households Assisted
8	Emergency Food Delivery Students	2019	2020	Non-Homeless Special Needs		Non-Housing Support Services	CDBG-CV: \$15,000	Public service activities other than Low/Moderate Income Housing Benefit: 1200 Persons Assisted

Table 7 – Goals Summary

Goal Descriptions

1	Goal Name	Housing Rehabilitation
	Goal Description	<p>Maintain the City's supply of affordable housing through rehabilitation of existing Low and Moderate Income owner-occupied housing.</p> <p>Fredericksburg has a comprehensive policy of neighborhood conservation that recognizes the interrelationship of both human and physical resources in developing strong, livable communities. Established neighborhoods benefit from a strong base of homeowners and existing housing needs to be maintained, to ensure continued safety and habitability.</p> <p>The City will continue to provide an ongoing Emergency Home Repair Program to rehabilitate low-income, owner-occupied units. The bulk of this activity will occur in predominantly low-income minority neighborhoods; because that is where the identified need is greatest, but qualifying households city-wide will be eligible to participate. The strategy analysis indicates that a large number of elderly households have a housing cost burden in excess of 30 percent of income. The City's Emergency Home Repair Program will help to meet the needs of this segment of the population. The City will also coordinate with other agencies to maximize the impact of any other housing rehabilitation opportunities.</p>
2	Goal Name	Increase Homeownership
	Goal Description	<p>Minimize the declining percentage of City homeowners by facilitating Low and Moderate Income household homeownership opportunities.</p> <p>An aggressive affordable housing strategy has helped to address the ratio of owner-occupied units, while helping to provide housing that is affordable to low to moderate-income families. The City will continue to promote homeownership through direct assistance. This subsidy will be in the form of down payment assistance or payment of specific closing costs. A mortgage lender will still be needed to provide conventional mortgage financing. This program will enhance existing neighborhoods by filling in vacant lots when new houses are constructed, stabilize the community with long-term residents, and increase the affordable housing stock. Furthermore, this activity will relieve some pressure on the rental market.</p>

3	Goal Name	Remove Architectural Barriers to Housing
	Goal Description	Provide for increased accessibility to housing by persons with physical disabilities. The City will modify houses to meet handicapped occupant needs as well as adapt houses to ensure continued independent living for elderly and frail elderly persons.
4	Goal Name	Prevent Foreclosure/Eviction
	Goal Description	Provide emergency financial assistance to prevent foreclosures or evictions. Also, provide intensive financial counseling to help assisted households maintain financial independence. The goal is to assist 75 households over five years. This goal has been amended to serve an additional 70 households through the CDBG-CV grant.
5	Goal Name	Provide Food for Elderly/Disabled
	Goal Description	Provide food for elderly or frail special needs residents. The goal would be to serve 100 households over five years. This goal has been amended to address increased need through the CDBG-CV grant.
6	Goal Name	Housing and Support Services - HIV/AIDS
	Goal Description	Provide housing and support services for Fredericksburg residents with HIV/AIDS.
7	Goal Name	Legal Services and Fair Housing Advocacy
	Goal Description	Provide free civil legal services for Low and Moderate Income households experiencing housing crises.
8	Goal Name	Emergency Food Delivery Students
	Goal Description	Support mobile food delivery to low and moderate income students and their families to ensure they have access to nutritious food even when school is not in session.

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)

n/a

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

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

Activities to Increase Resident Involvements

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

Plan to remove the ‘troubled’ designation

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

Like many of its Northern Virginia neighbors, the City of Fredericksburg recognizes that without realistic avenues for increasing the supply of affordable housing units, much of the new and developing service-oriented workforce within the City will find housing opportunities severely limited. The availability of affordable housing is affected by several factors including the system of housing finance, the tax structure, as well as by the income level of City households. These items have been discussed elsewhere in this document. Public policies, however, also influence affordability and are discussed below.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

It may be possible to reduce housing costs somewhat by adjusting regulations and requirements relating to street width, drainage improvements, sidewalks, curb and gutter, and street lighting, and by promoting more cost-effective development techniques such as cluster residential development in new subdivisions. Such cost cutting measures, however, do not automatically result in housing that is suitable to low-income persons. Removing the requirement for pedestrian access, for example, saves in the initial cost of development, but adversely affects residents who need such infrastructure to access jobs and community destinations. Similarly, cluster development can save on development costs but may not provide affordable housing because such developments have the added amenity of dedicated open space and can often be marketed at a higher price as a consequence. Removal of barriers to affordable housing requires clear consideration of potential ramifications.

The City's current policies have been formulated to maximize affordable housing opportunities. They include provisions for tax abatement, density flexibility, clustering options, and infill development. The City has also waived certain water availability fees, as appropriate, on a case by case basis in specified areas of the City.

Staff will continue to evaluate parking and setbacks required during housing development and provide alternatives for Planning Commission and City Council consideration.

SP-60 Homelessness Strategy – 91.215(d)

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

The FRCoC employs various outreach techniques to identify and assess the needs of those experiencing homelessness, and especially the chronically homeless. The FRCoC is committed to addressing these issues through the following strategies:

- Identify homeless frequent users and develop permanent supportive housing solutions that reduce the community's cost of recidivism;
- Increase investment in proven models to combat the symptoms leading to frequent usage and homelessness recidivism;
- Increase awareness of available resources to address the underlying causes of frequent usage;
- Establish programs that divert the chronically homeless from incarceration;
- Strengthen discharge plans from area hospitals, jails, and other institutions.

Addressing the emergency and transitional housing needs of homeless persons

The FRCoC is exploring ways to limit the amount of time that the area emergency shelter and transitional housing agency are operating a full capacity. As mentioned, these agencies often have to turn away homeless individuals and families because there is no vacancy in their shelters. The short-term solution is to enhance the frequency with which these agencies assess the needs of those entering the shelter and move them back into permanent housing. Quicker turnover helps to free up precious bed space.

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 FRCoC development of a 10-year Plan to End Homelessness resulted in the continuum fully adopt the "Housing First" approach, which focuses on immediately getting people out of shelters and off the street, then providing the supports necessary for stabilization. This contrasts with traditional shelter models, which required compliance with a service plan as the mechanism for clients to earn their way back into housing. Around the country, Housing First has proven to be the most cost effective, efficient

method of ending homelessness. The housing retention rate related to Housing First interventions, such as Rapid Re-Housing and Permanent Supportive Housing, has averaged around 85%. By comparison, shelters and transitional housing programs have typically exited 16% to 45% of participants to permanent housing.

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

People experiencing extended or regular bouts of homelessness often repeatedly interact with multiple public agencies such as the correctional facilities, emergency healthcare providers, and social services departments. In many cases, while homelessness prevention is not the primary role of these agencies, they may be in the de facto position of providing in-kind support. For example, a hospital's primary role is treating medical issues, not locating housing for a patient to access while recovering. Similarly, a jail's primary role is community security, not setting up employment supports for an inmate upon discharge so they can find a job, obtain housing, and avoid re-offending. These agencies are critical to the overall success of the homeless services system as they provide key points of interface between people experiencing or at-risk for homelessness and potential prevention services.

SP-65 Lead based paint Hazards – 91.215(i)

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

The City does not have the resources necessary to implement a lead poisoning prevention program. Instead, the City will work closely with the Health Department to provide as effective a program as possible. To this end, the following steps will be taken over the next five-year period to improve local efforts to evaluate and reduce lead-based paint hazards:

1. Continue to inspect for lead based paint during implementation of the Emergency Home Repair Program, Removal of Architectural Barriers Program, and Direct Homeownership Assistance Program and address any hazards according to specified protocols.
2. Continue to engage in a comprehensive analysis to determine the extent of lead hazards in the community.
3. Continue to promote awareness of potential lead hazards by providing literature to City residents and encourage safe lead practices for contractors by coordinating EPA certified trainings locally.
4. Support efforts by the Rappahannock Area Health Department to reduce lead hazards in the community.

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

Children are more susceptible to harm from toxins such as lead than are adults. This vulnerability is due to their smaller size as well as their propensity to play on floors and on the ground outside. The primary sources of lead are old paint, dust, some water, some canned goods, some ceramic tableware, and effluent from factories that smelt or recycle lead. The Clean Air Act of 1970 and subsequent Environmental Protection Agency regulations have reduced lead in the atmosphere by 90 percent. The single most important action in this regard was the removal of lead from gasoline. The Lead Paint Poisoning Prevention Act of 1971 banned the use of lead in household paint, but many houses still have lead in interior paint. Almost all of the houses built before 1960, for example, have leaded paint, as do approximately 20 percent of the houses built between 1960 and 1978. Paint, therefore, stands out as the main source of potential lead exposure for children.

The City has previously evaluated lead-based paint hazards by visual as well as electronic inspection and abated that hazard during its housing rehabilitation projects. When in doubt as to whether a surface

contained lead-based paint, the City proceeded with abatement. The City currently contracts with a lead testing firm when surveying and evaluating lead based paint hazards in residential units.

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

The City has previously evaluated lead-based paint hazards by visual as well as electronic inspection and abated that hazard during its housing rehabilitation projects. When in doubt as to whether a surface contained lead-based paint, the City proceeded with abatement. The City currently contracts with a lead testing firm when surveying and evaluating lead based paint hazards in residential units. The City also requires its contractors to be certified in lead safe work practices before they can disturb any painted surfaces testing positive for LBP.

SP-70 Anti-Poverty Strategy – 91.215(j)

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

The City of Fredericksburg's anti-poverty efforts will reduce concentrations of low-income persons by providing assistance to households near or below the poverty line through its housing programs and through other applicable services provided with CDBG funds. The specific goals, programs, and policies that the City will pursue are noted below, including coordination of programs and services:

- The City will assist low-income households in improving their living conditions through the Emergency Home Repair Program.
- Since homeownership is an important vehicle for accumulating wealth, the City will provide homeownership opportunities to low/moderate-income households through the Homeownership Assistance Program.
- The City will continue to provide tax relief to elderly and disabled residents through the City's Tax Exemption Program for the Elderly and/or Disabled.
- The City will provide support to the housing activities of the Rappahannock Area Agency on Aging and the Rappahannock Area Community Services Board to address the supportive housing needs of the elderly and the disabled.
- To assist families threatened with eviction or foreclosure, the City will continue to support the Central Virginia Housing Coalition's Lend-a-Hand Program and its financial counseling program.
- To help former shelter residents to permanently maintain independence, the City will support efforts to provide comprehensive follow-up services and facilities for persons transitioning to independent living.
- The City will provide funding to Rappahannock Legal Services to increase their capacity to provide legal services to low-income households. A significant percentage of Rappahannock Legal Services clients require legal assistance to keep or obtain decent, affordable housing as well as government subsistence benefits which are often needed by low-income households to pay monthly mortgages, rents and utilities.
- The City will support efforts to address affordable housing needs on a regional basis.

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

The public services and housing programs administered by the City of Fredericksburg and funded through CDBG entitlement as outlined in this consolidated plan are the vehicle through which the City of Fredericksburg has and will continue to implement its poverty reducing initiatives.

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 Fredericksburg Planning Office administers all aspects of the City's CDBG program. Staff ensures that each contractual agreement for the use of CDBG funds relates to the housing strategies identified in the adopted Consolidated Plan and Annual Action Plan. Subrecipients formally agree to adhere to all applicable statutory and regulatory requirements. Subrecipients also submit quarterly performance reports and a final annual report.

CITY OF FREDERICKSBURG, VIRGINIA



COMMUNITY DEVELOPMENT BLOCK
GRANT ANNUAL ACTION PLAN

CDBG-CV SUBSTANTIAL AMENDMENT

PROGRAM YEAR 2019-2020
(JULY 1, 2019 TO JUNE 30, 2020)

Prepared by: COMMUNITY PLANNING AND BUILDING

19-20 Substantial Amendment

The purpose of this amendment incorporates the CDBG-CV funds issued through the CARES Act issuing additional funds to the City for the 19-20 program year under this action plan.

Executive Summary

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

1. Introduction

The 2019-2020 Annual Action Plan specifies how Fredericksburg intends to invest federal funds received through the Community Development Block Grant (CDBG) program. This document is the fifth and final installment of the 5 year strategic plan identifying implementation of the 2015 Consolidated Plan's community development housing and homeless priorities.

Amendments to this action plan in the spring of 2020 incorporate the CDBG-CV funds allocated in April for the purpose of planning and responding to the Covid-19 pandemic.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

Federal formula grants, such as CDBG, address three broad goals. These commitments include 1) decent housing, 2) a suitable living environment, and 3) expanded economic opportunities. Decent housing encompasses retention and provision of affordable housing as well as prevention of homelessness. A suitable living environment is defined as improving the safety and livability of neighborhoods and increasing their access to the community as a whole. Expanded economic opportunities include improvements to the economic viability of the locality and the creation and retention of jobs.

Housing Goals

An aggressive affordable housing strategy has helped to address the ratio of owner-occupied units, while helping to provide housing that is affordable to low to moderate-income families. The City will continue to promote homeownership through direct assistance. This subsidy will be in the form of down payment assistance or payment of specific closing costs. This program will enhance existing neighborhoods by filling in vacant lots when new houses are constructed, stabilize the community with long-term residents, and increase the affordable housing stock. Furthermore, this activity will relieve some pressure on the rental market.

The City will also continue to provide an ongoing Emergency Home Repair Program to rehabilitate low-income, owner-occupied units. The bulk of this activity will occur in predominantly low-income minority neighborhoods; because that is where the identified need is greatest, but qualifying households city-wide will be eligible to participate. The City will also modify houses to meet handicapped occupant needs as well as adapt houses to ensure continued independent living for elderly and frail elderly persons. The public contribution will include CDBG funds of over \$125,000, or two thirds the expected 2019-2020 entitlement allocation.

Public Service Goals

Administration of community development programs is accomplished by City forces within existing budgets. A portion of the Planning staff is funded with CDBG funds. The City of Fredericksburg's strategy for addressing non-housing community development needs is to concentrate on specific public services. These activities will address the following statutory requirements that are part of HUD's mandate to develop viable urban communities:

I Provide decent housing

- o Assist persons at risk of becoming homeless
- o Retain affordable housing stock
- o Increase supply of supportive housing

II Provide a suitable living environment

- o Improve safety and livability of neighborhoods
- o Increase access to public and private facilities and services
- o Reduce isolation of income groups through neighborhood revitalization
- o Restore and preserve properties of special value

III Expand economic opportunities

- o Enhance empowerment and self-sufficiency

The City will generally support applications for related programs and resources from eligible non-profit organizations and other groups. When the City is also an eligible applicant, it will seek to coordinate any application with other relevant organizations so any program benefits will be delivered to citizens as effectively as possible.

Senior Services – The City of Fredericksburg will provide funding to the Fredericksburg Area Food Bank to provide critically needed food for elderly individuals.

Funds for the Covid-19 pandemic aim to expand programs to ensure household stability. To this end, Fredericksburg will work with partners to offer direct services to households with emergency need.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

Since the City of Fredericksburg starting receiving entitlement funds over 20 years ago, the City has efficiently utilized its CDBG funding to complete necessary repairs on at least 200 homes, removed barriers to accessibility on roughly 60 homes, and helped facilitate the purchase on another 60. The public services portion of the funding has assisted countless LMI households in receiving legal, housing, and food services throughout the City. The City has been successful in carrying out these programs with the most positive effect on preserving the affordable housing stock thereby improving the lives of LMI residents allowing them to remain part of Fredericksburg's existing neighborhood character. The goals of 2019-2020 will carry on this successful work.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The City of Fredericksburg adopted a Citizen Participation Plan, in February 1995, to provide a framework within which the public is encouraged to participate in developing CDBG plans and programs. The City has reviewed and amended this plan in 1999, 2001, 2004, and 2009 to ensure it remains an effective document. The Fredericksburg Citizen Participation Plan remains valid and conforms to the Code of Federal Regulations, Title 24, Part 91.105.

In 2020, the citizen participation plan was amended to incorporate procedures for emergency funding. All efforts were made to receive and incorporate public comment into these amendments while acting with expediency to effectively move funds to those households in need.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

In accordance with the City's adopted Citizen Participation Plan, a public hearing was held on February 26, 2019, to obtain citizen comment during Plan development and there were no speakers. Staff advertised this hearing in the Free Lance-Star newspaper (February 12 and 19) and notified neighborhood organizations and churches directly (letters sent on February 4, 2019), to give these organizations sufficient time to make announcements at their regularly scheduled meetings. The notice included the amount of CDBG funds expected to be available, locations where the Plan could be reviewed, and a note that the Plan could be made available in another form, if necessary, to make it accessible to persons with disabilities.

A public notice, including a summary of the Plan, was published in the Free Lance-Star newspaper on March 26, 2019. The notice opened a 30-day public review and comment period for Plan. The Fredericksburg Regional Continuum of Care (CoC) received notice at its meeting on April 10, 2019. City staff extended offers to each of these groups to present the draft plan at a community and/or church meeting.

During the public comment period, the full plan was available for review at the Central Rappahannock Regional Library Headquarters, City Hall, and on the City's website. No public comments were received during the 30-day public comment period. The public comment period closed on April 26, 2019, and staff finalized the document for consideration by the City Council.

These notices included language that addressed the proposed action plan as a draft status based on estimated funding acknowledging that exact allocation amounts might change once the grant amount had been received.

A public hearing on the proposed substantial amendment was advertised on the 28th of April and the 5th of May indicating the amount of funds available through the CDBG-CV grant and the proposed projects.

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

Staff took measures to include all interested agencies in the development of the 2019-2020 Action plan. No agencies were denied an opportunity to provide their input into the housing and community development needs of the City.

7. Summary

The City of Fredericksburg's 2019-2020 Annual Action Plan is the proposed implementation of the second annual phase of the City's Consolidated Plan for Community Development Programs (2015). The Annual Action Plan outlines projects that will specifically address housing and homeless needs for qualified individuals. According to the HUD Comprehensive Housing Affordability Strategy Data Query Tool, 6,305 households, or 64.46 percent of the households in the City of Fredericksburg meet HUD's definition of Low or moderate income (LMI) households.

Highlights of the Plan include issuing funds to various non-profit organizations lending services to eligible applicants. Their services include legal aid, health counseling, financial counseling, food, and providing emergency utility and rental payments to eligible City residents. Services under direct management of the Planning Department include the Direct Homeownership Assistance Program, which provides closing costs, down payments and/or equity payments to eligible applicants, the Emergency Repair Program, which provides needed plumbing, electric, and roofing repairs for eligible homeowners in the City, and the Removal of Architectural Barriers Program which provides modifications to residences to increase the ability of people with disabilities to live and function more independently.

The CDBG-CV grant will be used to fund direct services aimed at assisting households with emergency rent or mortgage payments as well as assist in the needed distribution of food supplies to low and moderate income children and elderly residents of Fredericksburg.

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

1. Agency/entity responsible for preparing/administering the Consolidated Plan

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

Agency Role	Name	Department/Agency
CDBG Administrator	FREDERICKSBURG	Community Planning and Building Department

Table 1 – Responsible Agencies

Narrative (optional)

Consolidated Plan Public Contact Information

Susanna R. Finn

Community Development Planner

Planning Services Division

715 Princess Anne St.

PO BOX 7447

Fredericksburg VA 22404

AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

The City of Fredericksburg consulted civic associations, religious assemblies, municipal officials, non-profit agencies, governmental agencies, and the Fredericksburg Regional Continuum of Care (FRCoC) when developing the 2019-2020 Action Plan. City staff held a public hearing, as well as individual input sessions upon request.

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(l))

The network of supportive services in the City of Fredericksburg is diverse and comprehensive. Community members in need can access various types of support through local agencies and programs. The variety of support options can present a challenge however for people experiencing or at risk for homelessness. In many cases, individuals/families struggle with determining what support is appropriate and which agency or program can provide it. Additionally, many agencies providing supportive services lack information about the unique needs of the homeless/at-risk population, the specific ways their programs could provide assistance, and what other resources are available to the client. This can result in missed opportunities to provide support that may prevent homelessness.

In 2014, the City of Fredericksburg led the FRCoC in a strategic planning initiative to guide the continuum’s efforts in the coming decade. This effort included numerous brainstorming sessions with five working groups, one of which strategized around the creation of a robust network of supportive services for homeless and at-risk households. The central goal coming out was the creation of a holistic, readily accessible network of supportive services agencies that connects those in need to assistance based on their unique needs, helping households to achieve and sustain permanent housing and self-sufficiency. Initiatives to achieve this goal over the coming years included,

- Implementing a client-centered, family-engagement style services model that collaborates among the multiple service providers to address client needs;
- Improving homeless and at-risk households’ access to mainstream benefits and resources;
- Co-locating representatives of the participating mental health and service agencies at the most common points of entry for homeless and at-risk households, and then eventually at the centralized homelessness intake location.

This is one of the many initiatives underway to increase collaboration between City Staff and service agencies. The City will remain active in achieving these initiatives through its partnership with the member agencies of the supportive services working group, as well as its participation on the CoC strategic planning steering committee and the greater efforts of the FRCoC.

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 Fredericksburg Regional Continuum of Care, now under the leadership of the George Washington Regional Commission (GWRC), provided ongoing support to City staff in the development of the 2015 Consolidated Plan. In 2014, the City worked closely with the regional planning commission leadership to establish a full-time, CoC Coordinator position to take on the lead agency responsibilities of the FRCoC. In response to the FRCoC's rapid growth both in membership and influence over the region's homeless services landscape, the City of Fredericksburg and the FRCoC agreed to allocate grant monies to fund a full-time position at the regional planning commission. The CoC Coordinator was hired with the task of shepherding the FRCoC as it transitions away from a collective of homeless services agencies into a housing crisis response system designed to make stints of homelessness rare, brief, and non-recurring.

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

The City of Fredericksburg remains a major proponent of the FRCoC's Funding and Performance Committee, which determines the allocation of federal and state resources for the community's homeless services system. The Virginia Department of Housing and Community Development (DHCD) administers the Virginia Homeless Solutions Program (VHSP), which is funded by the State General Fund and the federal Emergency Solutions Grant (ESG) and supports the Fredericksburg region's homeless services system. The VHSP application and renewal process is a collaborative effort among currently funded agencies (Loisann's Hope House, Micah Ecumenical Ministries, Thurman Brisben Center, Empowerhouse (formerly Rappahannock Council on Domestic Violence, FAHASS, and the George Washington Regional Commission), a partnership known as the "Pursuit of Housing" (POH) Campaign.

The distribution of VHSP funding among service providers will ultimately depend on performance standards with outcomes regularly evaluated by the Funding and Performance Committee. Preliminarily, these standards include Length of Stay, Permanent Housing (PH) exits, PH exits that return to homelessness, and cost per client. The Funding and Performance Committee will monitor these outcomes for each funded agency; failure to produce acceptable outcomes will affect future funding.

Now the FRCoC lead agency, GWRC also retained its long time role as the community's HMIS Lead Agency, and provides administration and support for users from participating FRCoC member agencies. The FRCoC currently uses ServicePoint, a web-based software system that was developed by Well Sky (formerly Mediuware). HMIS provides information on all clients served by participating agencies, and can produce holistic data on the regional homeless services system. The FRCoC is part of the Homeward Community Information system, the largest HMIS implementation in Virginia. This is over seen by Homeward, the Richmond CoC lead agency. Therefore, instead of having out own committee, CoC staff participates in the Homeward HMIS admin committee in Richmond in which all providers currently in the Homeward Community Information System discuss policies and HMIS service needs. CoC staff also provides annual training to HMIS users and assists with monthly data quality monitoring.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	George Washington Regional Commission
	Agency/Group/Organization Type	Services-homeless Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The draft action plan was submitted to the CoC coordinator housed at the Regional Commission who was given the opportunity to provide comment on potential coordination between CDBG and CoC objectives. The summary plan was presented at the quarterly Continuum of Care meeting informing all participating agencies of the annual action plan. This allows for greater coordination between local service organizations ensuring that the goals of the CDBG program align with their agencies and educating direct service providers of available resources.

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

Every attempt was made to consult and involve all City agencies through public notice and meeting, specific mailings, and presentation at CoC meetings.

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	George Washington Regional Commission	The CoC's ten year strategic plan was consulted to compare ensure the goals align to best serve the City population. The CoC strategic plan makes several references to affordable housing and diversion. The CDBG annual action plan shares the goals of improved affordable housing through the home repair program and direct home ownership assistance program. Additionally, the CDBG subrecipient of CVHC contributes to the CoC's prevention efforts through the "lend a hand" grant providing one time emergency rent assistance.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

AP-12 Participation – 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

In accordance with the City's adopted Citizen Participation Plan, a public hearing was held on February 26, 2019, to obtain citizen comment during Plan development and there were no speakers. Staff advertised this hearing in the Free Lance-Star newspaper (February 12 and 19) and notified neighborhood organizations and churches directly (letters sent on February 4, 2019), to give these organizations sufficient time to make announcements at their regularly scheduled meetings. The notice included the amount of CDBG funds expected to be available, locations where the Plan could be reviewed, and a note that the Plan could be made available in another form, if necessary, to make it accessible to persons with disabilities.

A public notice, including a summary of the Plan, was published in the Free Lance-Star newspaper on March 26, 2019. The notice opened a 30-day public review and comment period for Plan. The Fredericksburg Regional Continuum of Care (CoC) received notice at its meeting on April 10, 2019. City staff extended offers to each of these groups to present the draft plan at a community and/or church meeting.

During the public comment period, the full plan was available for review at the Central Rappahannock Regional Library Headquarters, City Hall, and on the City's website. The public comment period will close on April 26, 2019 when staff will finalize the document for consideration by the City Council.

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)
1	Mailings to Civic and Religious Associations	Non-targeted/broad community	No responses received	No comments received	All comments considered.	
2	Newspaper Ad	Non-targeted/broad community	A member of Virginia Organizing and the League of Women Voters visited the planning office to read the draft annual action plan.	They did not have any comments on the plan as proposed.	All comments accepted.	
4	Public Meeting	Service Providers	Quarterly meeting of the Fredericksburg Regional Continuum of Care	No comments received.	No comments received.	
5	Public Hearing	Non-targeted/broad community	A public hearing was held at a regularly scheduled City Council meeting to obtain feedback on the CDBG-CV substantial amendment.			

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

This is the City of Fredericksburg's fifth and final Annual Action Plan from the 2015 Consolidated Plan (5-year strategic plan). It identifies activities that the City will undertake in the 2019-2020 program year to address priority needs in the community. The Plan describes the resources available, the programs and projects to be funded and the proposed accomplishments for the 2019-2020 program year.

A total of \$96,130 is estimated to be available for programming to carry out the Action Plan activities for the next program year. This amount represents a five percent increase from the 2018-2019 program year allocation.

Current objectives include owner occupied emergency housing repair for 7 units, removal of architectural barriers for 3 units, emergency grant assistance to prevent eviction and intense financial counseling for 20 LMI individuals, legal assistance and awareness for 150 LMI people, HIV/AIDS support services for 10 LMI people, providing food for 75 elderly or disabled LMI individuals, closing costs and/or down payment assistance for 2 LMI families purchasing a home in the City, furthering fair housing initiatives, and general program administration. The Action Plan outlines other housing and community development actions to be taken in accordance with the Consolidated Plan including the prevention of homelessness, the reduction of lead-based paint hazards, removal of barriers to affordable housing development, and addressing

underserved needs.

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	192,416	0	0	192,416	192,416	The expected annual allocation is based on a continued funding for the 2019-2020 program year.
Other	public - federal	Public Services	115,302	0	0	115,302	0	Emergency funding allocated through the CDBG-CV grant issued to entitlements as part of the CARES package was allocated to the City of Fredericksburg in the amount of \$115,302.

Table 5 - 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

The City’s CDBG allocation not only provides funding for direct housing repair, modification, and public services, but also the funding to support

the City's Community Development Planner position. This position allows the City to leverage the CDBG funding to support community development and homeless services needs occurring within the community. Components of this include the City's involvement in the Fredericksburg Regional Continuum of Care discussed at length in the Housing Needs Assessment portion of this plan. The City also leverages local, non-profit resources in its partnerships with CVHC through their Lend-A-Hand, Intensive financial counseling, and homebuyer programming. City staff also keeps close liaison with Habitat for Humanity and Rebuilding Together (Formerly Christmas in April).

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

n/a

Discussion

n/a

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing Rehabilitation	2015	2019	Affordable Housing	Citywide	Housing Rehabilitation	CDBG: \$94,146	Homeowner Housing Rehabilitated: 7 Household Housing Unit
2	Increase Homeownership	2016	2019	Affordable Housing	Citywide	LMI Homeownership Opportunity	CDBG: \$9,400	Direct Financial Assistance to Homebuyers: 2 Households Assisted
3	Remove Architectural Barriers to Housing	2016	2019	Affordable Housing	Citywide	Lack of Affordable, Accessible Housing	CDBG: \$23,100	Homeowner Housing Rehabilitated: 3 Household Housing Unit
4	Prevent Foreclosure/Eviction	2016	2019	Affordable Housing	Citywide	Homelessness Prevention	CDBG: \$11,700 CDBG-CV: \$80,000	Public service activities for Low/Moderate Income Housing Benefit: 90 Households Assisted
5	Provide Food for Elderly/Disabled	2016	2019	Affordable Housing	Citywide	Non-Housing Support Services	CDBG: \$2,000 CDBG-CV: \$20,400	Public service activities other than Low/Moderate Income Housing Benefit: 379 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Housing and Support Services - HIV/AIDS	2016	2019	Affordable Housing	Citywide	Lack of Affordable, Accessible Housing Non-Housing Support Services	CDBG: \$5,500	Public service activities other than Low/Moderate Income Housing Benefit: 75 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 11 Households Assisted
7	Legal Services and Fair Housing Advocacy	2015	2019	Affordable Housing	Citywide	Lack of Affordable, Accessible Housing Homelessness Prevention	CDBG: \$8,400	Public service activities for Low/Moderate Income Housing Benefit: 150 Households Assisted
8	Provide Food for School Children	2019	2019	Affordable Housing	Citywide	Non-Housing Support Services	CDBG- CV: \$15,000	Public service activities for Low/Moderate Income other than Housing Benefit: 1,200 Households Assisted

1	Goal Name	Housing Rehabilitation
	Goal Description	
2	Goal Name	Increase Homeownership
	Goal Description	
3	Goal Name	Remove Architectural Barriers to Housing
	Goal Description	
4	Goal Name	Prevent Foreclosure/Eviction
	Goal Description	This goal includes expanded operations to assist 70 households financially impacted by Covid-19. This is on top of the 20 households already planned for assistance through the CDBG 19-20 grant.
5	Goal Name	Provide Food for Elderly/Disabled
	Goal Description	This goal has been expanded through CDBG-CV funds to address the expanded need to address food insecurity.
6	Goal Name	Housing and Support Services - HIV/AIDS
	Goal Description	
7	Goal Name	Legal Services and Fair Housing Advocacy
	Goal Description	
8	Goal Name	Provide Food for School Children
	Goal Description	This goal is an amendment to support food delivery to students who would otherwise be receiving meals in school but are not because of Covid-19.

Table 6 – Goals Summary

Goal Descriptions

Projects

AP-35 Projects – 91.220(d)

Introduction

During the CDBG program year, the City of Fredericksburg will implement three housing programs. The first is the Emergency Home Repair Program which assists homeowners whose household income is at or below 50% of area median income depending on household size to make plumbing, roofing, and electrical repairs. The second program is the Removal of Architectural Barriers Program which provides limited architectural modifications to the homes of qualifying persons with disabilities whose household income is at or below 80% of area median income depending on household size, to maximize their independence and self-sufficiency. The third program is the Direct Homeownership Assistance Program, which provides down payment and closing cost assistance to qualifying homebuyers whose household income is at or below 80% of area median income depending on household size and are purchasing a home in the City or refinancing out of sub-prime and high risk mortgages into fixed rate mortgages on homes in the City. Lead-based paint hazard reduction is an integral component of each of these housing programs.

In addition to housing activities, CDBG funds will be used to assist in the provision of specific public services and programs. Such services are designed to reduce homelessness through prevention activities, to assist persons to locate and obtain decent housing, to assist persons with HIV/AIDS to obtain supportive services to avoid individual crises, and to provide food to qualifying elderly/disabled persons. These programs are provided to qualifying persons who household income is at or below 80% of area median income, depending on household size.

Other CDBG funds will be used for overall program administration and public information. In addition, funds will be directed toward addressing impediments to fair housing.

All CDBG program eligibility is based upon HUD's annual Section 8 income limits.

A substantial amendment to this action plan incorporates CDBG-CV funding and adds three projects, emergency housing assistance, emergency school food program, and emergency elderly food program to address community development needs of households impacted by Covid-19.

Projects

#	Project Name
1	Housing Rehabilitation Assistance
2	Removal of Architectural Barriers
3	Public Service - Central Virginia Housing Coalition
4	Public Service - Legal Aid Works LAW
5	Public Service - Fredericksburg Area HIV/AIDS Support Services
6	Program Administration
7	Fair Housing
8	Public Information
9	Direct Homeownership Assistance
10	Public Service - Fredericksburg Area Food Bank
11	Emergency Housing Assistance
12	Emergency School Feeding Program
13	Emergency Food Program

Table 7 - Project Information

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

In partnership with the agencies listed above, the City of Fredericksburg has been delivering high value, high impact CDBG-funded programming for two decades. Staff takes careful measure to ensure that the limited funding addresses as many of the City's high priority housing and non-housing community development needs as possible.

Outside of the funding limitations, other obstacles to meeting supportive needs are often found in simply being able to identify persons in need. To overcome this problem, the City has maintained a close liaison with the Rappahannock Area Agency on Aging, disAbility Resource Center, Rebuilding Together with Christmas in April, and the Central Virginia Housing Coalition to share information on potential clients for available assistance. In this manner, both the City and these organizations ensure effective outreach.

The City will generally support applications for related programs and resources for eligible non-profit organizations and other groups. When the City is also an eligible applicant, it will coordinate applications with other organizations so any program benefits will be delivered to citizens as effectively as possible.

AP-38 Project Summary
Project Summary Information

1	Project Name	Housing Rehabilitation Assistance
	Target Area	Citywide
	Goals Supported	Housing Rehabilitation
	Needs Addressed	Housing Rehabilitation Lack of Affordable, Accessible Housing
	Funding	CDBG: \$94,146
	Description	The City will facilitate emergency repair of roofs, plumbing, and electrical hazards for qualifying LMI households in an effort to maintain existing affordable housing stock.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 7 low to moderate income households will benefit from these proposed activities.
	Location Description	This activity will occur Citywide with exact locations to be determined at a later date.
Planned Activities	The City will facilitate emergency repair of roofs, plumbing, and electrical hazards for qualifying LMI households in an effort to maintain existing affordable housing stock.	
2	Project Name	Removal of Architectural Barriers
	Target Area	Citywide
	Goals Supported	Remove Architectural Barriers to Housing
	Needs Addressed	Housing Rehabilitation Lack of Affordable, Accessible Housing
	Funding	CDBG: \$23,100
	Description	The City will provide limited architectural modifications to the homes of LMI persons with disabilities to maximize their independence and self-sufficiency.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 2 low to moderate income families will benefit from these proposed activities.

	Location Description	These activities will take place Citywide with exact locations to be determined during the program year.
	Planned Activities	The City will provide limited architectural modifications to the homes of LMI persons with disabilities to maximize their independence and self-sufficiency.
3	Project Name	Public Service - Central Virginia Housing Coalition
	Target Area	Citywide
	Goals Supported	Prevent Foreclosure/Eviction
	Needs Addressed	Homelessness Prevention
	Funding	CDBG: \$11,700
	Description	Provide funding to assist the Central Virginia Housing Coalition (CVHC) to operate its Lend-A-Hand and the Intense Financial Counseling programs. Lend-A-Hand provides emergency grants to households threatened with eviction or foreclosure. Intensive Financial Counseling helps maintain financial independence of LMI households.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 20 households will benefit from these proposed activities.
	Location Description	These activities will occur Citywide with exact locations to be determined during the program year.
Planned Activities	Provide funding to assist the Central Virginia Housing Coalition (CVHC) to operate its Lend-A-Hand and the Intense Financial Counseling programs. Lend-A-Hand provides emergency grants to households threatened with eviction or foreclosure. Intensive Financial Counseling helps maintain financial independence of LMI households.	
4	Project Name	Public Service - Legal Aid Works LAW
	Target Area	Citywide
	Goals Supported	Prevent Foreclosure/Eviction Legal Services and Fair Housing Advocacy
	Needs Addressed	Homelessness Prevention Non-Housing Support Services
	Funding	CDBG: \$8,400

	Description	Provide funding to Legal Aid Works (LAW) to increase their capacity to provide assistance to LMI individuals and their families threatened with eviction, foreclosure, and utility shut-offs. LAW also assists clients to locate and obtain decent affordable housing.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 150 households will benefit from these proposed activities.
	Location Description	These activities will take place Citywide.
	Planned Activities	Provide funding to Legal Aid Works (LAW) to increase their capacity to provide assistance to LMI individuals and their families threatened with eviction, foreclosure, and utility shut-offs. LAW also assists clients to locate and obtain decent affordable housing.
5	Project Name	Public Service - Fredericksburg Area HIV/AIDS Support Services
	Target Area	Citywide
	Goals Supported	Housing and Support Services - HIV/AIDS
	Needs Addressed	Homelessness Prevention Rental Assistance for LMI Households Non-Housing Support Services
	Funding	CDBG: \$5,500
	Description	Provide funding to assist Fredericksburg HIV/AIDS Support Services (FAHASS) to serve low and moderate income residents living with HIV/AIDS. This project will also provide education assistance and testing to at-risk persons in the City.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 120 households will benefit from HIV/AIDS testing and 10 households will receive additional support services including counseling and housing assistance.
	Location Description	These activities will take place Citywide
	Planned Activities	Provide funding to assist Fredericksburg HIV/AIDS Support Services (FAHASS) to serve low and moderate income residents living with HIV/AIDS. This project will also provide education assistance and testing to at-risk persons in the City.

6	Project Name	Program Administration
	Target Area	Citywide
	Goals Supported	Housing Rehabilitation Increase Homeownership Remove Architectural Barriers to Housing Prevent Foreclosure/Eviction Provide Food for Elderly/Disabled Housing and Support Services - HIV/AIDS Legal Services and Fair Housing Advocacy
	Needs Addressed	Housing Rehabilitation Lack of Affordable, Accessible Housing Homelessness Prevention LMI Homeownership Opportunity Rental Assistance for LMI Households Non-Housing Support Services
	Funding	CDBG: \$37,000
	Description	Provide oversight, management, monitoring, and coordination of the CDBG program.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	The administrative function supports all of the activities that families benefit from under this plan.
	Location Description	
	Planned Activities	
7	Project Name	Fair Housing
	Target Area	Citywide
	Goals Supported	Legal Services and Fair Housing Advocacy
	Needs Addressed	Lack of Affordable, Accessible Housing Non-Housing Support Services
	Funding	CDBG: \$200
	Description	Engage in specific fair housing activities.
	Target Date	6/30/2020

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
8	Project Name	Public Information
	Target Area	Citywide
	Goals Supported	Legal Services and Fair Housing Advocacy
	Needs Addressed	Non-Housing Support Services
	Funding	CDBG: \$970
	Description	Provide public information regarding the CDBG program.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
9	Project Name	Direct Homeownership Assistance
	Target Area	Citywide
	Goals Supported	Increase Homeownership
	Needs Addressed	LMI Homeownership Opportunity
	Funding	CDBG: \$9,400
	Description	The City will assist low and moderate income homebuyers with specific down payment and closing costs to help promote homeownership.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 2 families will benefit from these proposed activities.

	Location Description	These activities will occur Citywide with exact locations to be determined during the program year.
	Planned Activities	The City will assist low and moderate income homebuyers with specific down payment and closing costs to help promote homeownership.
10	Project Name	Public Service - Fredericksburg Area Food Bank
	Target Area	Citywide
	Goals Supported	Provide Food for Elderly/Disabled
	Needs Addressed	Non-Housing Support Services
	Funding	CDBG: \$2,000
	Description	Provide food to qualifying elderly persons through the Food for Life Brown Bag Program.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 94 households will benefit from the proposed activities.
	Location Description	These activities will occur Citywide.
	Planned Activities	Provide food to qualifying elderly persons through the Food for Life Brown Bag Program.
11	Project Name	Emergency Housing Assistance
	Target Area	Citywide
	Goals Supported	Prevent Foreclosure/Eviction
	Needs Addressed	Lack of Affordable, Accessible Housing Homelessness Prevention Rental Assistance for LMI Households
	Funding	CDBG-CV: \$80,000
	Description	Emergency rent and mortgage assistance for households financially affected by the Covid-19 pandemic.
	Target Date	12/31/20
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that between 50 and 70 low and moderate income households will benefit from these activities.

	Location Description	These activities will occur Citywide.
	Planned Activities	Emergency rent and mortgage assistance for households financially affected by the Covid-19 pandemic to prevent eviction or foreclosure.
12	Project Name	Emergency School Food Program
	Target Area	Citywide
	Goals Supported	Provide Food for Students
	Needs Addressed	Non-Housing Support Services
	Funding	CDBG-CV: \$15,000
	Description	The Fredericksburg City Schools Mobile Feeding Program began operations in March of this year following school closures. This project delivers meals to 1,200 City students who would otherwise have been receiving meals at school.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 1,200 students receive meals from the Fredericksburg School mobile food truck every day. These students are from low and moderate income households.
	Location Description	These activities will occur Citywide.
	Planned Activities	
13	Project Name	Emergency Food Program
	Target Area	Citywide
	Goals Supported	Provide Food for Elderly/Disabled
	Needs Addressed	Non-Housing Support Services
	Funding	CDBG-CV: 20,400
	Description	Provide food to qualifying elderly persons through the Food for Life Brown Bag Program, this is an expansion to address increased need.
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	Over 300 low and moderate income households participate in the food for life program.
	Location Description	These activities will occur Citywide.

	Planned Activities	This project will deliver food to low and moderate income elderly or disabled households within the City. These grant funds will be used for the purchase of fresh produce to include within the grocery packs.
--	---------------------------	---

AP-50 Geographic Distribution – 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 strategies contained in the Annual Action Plan and their associated programs will be pursued throughout the City, wherever qualifying persons are located.

Geographic Distribution

Target Area	Percentage of Funds
Citywide	100

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

n/a

Discussion

The Emergency Home Repair Program, Direct Homeownership Assistance Program, and Removal of Architectural Barriers Program are administered on a first come, first served basis. Emergency home repairs and needs to remove architectural barriers are addressed as quickly as possible, so waiting lists work exceptionally well. Homeownership assistance favors applicants who are strongly committed and have qualified for a mortgage loan. In each instance, distribution of these programs Citywide is appropriate because benefits are always targeted to eligible households.

Previous Consolidated Annual Performance and Evaluation Reports demonstrate that most CDBG related activity will occur where there are higher concentrations of low- to moderate-income persons; however, low- to moderate-income needs exist and are scattered throughout the City. By making CDBG investment available Citywide, eligible persons in need will be served more equitably than if such activity were geographically restricted.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Affordable housing is a basic component for overcoming homelessness and for maintaining a vibrant and diverse community of neighborhoods. The City of Fredericksburg already has the majority of the region's subsidized and assisted housing, as well as the majority of the area's available rental housing. The City seeks to maintain this existing level of housing while concurrently working to conserve its other residential neighborhoods. There is a strong need, for instance, to enhance the community's demographic stability by concentrating on homeownership opportunities.

The Emergency Home Repair Program is available only to low income homeowners, which contributes directly to Fredericksburg's affordable housing and neighborhood conservation policies. In addition, the Direct Homeownership Assistance Program provides closing cost and/or down payment assistance to qualifying homebuyers. In 2008, the Direct Homeownership Assistance Program was expanded to allow qualifying homeowners to refinance out of sub-prime and high risk mortgages into fixed rate mortgages. This effort continues to reduce foreclosure rates and stabilize neighborhoods in the City.

Aside from emphasizing homeownership, Fredericksburg has a variety of housing types, including detached homes, townhouses, and several types of apartments. Recent construction of new homes as well as apartment complexes shows that this range of housing choice will continue to be available.

To help maintain Fredericksburg's affordable rental properties, the City implemented a Rental Property Inspection Program; however due to budgetary constraints the formally scheduled inspection program was discontinued during the 2010-2011 program year. . Inspections are still available to City residents on a complaint basis. This effort does not require the use of CDBG funds, but even with limited availability furthers the City's community development and fair housing goals to maintain the existing housing stock in a safe and sanitary condition.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	225
Special-Needs	379
Total	604

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	39

One Year Goals for the Number of Households Supported Through	
The Production of New Units	0
Rehab of Existing Units	10
Acquisition of Existing Units	2
Total	51

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

With the additional funds available through the CDBG-CV grant, it is estimated that an additional 50-70 households will be supported with affordable housing challenges offering emergency rent and mortgage assistance for households financially impacted by Covid-19.

AP-60 Public Housing – 91.220(h)

Introduction

There is no public housing in the City of Fredericksburg.

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

n/a

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

n/a

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

n/a

Discussion

n/a

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

Introduction

A comprehensive system to effectively address homeless needs includes several components. First, there must be an alternative to being without shelter. Second, there must be a means to quickly transition from shelter to permanent housing. Third, there must be permanent housing available that is affordable. Fourth, there should be a means to effectively prevent homelessness in the first place and thus avoid the above cycle. These interrelated components constitute the guiding principles for the Fredericksburg Regional Continuum of Care (FRCoC).

In 2014, the City worked closely with the area homeless services providers and the George Washington Regional Commission to establish a full-time, CoC Coordinator position to take on the lead agency responsibilities of the FRCoC. In response to the FRCoC's rapid growth both in membership and influence over the region's homeless services landscape, the City of Fredericksburg and the FRCoC agreed to allocate grant monies to fund a full-time position at the regional planning commission. The CoC Coordinator was hired with the task of shepherding the FRCoC as it transitions away from a collective of homeless services agencies into a housing crisis response system designed to make stints of homelessness rare, brief, and non-recurring. This CoC includes representatives from Social Services departments from Planning District 16 as well as numerous other public and private organizations and agencies, volunteers, and homeless/formerly homeless individuals that meet to examine homeless issues in a broader, regional context. The CoC is actively pursuing a broader membership as part of its long-range strategic planning efforts. The following activities will also be undertaken during the next program year.

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

The FRCoC employs various outreach techniques to identify and assess the needs of those experiencing homelessness, and especially the chronically homeless. The FRCoC is committed to addressing these issues through the following strategies:

- Identify homeless frequent users and develop permanent supportive housing solutions that reduce the community's cost of recidivism;
- Increase investment in proven models to combat the symptoms leading to frequent usage and

homelessness recidivism;

- Increase awareness of available resources to address the underlying causes of frequent usage;
- Establish programs that divert the chronically homeless from incarceration;
- Strengthen discharge plans from area hospitals, jails, and other institutions.

Addressing the emergency shelter and transitional housing needs of homeless persons

The FRCoC is exploring ways to limit the amount of time that the area emergency shelter and transitional housing agency are operating at full capacity. As mentioned, these agencies often have to turn away homeless individuals and families because there is no vacancy in their shelters. The short-term solution is to enhance the frequency with which these agencies assess the needs of those entering the shelter and move them back into permanent housing. Quicker turnover helps to free up precious bed space. The short term solution is to assess the needs of those needing shelter, prioritizing those that are currently on the street or experiencing literal homelessness while enhancing diversion/prevention efforts for those that are not experiencing literal homelessness at this time. For the long term solution, the CoC looks at ways to quickly move people out of shelter by increasing our housing resources and targeting those that need the most assistance while collaborating with community partners for those that need a light touch to get back on their feet.

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 FRCoC development of a 10-year Plan to End Homelessness resulted in the continuum fully adopt the “Housing First” approach, which focuses on immediately getting people out of shelters and off the street, then providing the supports necessary for stabilization. This contrasts with traditional shelter models, which required compliance with a service plan as the mechanism for clients to earn their way back into housing. Around the country, Housing First has proven to be the most cost effective, efficient method of ending homelessness. The housing retention rate related to Housing First interventions, such as Rapid Re-Housing and Permanent Supportive Housing, has averaged around 85%.

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.

People experiencing extended or regular bouts of homelessness often repeatedly interact with multiple public agencies such as the correctional facilities, emergency healthcare providers, and social services departments. In many cases, while homelessness prevention is not the primary role of these agencies, they may be in the de facto position of providing in-kind support. For example, a hospital's primary role is treating medical issues, not locating housing for a patient to access while recovering. Similarly, a jail's primary role is community security, not setting up employment supports for an inmate upon discharge so they can find a job, obtain housing, and avoid re-offending. These agencies are critical to the overall success of the homeless services system as they provide key points of interface between people experiencing or at-risk for homelessness and potential prevention services. Prevention dollars available through VHSP are being put toward those that are at risk of experiencing homelessness, which can serve those exiting institutions. In addition, the CoC has reconvened the discharge planning committee and continues to support the most vulnerable frequent flyers of homelessness through the FUSE PSH programs.

Discussion

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

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

The City of Fredericksburg has previously addressed barriers to affordable housing, by removing the requirement for off-street parking during residential infill development. This step also helps to preserve an existing neighborhood's character by maintaining continuity in setbacks rather than building new houses beyond the established limits and paving their front yards, to accommodate two-car parking pads.

During the next year, the City plans to continue its program to improve neighborhood conditions and promote conventional mortgage lending, by aggressively promoting the rehabilitation of owner-occupied units and the proper maintenance of rental properties.

Discussion:

The Fredericksburg City Council adopted a new vision in the 2016-2017 year. To achieve this vision, the council adopted a number of priorities including a goal to complete a regional affordable housing and homelessness plan. This effort will be led by the community development planner and will hope to identify the key barriers to affordable housing regionally and within the City of Fredericksburg. This regional effort will make suggestions to combat these issues to increase the quantity and quality of affordable housing within the region.

AP-85 Other Actions – 91.220(k)

Introduction:

Actions planned to address obstacles to meeting underserved needs

A community development program must be continuously evaluated to ensure needs are being effectively met. A part of this analysis includes identification of obstacles to meeting underserved needs, as was done during development of the 2015 Consolidated Plan. The City of Fredericksburg will continue to pursue the following activities to remove the identified obstacles as part of the 2019-2020 program year.:

- Continue to ensure individual dwellings are safe and sanitary, through emergency roof, plumbing, and electrical repairs. The popular Emergency Home Repair Program addresses health and safety issues directly and works well on a first come, first served basis, which allows funding to be directed according to the needs indicated by an active waiting list.
- Continue Homeownership Assistance efforts to provide the stabilizing influence of homeownership within the City's neighborhoods.
- Help to identify persons in need of shelter and services. City staff worked with the regional Continuum of Care to conduct a regional point-in-time count of homeless persons in January 2019.

Actions planned to foster and maintain affordable housing

Affordable housing is a basic component for overcoming homelessness as well as for maintaining a vibrant and diverse community of neighborhoods. The City of Fredericksburg already has the majority of the region's subsidized and assisted housing, as well as the majority of the area's available rental housing. The City seeks to maintain this existing level of housing while concurrently working to conserve its other residential neighborhoods. There is a strong need, for instance, to enhance the community's demographic stability by concentrating on homeownership opportunities.

The Emergency Home Repair Program is available only to low income homeowners, which contributes directly to Fredericksburg's affordable housing and neighborhood conservation policies. In addition, the Direct Homeownership Assistance Program provides closing cost and/or down payment assistance to qualifying homebuyers. In 2008, the Direct Homeownership Assistance Program was expanded to allow qualifying homeowners to refinance out of sub-prime and high risk mortgages into fixed rate mortgages. This effort will seek to reduce foreclosure rates and stabilize neighborhoods in the City.

Aside from emphasizing homeownership, Fredericksburg has a variety of housing types, including detached homes, townhouses, and several types of apartments. Recent construction of new homes as

well as apartment complexes shows that this range of housing choice will continue to be available.

To help maintain Fredericksburg's affordable rental properties, the City implemented a Rental Property Inspection Program; however due to budgetary constraints the formally scheduled inspection program was discontinued during the 2010-2011 program year. Inspections are still available to City residents on a complaint basis. This effort does not require the use of CDBG funds, but even with limited availability furthers the City's community development and fair housing goals to maintain the existing housing stock in a safe and sanitary condition.

Actions planned to reduce lead-based paint hazards

Federal regulations require that lead hazard evaluation and reduction be carried out according to specific guidelines and criteria. This directive is integrated into the City of Fredericksburg's Emergency Home Repair Program, the Homeownership Assistance Program, and the Program for the Removal of Architectural Barriers.

The Community Development staff works with appropriately qualified contractors to accomplish the following tasks, as appropriate:

1. Do No Harm – Perform the required work in a way that does not create lead hazards.
2. Identify and Control Lead Hazards – Identify lead-based paint and hazards and use a range of methods to address them.
3. Identify and Abate Lead Hazards – Identify lead-based paint hazards and remove them permanently.

Actions planned to reduce the number of poverty-level families

The City's community development programs are related to reducing the number of poverty level families through the various types of assistance offered. Helping a family to meet specific housing needs, for instance, allows a low income family to address other needs. These programs include an Emergency Home Repair Program, Housing Choice Voucher Program (including an intellectual or developmental disability component), existing local tax relief programs for elderly and/or disabled persons, and homeless prevention programs through the Central Virginia Housing Coalition and Rappahannock Legal Services. All of these programs will continue to be implemented during the coming year. There is no use of CDBG funds to actually increase income. The benefit is indirect, through the provision of programs that handle large, one-time housing costs.

Actions planned to develop institutional structure

The institutional structure for delivering CDBG-funded programs and services includes a diverse group of agencies and organizations. Overall coordination occurs on a regional level through such groups at the Fredericksburg Regional Continuum of Care and through regional committees for social services and

affordable housing coordinated by the George Washington Regional Commission. The Central Virginia Housing Coalition also administers the Housing Choice Voucher Program for the entire Planning District.

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

Coordination between public and private housing and social services agencies is clearly related to developing institutional structure. In Fredericksburg, however, there is no public housing to be coordinated. The Housing Choice Voucher Program is administered by the Central Virginia Housing Coalition.

Discussion:

Program Specific Requirements

AP-90 Program Specific Requirements – 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%



MEMORANDUM

TO: Timothy J. Baroody, City Manager
FROM: Susanna Finn, Community Development Planner
DATE: May 12, 2020
SUBJECT: Community Development Block Grant, Citizen Participation Plan

ISSUE

Modifications to the Community Development Block Grant Citizen Participation Plan to incorporate expedited procedures.

RECOMMENDATION

City Council should hold a public hearing at today's meeting to receive input on the proposed changes to the Citizen Participation Plan for Community Development Block Grant programs. After receiving public input, City Council should approve the resolution for these changes at its May 26th meeting.

BACKGROUND

The Citizen Participation Plan is a required component for Community Development Block Grant programs as required through 24 CFR §91.105. This plan outlines the outreach methods staff will take when developing Consolidated Plans, Annual Action Plans, and Consolidated Action Plan Evaluation Reports (CAPERS). The Citizen Participation Plan was last updated in 2009. Changes proposed in this document incorporate recently released HUD guidance for program flexibility in connection with CARES Act CDBG-CV funding. The guidance provides that grantees may amend citizen participation plans to establish expedited procedures to draft, propose, or amend consolidated plan and that these procedures must include notice and reasonable opportunity to comment of no less than five days and that this may run concurrently with amendments to planning documents. These changes are necessary in order to quickly plan for and allocate the City's recently awarded \$115,302 of CDBG-CV funds to respond to COVID-19 related community development needs.

The proposed changes to the Citizen Participation Plan also make a few updates relating to how low-and-moderate-income areas in the City will be identified for outreach efforts, when outreach will take place in the planning cycle and where plans will be available for review. The proposed changes also include a modification to the definition of a substantial amendment; changing the requirements of what changes to grant fund expenditures require re-planning through the public process. The changes to the plan are tracked throughout the document.

ATTACHMENTS

Resolution
Draft - Citizen Participation Plan 2020



May 12, 2020
Regular Meeting
Resolution No. 20-__

MOTION:

SECOND:

RE: Approving the Community Development Block Grant Citizen Participation Plan

ACTION: APPROVED: Ayes: 0; Nays: 0

The City of Fredericksburg, Virginia receives annual funding under the Community Development Block Grant (CDBG) program to address critical community development needs; and

The Community Planning and Building Department, which administers these funds, has developed a Citizen Participation Plan as required by 24 CFR 91.105 that sets forth the policies and procedures for Citizen Participation; and

The City has received additional CDBG funding through the federal CARES Act to respond to COVID-19 related community development needs; and

The United States Department of Housing and Urban Development has issued guidance to permit CDBG grantees to amend citizen participation plans by establishing expedited procedures so that grantees may allocate this emergency funding quickly; and

The City has provided an opportunity for and invited public participation during preparation of this Citizen Participation Plan.

Therefore the City Council hereby resolves that:

- Pursuant to a full public participation process, approves the Community Development Block Grant Citizen Participation Plan, as amended.
- The City Manager is authorized to forward the approved Citizen Participation Plan, for further review and approval.

Votes:

Ayes:

Nays:

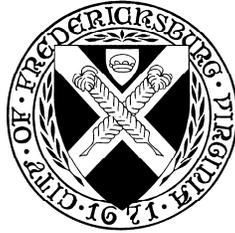
Absent from Vote:

Absent from Meeting:

Clerk's Certificate

I, the undersigned, certify that I am Clerk of Council of the City of Fredericksburg, Virginia, and that the foregoing is a true copy of Resolution No. 20- duly adopted at the City Council meeting held May, 2020 at which a quorum was present and voted.

Tonya Lacey, MMC
Clerk of Council



COMMUNITY DEVELOPMENT BLOCK GRANT

CITIZEN PARTICIPATION PLAN

CITY OF FREDERICKSBURG, VIRGINIA

Office of Planning and Community Development

Adopted: February 28, 1995

Amended: March 9, 1999

November 27, 2001

July 14, 2009

May, 2020

The City of Fredericksburg encourages the public to participate in the development of Community Development Block Grant (CDBG) plans and programs, as well as to comment on the City's past performance in its use of CDBG funds. The following citizen participation plan contains policies to achieve this end and conforms to the Code of Federal Regulations, Title 24, Part 91.105, Citizen Participation Plan - Local Governments.

POLICIES AND PROCEDURES

The City of Fredericksburg will provide the opportunity for the public to participate in the following planning evolutions:

1. Developing community development plans
2. Substantially amending community development plans
3. Evaluating the City of Fredericksburg's performance in implementing community development plans

By providing the opportunity to comment on the above activities, the City encourages participation by all citizens, including those who live in predominately low- to moderate-income neighborhoods where CDBG funds are proposed to be used, those who are of a minority population group, those who may not speak English, and those who have disabilities in accordance with 24 CFR Part 8.

Predominantly low- to moderate-income neighborhoods are defined as those where greater than fifty percent (50%) of residents have total household incomes which are at or below 80% of the area median income. ~~These neighborhoods meeting this definition will be identified within the consolidated plan. Data on households and income levels is collected from the U.S. Census by tract and block group.~~

~~The map entitled "Areas of Predominately Low / Moderate Income Concentration and Minority Concentration" in the appendix identifies specific areas or neighborhoods which will be contacted directly by the City.~~

Developing Community Development Plans

Policies

Public Participation - The City will provide citizens, public agencies, and other interested parties with reasonable notice and an opportunity to comment when developing CDBG plans.

The following specific information will be provided on an annual basis:

1. The amount of CDBG funds expected to be available. Available funds include the annual CDBG grant from the federal government, program income generated by CDBG activities that is anticipated to be received during the program year, and any program income received during the preceding program year that has not been programmed for use;
2. The range of eligible activities that may be undertaken with such funds;
3. The amount of funds proposed to be used for activities and the estimated benefit to low and moderate income households. Low and moderate income households (individuals or families residing in one residence) are defined as those which have total household incomes of eighty percent (80%) of area median income or below, adjusted according to household size in accordance with the most current Section 8 income limit thresholds, as provided by the U.S. Department of Housing and Urban Development (HUD)(24 CFR 5.609).

Anti - Displacement - The City will also show the public how it plans to minimize the displacement of persons, as a result of CDBG activities. Even if the City expects no such displacement to occur, it will specify the types and levels of assistance it will make available (or require others to make available) to persons displaced by CDBG activities. The City of Fredericksburg adopted a Residential Anti-Displacement and Relocation Assistance Plan on April 23, 1996. A copy is available in the Office of Planning and Community Development (Room 209 of City Hall, 715 Princess Anne Street).

Procedures

During development of the consolidated plan and / or annual action plan, the City will hold a public hearing to obtain the views of citizens on community development needs. This hearing will coincide with one of City Council's regularly scheduled public hearings ~~for the month of February~~. In addition to the formal hearing, the Planning staff will contact each predominantly low- to moderate-income neighborhood/civic association and neighborhood/civic association where there is a concentration of minority members within the City and extend an offer to meet with them directly, to solicit public comments at an organization's regularly scheduled meeting.

Following completion of the consolidated plan and / or annual action plan, the City will ensure citizens, public agencies, and other interested parties have a reasonable opportunity to examine its contents and comment. This public participation will be accomplished as follows:

1. Publish a summary of the consolidated plan and / or action plan as a display advertisement in the Fredericksburg Free Lance-Star newspaper. This ad will describe the plan's contents and purpose and specify where copies of the entire proposed plan may be examined.

2. Provide a summary of the consolidated plan and / or annual action plan to neighborhood/civic organizations.
3. Ensure copies of the proposed consolidated plan and / or annual action plan are available on the City's website (www.fredericksburgva.gov), at the Central Rappahannock Regional Library (1201 Caroline Street), and in the Office of Planning and Community Development (Room 209 of City Hall, 715 Princess Anne Street).

Once the completed consolidated plan and / or annual action plan has been made available for comment, the City will allow a 30-day period for citizens, public agencies, and interested parties to respond.

Comments may be submitted in writing directly to the Office of Planning and Community Development as well as orally at public hearings and neighborhood meetings. The City will consider all comments when it prepares the final consolidated plan and / or annual action plan. The City will summarize the comments and make this summary part of the plan. Further, the City will attach a summary of any comments that were not accepted and provide a written justification for not using them.

Amending, Substantially, Community Development Plans

Policies

As referenced in CFR 24, Part 91.505, the City will officially amend its approved consolidated plan whenever it decides to pursue any of the following:

1. To change allocation priorities or the method of distribution of funds; or
2. To carry out an activity by using funds from any program covered by the consolidated plan (including program income), but not previously described in the action plan; or
3. To change the purpose, scope, location, or beneficiaries of an activity.

Substantial Amendment Criteria - The City will provide citizens, public agencies, and other interested parties with reasonable notice and an opportunity to comment if any amendment to the consolidated plan is deemed substantial. The criteria for substantial change is defined as a fiscal change that is 25 percent (25%) ~~ten percent (10%)~~ or greater than the total annual CDBG entitlement.

Procedures

If a substantial amendment is proposed to the consolidated plan, the City will seek to ensure citizens, public agencies, and other interested parties have reasonable opportunity to examine its content and comment. This public participation will be accomplished as follows:

1. Publish a summary of the substantial amendment as a display advertisement in the Fredericksburg Free Lance-Star newspaper. This ad will describe the amendment and specify where copies of the full amendment may be examined.
2. Provide a summary of the substantial amendment to neighborhood civic organizations.
3. Ensure copies of the proposed amendment are made available on the City's website (www.fredericksburgva.gov), ~~at the Central Rappahannock Regional Library (1201 Caroline Street)~~, and in the Office of Planning and Community Development (Room 209 of City Hall, 715 Princess Anne Street).

Once the proposed amendment has been made available for comment, the City will allow a 30-day period for citizens, public agencies, and interested parties to respond.

Comments may be submitted in writing directly to the office of Planning and Community Development as well as orally at any scheduled neighborhood meetings. The City will consider all comments in preparing the substantial amendment. The City will summarize the comments and make this summary part of the amendment. Further, the City will attach a summary of any comments that were not accepted and provide a written justification for not using them.

Evaluating the Implementation of Community Development Plans

Policies

The City will provide citizens, public agencies, and other interested parties with reasonable notice and an opportunity to comment on performance reports.

Procedures

Following preparation of an annual performance report, the City will ensure citizens, public agencies, and other interested parties have reasonable opportunity to examine its contents and comment. This public participation will be accomplished as follows:

1. Publish a summary of the performance report as a display advertisement in the Fredericksburg Free Lance-Star newspaper. This ad will describe the performance report and specify where copies of the full report may be examined.
2. Provide a summary of the performance report to neighborhood civic organizations.
3. Ensure copies of the report are available on the City's website (www.fredericksburgva.gov), ~~at the Central Rappahannock Regional Library (1201 Caroline Street)~~, and in the Office of Planning and Community Development (Room 209 of City Hall, 715 Princess Anne Street).

Once the report has been made available for comment, the City will allow a 15-day period for citizens, public agencies, and interested parties to respond.

Comments may be submitted in writing directly to the Office of Planning and Community Development as well as orally at public hearings and scheduled neighborhood meetings. The City will consider all comments in preparing the performance report. A summary of comments will be attached to the report.

ADDITIONAL PROCEDURES

Public Hearings

The City will conduct at least two public hearings per year to obtain citizen's views and to respond to proposals and questions.

The first scheduled hearing shall coincide with one of City Council's regularly scheduled public hearings ~~during the month of February. This is the time~~ when plans are being developed for the coming program year, but before a final plan is adopted. The purpose of this hearing is to obtain the views of citizens on housing and community development needs (including priority non-housing community development needs) as well as the development of proposed activities. In addition to the formal hearing, the Planning staff will notify each predominantly low- to moderate-income neighborhood/civic association and neighborhood/civic association where there is a concentration of minority members and extend an offer to meet with them directly, to solicit public comments at an organization's regularly scheduled meeting.

The second scheduled hearing shall coincide with one of City Council's regularly scheduled public hearings ~~during the month of August. This is the time~~ when a performance report is being developed for the past program year, but before a final report is approved for submittal to the U.S. Department of Housing and Urban Development (HUD). The purpose of this hearing is to allow citizens to review and comment on the City's implementation of the previous community development plan and / or annual action plan.

Notice of public hearings shall be published in the local newspaper and mailed directly to neighborhood civic organizations and other interested parties. Published notice shall appear in the Fredericksburg Free Lance-Star newspaper once a week for two successive weeks, with the public hearing to occur during the third successive week, as specified in the City Code. Notices mailed directly shall be sent in a timely manner so they reach the respective neighborhood groups or interested parties in time for the announcement to be made at a regularly scheduled meeting of the group or party.

Notice of public hearing will be provided through the local chapter of the National Organization for the Advancement of Hispanics and any translation and further distribution in Spanish will be coordinated through this organization, upon request.

Hearings shall be held in City Hall Council Chambers, at a regularly scheduled meeting 7:30 p.m. ~~This evening hour is established during non-working hours~~ to allow interested persons to attend. Council Chambers are fully accessible and are centrally located to allow all City residents to attend. If a significant number of non-English speaking persons are reasonably expected to participate, the City will provide an appropriate interpreter.

Documents and Records Available to the Public

All adopted consolidated plans, annual action plans, substantial amendments, and performance reports will be made available to the public. Copies ~~will be provided to the Central Rappahannock Regional Library (1201 Caroline Street) and~~ will be available on the City's website (www.fredericksburgva.gov) and in the Office of Planning and Community Development (Room 209 of City Hall, 715 Princess Anne Street). ~~Both of these~~ This facility~~ies~~ and website are fully accessible. If necessary, materials will be made available, upon request, in a form accessible to persons with disabilities or in a language that can be understood by non-English speaking persons.

Information and records relating to the City's consolidated plan and its use of CDBG funds during the preceding five (5) years shall also be made available to the public. Citizens, public agencies, and interested parties shall be able to obtain timely access to such information in the Office of Planning and Community Development (Room 209 of City Hall, 715 Princess Anne Street).

Technical Assistance

The Office of Planning and Community Development shall provide technical assistance to groups representative of persons of low and moderate income that request such assistance in developing proposals for funding assistance under any of the programs covered by the consolidated plan. This technical assistance shall consist of the provision of available and relevant information rather than funds.

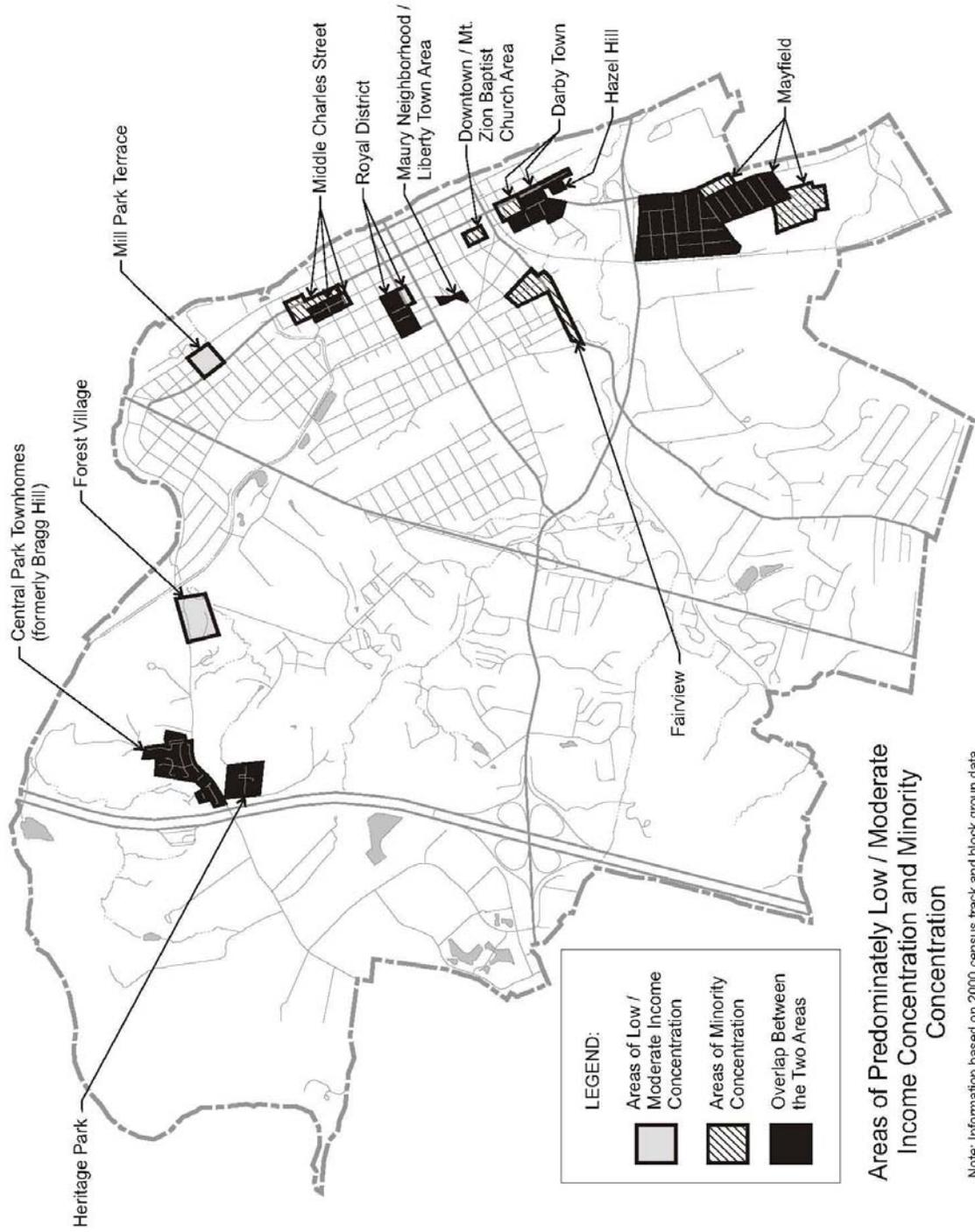
Expedited Procedures

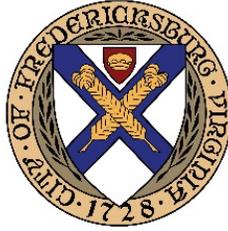
The Office of Planning and Community Development may follow expedited procedures to draft, propose, or amend consolidated plans or action plans in order to distribute funds associated with disaster relief to facilitate expedient response to emergencies. During this time, citizen participation and public notice must include reasonable opportunity for public involvement with a public comment period of no less than 5 days. In-person public hearings may be replaced with virtual opportunities granted that they provide reasonable notification and access for citizens offering timely response from local officials to citizen questions and issues and public access to the questions and responses.

Complaint Procedures

Complaints related to the consolidated plan, amendments, and performance reports should be made to the Office of Planning and Community Development. The Planning Office will respond, in writing, to all written complaints, within 15 calendar days. If a citizen does not believe his or her complaint has been adequately addressed by the Planning Office, they shall have the option of taking their complaint to the City Manager.

APPENDIX





MEMORANDUM

TO: Timothy J. Baroody, City Manager
FROM: Brenna Erford, Budget Manager
DATE: May 7, 2020 (for May 12, 2020 City Council Meeting)
RE: School Budget Appropriation Resolution

ISSUE

The City Council is asked to consider an appropriation for the budget for the Fredericksburg City Public Schools for FY 2021.

RECOMMENDATION

Staff recommends approval of the attached resolution on first reading. A public hearing on this item was held on May 12, 2020.

BACKGROUND

The budget for the Fredericksburg City Public Schools must be appropriated by May 15 or thirty days after the General Assembly approves the Commonwealth's budget. At this time of this memo the state budget was not ratified, and as such the countdown to deadline for approval of the school budget has not yet begun.

Given that economic conditions resulting from the COVID-19 pandemic may create the need for enhanced cash flow or reserves, the City recommends adoption of the FY 2021 FCPS operating and capital budget while appropriating the FY 2021 operating budget at 75 percent (75%) of total annual expenditures. This is intended to allow agility in the City government's delivery of program and services in response to COVID-19 and its resulting economic impacts.

The City will be conducting a mid-year review of the budget, in conjunction with the Fredericksburg City Public Schools, to update budget conditions and complete the appropriations process.

School Operating Fund

Due to the City's extreme financial hardship, the School Board has proposed a reduced City contribution of \$29,199,266, which is a reduction of \$1,260,944 over FY 2020 and a reduction of \$1,848,362 over the original approved FY2021 School Board budget.

The School Board anticipates an increase to state revenue in FY2021 due to the re-benchmarking of Basic Aid revenue that remained in the budget approved by the General Assembly on April 24th, an increased Average Daily Membership (ADM), and the decreased Local Composite Index (LCI). The total School Operating budget for FY 2021 is **\$47,995,070**.

Memorandum: School Budget Appropriation

May 7, 2020

Page 2 of 2

School Grants Fund

Most of the originally projected increases to the grants fund have either been removed from the state budget or reclassified by the state as unallotments. The level of funding proposed is level with FY 2020. The School Grants Fund is recommended for approval as submitted by the School Board, and there are no transfers from the General Fund in support of this fund. The total for this fund is **\$5,596,277**.

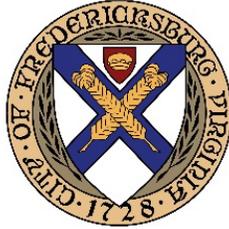
School Capital Fund

Due to the City's extreme financial hardship, capital projects that are not related to safety concerns or ongoing maintenance have been deferred to a future year. The School Capital Fund is recommended for approval as submitted by the School Board, and there are no transfers from the General Fund in support of this fund. The total for this fund is **\$700,000**.

FISCAL IMPACT

The attached resolution appropriates a total of \$54,291,347 in three separate funds, and represents the full FY 2021 school budget.

Attachment: Appropriation Resolution



May 12, 2020
Regular Meeting
Resolution No. 20-x

MOTION:

SECOND:

RE: Appropriating Funds for the Fredericksburg City Public Schools for Fiscal Year 2021

ACTION: APPROVED: AYES: 0; NAYS: 0

FIRST READ: _____

SECOND READ: _____

As part of the City's annual budget process, the City Council approves appropriations for the Fredericksburg City Public Schools (FCPS). FCPS initially submitted a proposed budget to the City of Fredericksburg for Fiscal Year 2021 on March 2, 2020. In light of the COVID-19 public health emergency and related economic recession, the School Board, with additional guidance from the Commonwealth, amended their recommendations and submitted a new budget for the City Council's consideration on May 4, 2020. A joint work session on this proposed budget was conducted on May 5, 2020. The City Council held a public hearing, in accordance with social distancing guidelines, on the revised FCPS budget on May 12, 2020.

The City Council now wishes to adopt the FY 2021 Fredericksburg City Public Schools budget.

Given that economic conditions resulting from the COVID-19 pandemic may create the need for enhanced cash flow or reserves, the City deems it prudent and sound financial practice to adopt the FY 2021 FCPS operating and capital budget while appropriating the FY 2021 operating budget at 75 percent (75%) of total annual expenditures to allow agility in the City government's delivery of program and services in response to COVID-19 and its resulting economic impacts. The City will be conducting a mid-year review of the budget, in conjunction with the Fredericksburg City Public Schools, to update budget conditions and complete the appropriations process.

In compliance with the Code of Virginia §22.1-93, which requires that the governing body of a municipality prepare and approve an annual budget for educational purposes by May fifteen or thirty days after the receipt by the municipality of the estimates of state funds, whichever shall occur later, the City resolves that the annual budget in the sum of **\$47,995,070** for Fiscal Year 2021 be made from the School Operating Fund (Fund 205); the annual appropriation in the sum of **\$5,596,277** for Fiscal Year 2021 be made from the School Grants Fund (Fund 211); and the annual appropriation in the sum of **\$700,000** for Fiscal Year 2021 be made from the School Capital Fund (Fund 301).

Appropriated monies shall be expended in accordance with law for purposes authorized and approved by the Fredericksburg City School Board. The appropriations listed above shall take effect on July 1, 2020, and shall expire on June 30, 2021.

Section 2

It is estimated that revenues will be available during the fiscal year beginning on July 1, 2020 and ending on June 30, 2021 to meet the foregoing appropriations according to the following sources:

School Operating Fund

City Appropriation	\$ 29,199,266
Other Local Sources	244,000
Fund Balance	1,500,000
Recovered Costs	25,000
Aid from the Commonwealth	\$ <u>17,026,804</u>
Total	\$ <u>47,995,070</u>

School Grants Fund

Title I	\$ 1,098,585
Head Start	1,119,060
School Lunch Program	1,310,614
Other Grant Revenue	\$ <u>2,068,018</u>
Total	\$ <u>5,596,277</u>

School Capital Fund

General Fund Transfers	\$ -
School Proffers	-
Fund Balance	\$ <u>700,000</u>
Total	\$ <u>700,000</u>

Votes:

Ayes:

Nays:

Absent from Vote:

Absent from Meeting:

Clerk's Certificate

I, the undersigned, certify that I am Clerk of Council of the City of Fredericksburg, Virginia, and that the foregoing is a true copy of Resolution No. 20- duly adopted at a meeting of the City Council meeting held _____ at which a quorum was present and voted.

Tonya B. Lacey, MMC
Clerk of Council



CITY OF FREDERICKSBURG, VIRGINIA
CITY COUNCIL
MINUTES
Council Chambers, 715 Princess Anne Street
Fredericksburg, Virginia 22401

ITEM #9A

HON. MARY KATHERINE GREENLAW, MAYOR
HON. WILLIAM C. WITHERS, JR., VICE -MAYOR, WARD TWO
HON. KERRY P. DEVINE, AT-LARGE
HON. MATTHEW J. KELLY, AT-LARGE
HON. JASON N. GRAHAM, WARD ONE
HON. DR. TIMOTHY P. DUFFY, WARD THREE
HON. CHARLIE L. FRYE, JR., WARD FOUR

Council Work Session
April 14, 2020

Brief on Economic Development Authority (EDA) Grants
Fiscal Year 2020 Budget Discussion
Fiscal Year 2021 Real Estate Tax Rate

The Council of the City of Fredericksburg, Virginia held a work session on Tuesday, April 14, 2020, beginning at 5:30 p.m. using electronic communication through GoToMeeting pursuant to and in compliance with the City Council Ordinance 20-05, an ordinance to address Continuity of City Government during the pendency of a pandemic disaster.

Council Present. Mayor Mary Katherine Greenlaw, Presiding. Vice-Mayor William C. Withers, Jr., Councilors Kerry P. Devine, Timothy P. Duffy, Charlie L. Frye, Jr., Jason N. Graham and Matthew J. Kelly.

Also Present. City Manager Timothy J. Baroody, Assistant City Manager Mark Whitley, City Attorney Kathleen A. Dooley, Budget Manager Brenna Erford, Economic Development Director Bill Freehling and Clerk of Council Tonya B. Lacey.

Others Present. Will MackIntosh, Member of Economic Development Authority.

Economic Development Grants. Mr. MackIntosh updated the Council on the Economic Development Authority (EDA) Grants. He reported that they received 224 grant applications from small businesses and non-profits. The requests totaled \$813,981. The applications were sent to the Commissioner of Revenue's office to determine if the business was in compliance with licensing. Each of the applicants went through a vigorous scoring process which included 5 different categories. EDA issued \$199,633 in grants and the funding was based on the score. EDA also identified and additional \$96,000 to put towards these grants.

Mr. Freehling said as they began to notify the applicants that they would be receiving funding the messages of thanks were overwhelmingly appreciative of the support.

ITEM #9A

Councilor Kelly stated that the EDA really stepped up to the plate but he asked if this pandemic continued would the EDA be prepared for round two. He also stated that he would like to discuss how businesses would pay off their tax deferments.

Councilor Duffy thanked the EDA and staff for expediting this and he asked what the money would be used for. Mr. MackIntosh said overwhelmingly business expenses such as rent, utilities, payroll and insurance. He said this round they wanted to get the funding out quickly but if there is a round two they would get feedback on what the money was being used for.

Councilor Devine asked whether the businesses that were not considered in the first round would be considered in the second round and Mr. Freehling said they could be considered if they get their license in compliance.

Councilor Kelly noted that these businesses were the City's tax base and he said it is easier to help them than to try and build the tax base up again.

Mayor Greenlaw stated that every job was critical and that it was important for the businesses be able to hire their employees back. She thanked that EDA and staff for putting the grants together so quickly.

Fiscal Year 2020 and Fiscal Year 2021 Budget Discussion. Budget Manager Erford presented a PowerPoint presentation. The presentation discussed the FY 2020 revenues, FY 2020 Intergovernmental Aid, FY 2020 Expenditures, FY 2020 Capital Project reductions, FY 2021 Outlook, FY 2021 Real Estate Tax and Upcoming Budget Meetings. See Attachment for more information.

Councilor Graham asked if the priority of the paving program was being put on hold, Mr. Whitley noted that most of the paving was part of the primary extension program from VDoT and it would not change. He said they would need to see what the bids were and reshuffle the list and what is not completed would be moved to the next year. Councilor Graham also asked where the reduced motor fuels tax would be used if it was not going to be used in the paving program. Mr. Whitley said the money could be used for the City's match of FRED Transit, the VRE, to help pay off bonds in the parking deck, traffic control measures and to subsidize the paving. He said because there was a reduction in the amount of motor fuels tax coming in staff would need to reduce the use of those taxes. He said they could also look at using it more in the parking deck because the money coming into the parking deck would be reduced as well.

Councilor Kelly noted that while the motor fuel taxes were going down so were the State's and a lot of projects would be affected on State funding as well. Mr. Whitley said that was a concern and an additional use maybe used for debt service but they must hold on to some of the reserve.

ITEM #9A

Councilor Kelly asked if the City would have to step in to help support FRED services and Mr. Whitley said it was a possibility. Councilor Kelly asked staff to explained why the City had not put a stop to some of the current projects to save money and Mr. Baroody explained that the Riverfront Park project was sent out to bid and awarded a contract and the City had also borrowed money and those funds were locked to that project and could not be used for other needs. He said there are other projects that are not under contract or underway and the funds may be moved for other uses.

Councilor Kelly stated that he would like to put all the information on the table regarding the shortfall so the public could be aware that there may be major cuts made. He asked whether the City was looking at \$10-15 million cut going into next year. Ms. Erford verified that \$4-8 million was a range of the most optimistic to the most pessimistic. She said it would difficult to come up with a good estimate for 2021. She said she would need to see the extent of the shelter in place which would not happen until June. Ms. Erford said there would be some lag in the return to normal after the shelter in place has been lifted. Mr. Whitley said they were working daily on the expenditure side to come up with new and creative ways to save. He said they would be using the fund balance if the expenditure exceed the revenues. He said it was not as easy to change or expand services in the last quarter.

Councilor Frye asked whether there would be VDoT funding left over if some of the other projects were suspended. He said if there are maybe they could be used for smaller projects that may need to be completed such as along Sophia Street. Mr. Whitley said those VDoT projects would continue until VDoT says the money was not available.

Councilor Graham asked if staff could use the March numbers for some clarity on what they numbers may be in June. Mr. Erford said the March numbers would give some look into the local meals, lodging and amusements taxes. She said the decline would be very telling.

Vice-Mayor Withers said he believed the residents of the City would work with the City and they understood what the City was going through.

Councilor Kelly noted that the state was also going through the same losses as the City and he asked if the City would be looking at reduced funding from the State. Ms. Erford said there was no way to know right now, she said they were looking forward to the report from the State Treasury on April 26. She said depending on Treasury's guidance the City could get up to \$2 million. She was unable to answer about the reduced funding. Councilor Kelly asked that the staff give a brief summary on what the City would be doing to carry the City through the rest of this fiscal year.

Fiscal Year 2021 Real Estate Tax Rate. Councilor Kelly said he would not like to advertise a tax rate. Councilor Duffy also agreed he would not like to increase taxes.

ITEM #9A

Councilor Duffy also commended the staff on working effectively on public safety and he commended the City Manager for taking a lead roll in the region on safety. He also spoke about the quality of the City and its staff.

Councilor Devine said she would not like to raise taxes because it was tough times right now for citizens. She commended staff for giving the various scenarios of costs. She also thanked staff for identifying savings in the current budget. Councilor Devine also commended Mr. Baroody for making changes early on during this pandemic.

Councilor Frye said he could not support an increase during this time. He noted how people were struggling. Councilor Frye asked if there would be a possibility for an extension on tax payments.

Mayor Greenlaw agreed and said the consent was to move forward without a tax increase. Councilor Withers and Councilor Graham both agreed.

Adjournment. There being no further business to come before the Council at this time. Mayor Greenlaw declared the session officially adjourned at 6:45 p.m.

**Tonya B. Lacey
Clerk of Council
City of Fredericksburg**

FY 2020 AND FY
2021 BUDGET
UPDATE

City of Fredericksburg

April 14, 2020

Agenda

- FY 2020
 - Revenues
 - Expenditures
- FY 2021 Outlook
 - Spending Reductions
 - Real Estate Tax Rate
- Upcoming Budget Meetings

FY 2020

Revisions to the Current Year Budget

FY 2020 Revenues

- Major tax sources that rely on consumption expenditure in the economy represent 27% of the overall FY 2020 revenue forecast
- The City's YTD tax collections represent 64% of total FY20 forecasted Revenue Needed

Revenue Source	FY 2020 Revised	FY 2020 YTD	Revenue Needed to Meet Target
General Fund Revenues	\$ 96,445,693	\$ 61,836,723	\$ 34,608,970
Total General Fund w/FB	\$ 101,774,075		\$ 39,937,352
Primary COVID-19 Impacted Taxes			
Sales Tax	\$ 11,700,000	\$ 7,413,146	\$ 4,286,854
Meals Tax	\$ 12,300,000	\$ 8,903,925	\$ 3,396,075
Hotel Lodging Tax	\$ 1,600,000	\$ 1,070,696	\$ 529,304
Amusements Tax	\$ 450,000	\$ 453,216	\$ (3,216)
Subtotal, Primary	\$ 26,050,000	\$ 17,840,983	\$ 8,209,017

FY 2020 Revenues

- From primary impacted tax sources only, we forecast a range of shortfalls between \$3.3 and \$4.8 million

Primary COVID-19 Impacted Taxes	Moderate Shortfall		Severe Shortfall	
	YTD + 3 months estimated	Revenue Shortfall	YTD + 3 months estimated	Difference from FY 2020 Revised
Sales Tax*	\$ 10,265,024	\$ (1,434,976)	\$ 9,813,135	\$ (1,886,865)
Meals Tax	\$ 10,771,425	\$ (1,528,575)	\$ 9,837,675	\$ (2,462,325)
Hotel Lodging Tax	\$ 1,303,196	\$ (296,804)	\$ 1,109,321	\$ (490,679)
Amusements Tax	\$ 453,216	\$ 3,216	\$ 453,216	\$ 3,216
Subtotal, Primary	\$ 22,792,861	\$ (3,257,139)	\$ 21,213,347	\$ (4,836,653)

* Includes 4 months estimated since current YTD does not reflect March payment from the state for February taxable transactions

FY 2020 Revenues

COVID-19 impact on secondary sources is as-yet unclear; year-to-date collections are shown below

Revenue Source	FY 2020 Revised	FY 2020 YTD	Revenue Needed to Meet Target
General Fund Revenues	\$ 96,445,693	61,836,723	34,608,970
Secondary COVID-19 Impacted Taxes			
Real Estate Tax	\$ 32,920,000	\$ 17,534,542	\$ 15,385,458
Current	\$ 32,520,000	\$ 17,176,136	\$ 15,343,864
Delinquent	\$ 400,000	\$ 358,406	\$ 41,594
Personal Property	\$ 9,350,000	\$ 5,228,232	\$ 4,121,768
Current	\$ 9,150,000	\$ 5,102,336	\$ 4,047,664
Delinquent	\$ 200,000	\$ 125,896	\$ 74,104
Business License	\$ 6,475,000	\$ 6,657,909	\$ (182,909)
License	\$ 6,300,000	\$ 6,628,815	\$ (328,815)
Penalty	\$ 25,000	\$ 19,124	\$ 5,876
Delinquent	\$ 150,000	\$ 9,970	\$ 140,030
Consumer Utility	\$ 1,850,000	\$ 1,394,367	\$ 455,633
Subtotal, Secondary	\$ 50,595,000	\$ 30,815,050	\$ 19,779,950

FY 2020 Revenues

For secondary impacted tax sources, we must assume a range of scenarios; we don't know exactly what will happen!

Ask, how much will collections decrease under each scenario? Results calculated below

	For 3 months		
	UI Rate <=10%	UI Rate <=20%	UI Rate <=30%
Choose real estate scenario:	3%	5%	8%
Choose personal property scenario:	5%	8%	12%
Choose BPOL scenario:	5%	7%	9%

Forecasts, secondary impacted sources	FY 2020 forecasted annual collections	For 3 months		
		UI Rate <=10%	UI Rate <=20%	UI Rate <=30%
Real Estate Tax	\$ 32,520,000	\$ 31,544,400	\$ 30,894,000	\$ 29,918,400
Real Estate Delinquent Taxes	\$ 450,000	\$ 975,600	\$ 1,626,000	\$ 2,601,600
Personal Property Tax	\$ 9,150,000	\$ 8,692,500	\$ 8,418,000	\$ 8,052,000
BPOL	\$ 6,400,000	\$ 6,080,000	\$ 5,952,000	\$ 5,824,000
BPOL Delinquent	\$ 150,000	\$ 320,000	\$ 448,000	\$ 576,000
Subtotal, Secondary Impacted Sources	\$ 48,070,000	\$ 46,316,900	\$ 45,264,000	\$ 43,794,400
Subtotal, Delinquencies	\$ 600,000	\$ 1,295,600	\$ 2,074,000	\$ 3,177,600
Tax Loss (nominal)		\$ 1,753,100	\$ 2,806,000	\$ 4,275,600
Tax Loss (% of secondary impacted sources)		3.65%	6.06%	9.45%

FY 2020 Revenues

Revenue Source	FY 2020 Revised	FY 2020 YTD	Revenue Needed to Meet Target
General Fund Revenues	\$ 96,445,693	\$ 61,836,723	\$ 34,608,970
Primary Impacted Sources	\$ 26,050,000	\$ 17,840,983	\$ 8,209,017
Secondary Impacted Sources	\$ 50,595,000	\$ 30,815,050	\$ 19,779,950
All Other Revenues	\$ 19,800,693	\$ 13,180,690	\$ 6,620,003

FY 2020 Shortfall Range: \$4 to \$8 million

FY 2020 Intergovernmental Aid

- Virginia is set to receive \$3.3 billion in COVID-19 Relief Fund money via the CARES Act; this includes \$240 million for schools
- U.S. Treasury is supposed to announce allocation rules and disburse funds to states by April 26
- Governor Northam is holding off any answer about local allocation until U.S. Treasury releases rules; he has been encouraged him to give word to local governments as soon as possible given the severity of budget reductions necessary absent aid

FY 2020 Expenditures

- The City's expenditures to date exceed tax revenue collections by \$14.2 million; expenditures to date represent 75% of total budgeted resources
- This is appropriate under normal circumstances heading into the final quarter of the fiscal year

Revenue Source	FY 2020 Revised	FY 2020 YTD	Budget less YTD (Variance)
General Fund Revenues	\$ 96,445,693	61,836,723	34,608,970
Fund Balance & Transfers	\$ 5,329,382		
Total Budgeted Revenues	\$ 101,775,075		
General Fund Expenditures	\$ 101,775,075	76,030,553	25,744,522

FY 2020 Capital Project Reductions

- Idlewild Pathway Improvements \$115,000
- Traffic Calming \$125,000
- Neighborhood Enhancements \$50,000
- Reduce Paving Program - \$700,000
 - \$530,000 would go back to General Fund
 - \$170,000 would be reduced use of motor fuels tax
- Schools - Conversations Underway with School Staff

FY 2021 BUDGET

Revisions to the City Manager's Recommended Budget

FY 2021 Outlook

Potential reductions to the Recommended Budget include, but are not limited to:

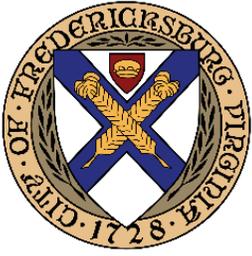
- No 4% salary increase (\$750,000)
- No new positions (\$512,000)
- Debt refinancing: 2011 Court Bonds (\$1.6 million)
- Reduced "cash capital" expenditures (TBD)

FY 2021: Real Estate Tax

Do we advertise a rate change?

Upcoming Budget Meetings

April 28, 2020	5:30 p.m.	Work Session <ul style="list-style-type: none">• FY 20 & 21 Budget Discussion
	7:30 p.m.	Regular Session
May 5, 2020	5:30 p.m.	Work Session <ul style="list-style-type: none">• FY 21 Budget Discussion & Schools
	7:00 p.m.	FY 21 Budget Public Hearing
May 12, 2020	5:30 p.m.	Work Session <ul style="list-style-type: none">• FY 21 Budget Discussion
	7:30 p.m.	Regular Session 1 st and 2 nd reading of School Budget First reading of City Budget
May 26, 2020	5:30 p.m.	Work Session <ul style="list-style-type: none">• FY 21 Budget Discussion
	7:30 p.m.	Regular Session Second reading of City Budget



CITY OF FREDERICKSBURG, VIRGINIA
CITY COUNCIL
MINUTES

Council Chambers, 715 Princess Anne Street
Fredericksburg, Virginia 22401

HON. MARY KATHERINE GREENLAW, MAYOR
HON. WILLIAM C. WITHERS, JR., VICE -MAYOR, WARD TWO
HON. KERRY P. DEVINE, AT-LARGE
HON. MATTHEW J. KELLY, AT-LARGE
HON. JASON N. GRAHAM, WARD ONE
HON. DR. TIMOTHY P. DUFFY, WARD THREE
HON. CHARLIE L. FRYE, JR., WARD FOUR

April 14, 2020

The Council of the City of Fredericksburg, Virginia, held a regular session on Tuesday, April 14, 2020, beginning at 7:30 p.m. using electronic communication through GoToMeeting pursuant to and in compliance with the City Council Ordinance 20-05, an ordinance to address Continuity of City Government during the pendency of a pandemic disaster.

City Council Present. Mayor Mary Katherine Greenlaw. Vice-Mayor William C. Withers, Jr., Council members Kerry P. Devine, Dr. Timothy P. Duffy, Charlie L. Frye, Jr., Jason N. Graham and Matthew J. Kelly.

Also Present. City Manager Timothy J. Baroody, Assistant City Manager Mark Whitley, City Attorney Kathleen Dooley, Assistant City Attorney Dori Martin, Community Planning and Building Services Director Charles Johnston, Fire Chief Mike Jones and Clerk of Council Tonya B. Lacey.

Opening Prayer and Pledge of Allegiance. Council was led in prayer by Councilor Charlie L. Frye, Jr. followed by the Pledge of Allegiance led by Mayor Mary Katherine Greenlaw.

Coronavirus (COVID-19) Update (D19-__). Chief Mike Jones reported that currently in the United States there were 603,000 confirmed cases, 534,000 were active

cases, 25,000 deaths, and 44,000 people had recovered and in the last several days the number recovered had exceeded the number of deaths.

In Virginia, 42,000 were tested and approximately 6,000 tested positive or they were symptomatic with known exposure, 978 were hospitalized and 154 had passed away.

In the local Rappahannock District, there had been 10-20 new cases daily, 17 new cases in the past 24 hours, four deaths in the local health district. Chief Jones said the local cases were as follows: 95 cases in Stafford, 56 cases in Spotsylvania, 16 cases in King George, 7 cases in Caroline and 14 cases in Fredericksburg. He said there were no outbreaks in any one particular location. The largest population affected in the Rappahannock region was the 40-49 year olds, they make up 20 percent of the total population affected. Second were the 50-59 and 60-69, both groups make up 19 percent of the total cases and the three age groups make up 58 percent of the total cases in the Rappahannock region. The gender cases were almost split equally between male and females.

In the Virginia healthcare system, 1282 people who tested positive for COVID-19 were currently in the hospital, 721 had been discharged, 422 in the state were in the intensive care unit, 276 ventilators were in use and that was about 25 percent of the total ventilator capacity in the state.

Chief Jones reported that the Fire Department had received a shipment of supplies and they were in good shape. He said they had also given supplies to the Sheriff and Police Departments. Police and Fire were both cleaning units regularly and they were both prescreening their employees for fevers and any symptoms before they are allowed to work.

Citizen Comment. The following speaker submitted a comment to be read during the citizen comment portion of this evening's meeting.

Steve Treon (D20-__), Best Western, 2205 Plank Road, asked the Council to consider waiving the transient lodging tax and grant those funds back to the hotel from April 1, 2020 to December 31, 2020. See **D20-__** for more information.

Council Agenda Presented. The following items were presented to Council for discussion.

7A. 2020 Census – Councilor Devine

7B. Business Counters/Plastic Barriers – Councilor Frye

2020 Census. Councilor Devine expressed the importance of everyone completing the census especially after this pandemic. She noted that each person missed in the count could cost the City \$20,000.

Business Counters/Plastic Barriers. Councilor Frye requested the City Manager to look into the use of the plastic barriers in stores to shield employees from customers. His concern was that this could cause a spread of the coronavirus because he did not think they were being cleaned properly or frequently.

City Manager’s Consent Agenda Accepted for Transmittal as Recommended (D20-__ thru D20-__). Councilor Kelly pulled item 8A for discussion.

Councilor Kelly moved approval of the City Manager’s consent agenda with the exception of item 8A; motion was seconded by Councilor Devine and passed by the following recorded votes. Ayes (7). Councilors Greenlaw, Withers, Devine, Duffy, Frye, Graham and Kelly. Nays (0).

- Ordinance 20-04, Second Read Approved, Rezoning Approximately 4.04 Acres of Land Along Fall Hill Avenue at GPIN 7769-77-5997 from Commercial Highway to Planned Development – Commercial (D20-___).
- Ordinance 20-08, Second Read Approved, Suspension of Deadlines for the General Reassessment of Real Estate, to Assure the Continuity of Government During the Pendency of the COVID-19 Disaster (D20-___).
- Resolution 20-27, Approved, Setting the Personal Property Tax Relief Percentage for the 2020 Billing in Accordance with the Changes to the Personal Property Tax Relief Act of 1998 (D20-___).
- Transmittal of Board and Commission Minutes (approved minutes can be found on the board/commission webpages after they are approved at subsequent meeting of said board/commission).
 - Architectural Review Board – January 13, 2020 (D20-___).
 - Architectural Review Board – February 10, 2020 (D20-___).
 - Economic Development Authority – February 10, 2020 (D20-___).
 - Planning Commission Work Session – November 13, 2019 (D20-___).
 - Planning Commission – February 26, 2020 (D20-___).

Ordinance 20-03, Second Read Postponed, Amending the Unified Development Ordinance to Regulate Infill Development, by Amending the designated Front Yards, Secondary Front Yards, and Rear Yards on Corner Lots and Through Lots (D20-___). Councilor Kelly said due to COVID-19

this had caused some delay in the applicant getting plans done in a timely manner and he would like to give applicants additional time to contact the Planning department.

Councilor Devine said she felt like they had already been given additional time.

Mr. Johnston said he would do whatever the council wishes but he also had a couple of applicants who were waiting for the new ordinance to be passed. Mr. Johnston explained that the way the ordinance was set up, that an applicant must have a completed application submitted and fees paid by July 13. The application does not have to be approved by that date.

Councilor Graham asked if there were any known applications otherwise he suggested moving on and approving the ordinance. Councilor Kelly said the original applicant that came forward received his plans and they had to go to the contractor before they could submit a completed application and they were not sure they could get it done within the 90 day time period. Councilor Graham was concerned with pushing an ordinance off because of one applicant.

Councilor Devine said she understands there were challenges with this applicant but staff and Council were aware and she did not want to hold up an ordinance for one scenario. Councilor Kelly said he wanted to give the applicant time between this meeting and the next to talk with staff.

City Attorney Dooley explained that the ordinance would go into effect after 90 days. Anyone wishing to have their application reviewed under the current rules needed to submit their application before the 90 days was up. She said it was important to have a known effective date.

After considerable discussion Council agreed to postpone the vote until April 28.

Adoption of Minutes. Councilor Graham moved approval of the January 14, January 28, February 11, February 22, February 25 and the March 10, 2020 work session minutes, the March 10, 2020 public hearing and regular session minutes and the March 20, 2020 special session minutes; motion was seconded by Councilor Duffy and passed by the following recorded votes. Ayes (7). Councilors Greenlaw, Withers, Devine, Duffy, Frye, Graham and Kelly. Nays (0).

Appointment to the Citizen Transportation Advisory Committee (D20-__) – Councilor Kelly made a motion to appoint John Castellarin and Matthew Rowe to the Citizen Transportation Advisory Committee; motion was seconded by Councilor Devine and passed by the following recorded votes. Ayes (7). Councilors Greenlaw, Withers, Devine, Duffy, Frye, Graham and Kelly. Nays (0).

Resolution 20-28, Approved, Appointing Members of the Celebrate Virginia South Community Development Authority Board of Directors (D20-__). Councilor Kelly made a motion to approve Resolution 20-28, appointing members of the Celebrate Virginia South Community Development Authority Board of Directors; motion was seconded by Councilor Devine and passed by the following recorded votes. Ayes (7). Councilors Greenlaw, Withers, Devine, Duffy, Frye, Graham and Kelly. Nays (0).

Reappointment to Rappahannock Area Community Services Board – Rev. Lawrence A Davies (D20-__). Councilor Devine made a motion to reappoint Rev. Lawrence A. Davies to the Rappahannock Area Community Services Board; motion was

seconded by Councilor Duffy and passed by the following recorded votes. Ayes (7).

Councilors Greenlaw, Withers, Devine, Duffy, Frye, Graham and Kelly. Nays (0).

Ordinance 20-09, First Read Approved, Providing for Issuance and Sale of General Obligation Refunding Bonds of the City of Fredericksburg, Virginia, in an Amount Not to Exceed \$37,000,000, and the Form, Details and Payment Thereof (D19-__). Councilor Devine moved to

approve Ordinance 20-09, on first read, providing for issuance and sale of general obligation refunding bonds of the City of Fredericksburg, Virginia, in an amount not to exceed \$37,000,000, and the form, details and payment thereof; motion was seconded by Councilor Frye and passed by the following recorded votes. Ayes (7). Councilors Greenlaw, Withers, Devine, Duffy, Frye, Graham and Kelly. Nays (0).

Resolution 20-29, Requesting General Assembly Action to Provide COVID-19 Relief to Localities (D19-__). Assistant City Attorney Martin explained that the proposed resolution asked the General Assembly to consider the impacts on local governments when making the tough decisions specifically it asked that localities be included in the discussions about potential cuts to state and local programs. The resolution also asked that the General Assembly consider the number of bills that would impose increased costs to local governments without adequate state funding. It also addressed State Water Quality Improvements Funding as the City and Spotsylvania were working to consolidate its three wastewater treatment facilities.

Ms. Martin said she had an additional amendment that came out after the proposed resolution was submitted to Council and she would like the amendment to read: Council

supports Governor Northam's proposed Amendment 28 to HB 29, confirming the authority of public bodies to meet virtually during a declared state of emergency. Council finds that this amendment was consistent with the procedures enacted in City Ordinance 20-05 to provide for continuity of government during the COVID-19 pandemic disaster.

Councilor Duffy stated that during this crisis he appreciated the fact that the resolution addressed the housing issues.

Vice-Mayor Withers said there were also a lot of businesses struggling to pay rents and he asked Council to consider adding business properties.

City Attorney Dooley explained that the Virginia Supreme Court had suspended the filing of any new evictions actions until April 26 and she anticipated that they may push that date out further.

Councilor Duffy said he was not oppose to adding businesses to the list. Councilor Kelly agreed he said the City may as well put all of the options on the table. Councilor Devine agreed but she said there were landlords who also need help with the banks because they still have to pay their mortgages when they have no income coming in.

Councilor Duffy made a motion to approve Resolution 20-29, requesting General Assembly action to provide COVID-19 relief to localities with the addition of adding businesses to the list; motion was seconded by Councilor Devine.

Councilor Graham made a substitute motion to approved Resolution 20-29, adding the amendment proposed by Ms. Martin stating that Council supports Governor Northam's proposed Amendment 28 to HB 29, confirming the authority of public bodies to meet virtually during a declared state of emergency. Council finds that this amendment is consistent with the procedures enacted in City Ordinance 20-05 to provide for continuity of

government during the COVID-19 pandemic disaster and the recommended amendment by Vice-Mayor Withers to add businesses to the bullet point on evictions; motion was seconded by Councilor Frye and passed by the following recorded votes. Ayes (7). Councilors Greenlaw, Withers, Devine, Duffy, Frye, Graham and Kelly. Nays (0).

City Manager's Report and Council Calendar (D19-__ thru D19-__).

City Manager Baroody directed the Council's attention to the Manager's report and Council Calendar. Activities highlighted on the report were as follows: COVIS-19 (Coronavirus), Update on Budget FY20 and FY21, Step Outside, Say Hello! and Fred Focus.

Adjournment. There being no further business to come before the Council at this time, Mayor Greenlaw declared the meeting officially adjourned at 8:51 p.m.

Mary Katherine Greenlaw, Mayor

Tonya B. Lacey, Clerk of Council, CMC

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CITY OF FREDERICKSBURG, VIRGINIA
CITY COUNCIL
MINUTES
Council Chambers, 715 Princess Anne Street
Fredericksburg, Virginia 22401

ITEM #9C

HON. MARY KATHERINE GREENLAW, MAYOR
HON. WILLIAM C. WITHERS, JR., VICE -MAYOR, WARD TWO
HON. KERRY P. DEVINE, AT-LARGE
HON. MATTHEW J. KELLY, AT-LARGE
HON. JASON N. GRAHAM, WARD ONE
HON. DR. TIMOTHY P. DUFFY, WARD THREE
HON. CHARLIE L. FRYE, JR., WARD FOUR

Council Work Session
April 28, 2020

Fiscal Year 2020 and 2021 Budget Discussion

The Council of the City of Fredericksburg, Virginia held a work session on Tuesday, April 28, 2020, beginning at 5:30 p.m. using electronic communication through GoToMeeting pursuant to and in compliance with the City Council Ordinance 20-05, an ordinance to address Continuity of City Government during the pendency of a pandemic disaster.

Council Present. Mayor Mary Katherine Greenlaw, Presiding. Vice-Mayor William C. Withers, Jr., Councilors Kerry P. Devine, Timothy P. Duffy, Charlie L. Frye, Jr., Jason N. Graham and Matthew J. Kelly.

Also Present. City Manager Timothy J. Baroody, Assistant City Manager Mark Whitley, City Attorney Kathleen A. Dooley, Budget Manager Brenna Erford and Clerk of Council Tonya B. Lacey.

Fiscal Year 2020 and Fiscal Year 2021 Budget. Budget Manager Erford presented a PowerPoint presentation. The presentation discussed Fiscal Year (FY) 2020 update – FY 2020 Revenues, FY 2020 Expenditures, FY 2020 Reductions, COVID-19 Intergovernmental Aid – Cares Act: COVID-19 Relief Fund, CARES Act: Sec. 5307 Apportionment, CARES Act: CDBG CV, CARES Act: FEMA Public Assistance, CARES Act: Public Safety Grants, Fiscal Year 2021 Budget – FY 2021 Revenue Outlook, FY 2021 Outlook and Upcoming Budget Meetings. (See attachment for more information).

Councilor Graham asked what type of deviation the City would be looking at from normal when it comes to sales, meals, lodging and amusement taxes. Ms. Erford said their forecast came in considerably close to the actual. She said they had anticipated about \$300,000 less than what the city would receive. There were still concerns over what those taxes would look like after the full shutdown which will show up in April.

ITEM #9C

Councilor Devine asked the \$150,000 that had been identified in the FEMA public assistance included the feeding of children. Ms. Erford said that was separate from this number, this \$150,000 was more from cleaning activity, crisis response activity and medical transports.

Councilor Kelly said the March numbers came close to where the City was expecting but the real test would be in April and he asked staff if they would be using fund balance to make up the difference in 2020. Ms. Erford said the idea was to end FY 2020 as close as they could to the actual revenue collections so that the draw of fund balance could be minimized to leave more of a credit balance for FY 2021. Councilor Kelly said the cuts were already to the bone and any additional cuts would be painful and using reserves would make it difficult to comeback. Mr. Erford said the determining of how much would be used would be directly determined by how much aid the City received from the Federal government.

Mayor Greenlaw said she appreciated the efforts made to identify ways to meet the City's goals and she said until it was know how long the shutdown would be it would be a guessing game.

Councilor Frye urged the citizens to continue shopping in 22401 because it was helping the economy.

Mayor Greenlaw agreed that it was helping. She said partner agencies were being very understanding and they were looking at their budgets as well. Mayor Greenlaw added that if further cuts were necessary that she wanted to protect as many of the city employees as possible.

Vice-Mayor Withers said this was a capsule of all they have already been working with staff on and until the City knows what it would be getting from state everything was unknown.

Councilor Kelly said the City was dealing with multiple partner agencies with multiple sources of income from multiple regions and he wanted to know how the Staff would be working on this. Mr. Baroody explained that he was regularly meeting with the County Administrators and although they do not have a plan to offer they are having great conversations on the regional budgets. He said lately they had been discussing the library and they were close to a plan. He added that they must spread the pain throughout so that no one feels more pain than another. Mayor said it was good to know that the region was collaborating with others in the region.

Adjournment. There being no further business to come before the Council at this time. Mayor Greenlaw declared the session officially adjourned at 6:04 p.m.

**Tonya B. Lacey
Clerk of Council
City of Fredericksburg**

FY 2020 AND FY
2021 BUDGET
UPDATE

City of Fredericksburg

April 28, 2020

Agenda

- FY 2020 Update
- COVID-19 Intergovernmental Assistance
- FY 2021 Update
 - Revenue Outlook
 - Spending Reductions
- Upcoming Budget Meetings

FY 2020

Current Year Budget Outlook

FY 2020 Revenues

- The City's YTD tax collections represent 68% of total FY20 forecasted

Revenue Source	FY 2020 Revised	FY 2020 YTD	Revenue Needed to Meet Target
General Fund Revenues	\$ 96,445,693	\$ 66,209,024	\$ 30,236,669
Total General Fund w/FB	\$ 101,774,075		\$ 35,565,051

FY 2020 Revenues

- City will see stronger than expected local sales tax collections for economic activity in March
- Meals tax contraction is closely in line with forecast; filings for hotel & amusements are exceptionally low

<u>Tax Collection Month</u>	FY 2020			<u>Cumulative</u> nominal
	<u>April</u>	<u>May</u>	<u>June</u>	
Sales Tax: Month of Economic Activity	February	March	April	
Other Taxes: Month of Economic Activity	March	April	May	
Revenue Forecast Scenario & Magnitude				
for Sales Tax	no impact	mild SIP	severe SIP	
For Other Taxes	mild SIP	severe SIP	severe SIP	
Local Sales Tax	\$ 916,145	\$ 1,012,613	\$ 500,501	\$ 9,842,405
Meals Tax	\$ 497,515	\$ 155,625	\$ 155,625	\$ 9,685,618
Lodging Tax	\$ 1,261	\$ 19,375	\$ 19,375	\$ 1,109,546
Amusements Tax	\$ 80	\$ 6,438	\$ 6,438	\$ 466,142
Subtotal, Primary Impacted Sources	\$ 1,415,000	\$ 1,194,051	\$ 681,938	\$ 21,103,710

FY 2020 Expenditures

Revenue Source	FY 2020 Revised	FY 2020 YTD	Budget less YTD (Variance)
General Fund Revenues	\$ 96,445,693	\$ 66,209,024	\$ 30,236,669
Fund Balance & Transfers	\$ 5,329,382		
Total Budgeted Revenues	\$ 101,775,075		
General Fund Expenditures	\$ 101,775,075	\$ 77,667,796	\$ 24,107,279

FY 2020 Reductions

- Forecast Revenue Loss \$4 to \$8 million
- Proposed expenditure reductions:
 - Proposed reduction in school support \$500,000
 - Small Area Plans & Transfer to Capital Reductions \$1.3 million combined – resolution tonight
 - Proposed reduction to Library / Jail / Juvenile Center - \$350,000
 - Personnel reductions \$400,000
 - Closed Pool Summer 2020 - \$30,000 FY 2020
 - Reduced transfers to DSS and CSA - \$200,000
 - Snow Removal and Other Line Item Savings - \$300,000

COVID-19
INTERGOVERNMENTAL
AID

FY 2020 and FY 2021

Intergovernmental Aid

- Highlighted in this presentation
 - Forms of aid that provide fiscal support to the City; and
 - Aid administered by the City via existing programs and capabilities
- Not covered in this presentation:
 - Aid that flows directly to individuals, businesses, social service providers, etc.; and
 - Fiscal aid involving the issuance of short-term debt

CARES Act: COVID-19 Relief Fund

- Virginia will receive \$3.3 billion in COVID-19 Relief Fund money via the CARES Act
- No public decision from Virginia on local aid allocation
- U.S. Treasury announced rules for states on April 22; for either state or local governments, payments must be used to cover costs that
 1. Were incurred due to the COVID-19 public health emergency;
 2. Were not accounted for in the current year (FY 2020) budget; and
 3. Were incurred between March 1, 2020, and December 30, 2020.
- Sec. Layne told Senate Finance as much as 40% of the total amount may ultimately flow to local aid; no further word as of this date.

CARES Act: Sec. 5307

Apportionment

- FRED Transit awarded \$7.6 million; will be available to draw down as reimbursements for eligible expenses over multiple years.
- Can be used to operate, maintain and manage the public transit system, which includes costs related to prevent, prepare for, and respond to COVID-19
- Operating and Preventative Maintenance only - cannot be used for local match on capital expenses

CARES Act: CDBG CV

- Funds to prepare for, prevent, and respond to Coronavirus related community needs.
- Entitlement Allocation - \$115,302
- Increased Programmatic Flexibility
 - Removes public service cap for 19-20 and 20-21 enabling funding to be spend on direct public services.
 - Allows for expedited public participation process to allocate funds, removing requirements for public hearings, etc.
 - Extends deadlines for submitting plans.
 - Allows for reimbursement of CDBG-CV reimbursable costs, regardless of date incurred.

CARES Act: FEMA Public Assistance

- FEMA authorized to reimburse local governments for “emergency protective measures” in response to the COVID-19 pandemic under Category B of FEMA’s Public Assistance program:
 - Management, control, & reduction of immediate threats to public health & safety
 - Emergency medical care & sheltering
 - Purchase and distribution of food, water, ice, and other supplies
- Approximately \$150,000 identified in eligible expenditures to date
- Reimbursement is 75% of eligible expenses; in the past, Virginia has paid the remaining 25% but no expectation that will happen this time

CARES Act: Public Safety

Grants

- New task force to explore opportunities for funding public safety response to COVID-19
- Potential opportunity: Bureau of Justice Assistance, Coronavirus Emergency Supplemental Funding (CESF) Program (\$43,658)
 - overtime, equipment (including law enforcement and medical personal protective equipment), hiring, supplies (such as gloves, masks, sanitizer), training, travel expenses, and addressing the medical needs of inmates in state, local, and tribal prisons, jails, and detention centers.

FY 2021 BUDGET

Revisions to the City Manager's Recommended Budget

FY 2021 Revenue Outlook

- Assuming a “V-shaped” recovery (i.e., economic re-opening starting in June 2020 and no return to shelter-in-place in FY 2021), City revenues estimated at **\$90.7 million**
 - If a second shelter-in-place directive occurs in FY 2021, revenues will decline further
 - If unemployment remains historically high for more than 6 months, revenues may decline further
- Fund balance use estimated at **\$5 million**
- Total budget estimated at **\$95.7 million**
- NOTE: We are monitoring water & sewer revenues closely as consumption patterns are changing

FY 2021 Outlook

Potential reductions to the Recommended Budget include:

- Eliminate recommended salary increase (\$1,250,000)
- Eliminate recommended new positions (\$512,000)
- Debt refinancing: 2011 Court Bonds (\$1.6 million)
- Reduced "cash capital" expenditures (TBD)
- Scaled-back operations (TBD)
- Reduced local support for FCPS (TBD)
- Reduced support for regional agencies (TBD)

Upcoming Budget Meetings

5/5/20 5:00 p.m. Joint Work Session with Schools
• FY 21 School Budget Discussion

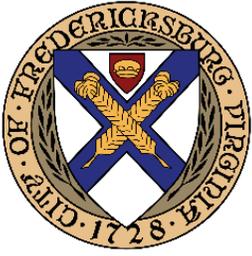
5/12/20 5:30 p.m. School Budget Public Hearing
7:30 p.m. Regular Session
1st reading of School Budget

5/20/20 6:00 p.m. 2nd reading of School Budget

5/26/20 5:30 p.m. Work Session
• FY 21 Budget
7:30 p.m. FY 21 City Budget Public Hearing

6/9/20 5:30 p.m. Work Session
• City Council Budget Propositions
7:30 p.m. Regular Session
First reading of City Budget

6/23/20 7:30 p.m. Regular Session
Second reading of City Budget



CITY OF FREDERICKSBURG, VIRGINIA
CITY COUNCIL
MINUTES

Council Chambers, 715 Princess Anne Street
Fredericksburg, Virginia 22401

HON. MARY KATHERINE GREENLAW, MAYOR
HON. WILLIAM C. WITHERS, JR., VICE -MAYOR, WARD TWO
HON. KERRY P. DEVINE, AT-LARGE
HON. MATTHEW J. KELLY, AT-LARGE
HON. JASON N. GRAHAM, WARD ONE
HON. DR. TIMOTHY P. DUFFY, WARD THREE
HON. CHARLIE L. FRYE, JR., WARD FOUR

April 28, 2020

The Council of the City of Fredericksburg, Virginia, held a regular session on Tuesday, April 28, 2020, beginning at 7:30 p.m. using electronic communication through GoToMeeting pursuant to and in compliance with the City Council Ordinance 20-05, an ordinance to address Continuity of City Government during the pendency of a pandemic disaster.

City Council Present. Mayor Mary Katherine Greenlaw. Vice-Mayor William C. Withers, Jr., Council members Kerry P. Devine, Dr. Timothy P. Duffy, Charlie L. Frye, Jr., Jason N. Graham and Matthew J. Kelly.

Also Present. City Manager Timothy J. Baroody, Assistant City Manager Mark Whitley, City Attorney Kathleen Dooley, Community Planning and Building Services Director Charles Johnston, Fire Chief Mike Jones and Clerk of Council Tonya B. Lacey.

Opening Prayer and Pledge of Allegiance. Council was led in prayer by Councilor Matthew J. Kelly followed by the Pledge of Allegiance led by Mayor Mary Katherine Greenlaw.

Coronavirus (COVID-19) Update (D19-__). Chief Mike Jones reported that the number of cases had started to decrease some daily and there were only 16 patients in the health district that were in the hospital that have COVID-19 and there were only nine deaths in the Rappahannock health district. In the state, there continues to be an increase in

positive cases, there were currently 426 in the Rappahannock health district and over 200 of those cases were in Stafford County, a little over one hundred in Spotsylvania and 27 in the City of Fredericksburg. Chief Jones said he and his staff were working with the City Manager on a road map of recovery so that once the Governor lifts some of the restrictions they would be prepared.

Mayor Greenlaw thanked Chief Jones and all of staff for a great job.

Councilor Frye thanked Chief Jones for the updates he stated how beneficial they were to the citizens.

Chief Jones thanked the businesses and citizens of Fredericksburg for stepping up and looking out for the Police, Fire and Sheriff's departments. He said their donations were greatly appreciated. Mayor agreed, she noted that even the businesses that were struggling had reached out to help take care of others.

Citizen Comment. The following speaker submitted a comment to be read during the citizen comment portion of this evening's meeting.

Bridget McGregor (D20-__), 102 Excaliber Court, spoke about the importance of transitioning Fredericksburg Schools to clean energy. She stated that this could be a huge cost savings and a learning opportunity for the students. See **D20-__** for more information.

Council Agenda Presented. The following items were presented to Council for discussion.

7A. Baseball Status – Vice-Mayor Withers

7B. Ranked Choice Voting – Councilor Graham

Baseball Status. Vice-Mayor Withers asked Assistant City Manager Whitley to give a brief update and status on the baseball stadium. He stated that the City's Development

and Shared Use Agreement required the City to pay annually \$1,050,000 for the use of the stadium but that payment would not begin until the commencement date. He explained that there were two test for the commencement date and the first was that they must have a certificate of occupancy. He noted that the stadium had received a temporary certificate of occupancy (CO). The second test is that the facility had to be ready for City events and this part of the test had not been met. He said they do not have a firm date and as they get closer they would inform the Council.

Mr. Whitley also reported that the City's obligation was one quarter in the rear to date and this would slide. He said the Silber's under the paid admissions agreement and the Celebrate Virginia South Property Owner's Association would owe their quarterly payments soon.

Councilor Kelly asked Mr. Whitley what sources of revenue the City had for this payment and Mr. Whitley said there were some funds that would be ready such as the tax payments from the stadium and the use agreement and the paid admissions payment. He said the City may have to make a payment and have the revenues catch up. Mr. Kelly noted that all taxes from the stadium would go back into the stadium.

Vice-Mayor Withers stated that this was an extremely stressful time in the City but the City had really stepped up and it was stressful for the City Manager, managerial staff and department heads. He reminded the citizens that as of Friday the employees would be taking pay cuts and they would lose several of their fellow workers to furlough. He thanked the staff for coming through during these troubled times. Vice-Mayor Withers asked the citizens of Fredericksburg to remember this because there may be some things that cannot be done right now and he encourage them to be thankful for the staff the City has.

Mayro Greenlaw stated that it was important to know that all 40 employees that were being furloughed were important to the organization. She said many of the employees that remain with reduced income would be doing their job and part of someone else's. She said kudos to the employees for being willing to pull together and get the work done.

Ranked Choice Voting. Councilor Graham reported that Governor Northam signed a bill to implement a pilot program that gives localities the choice of using ranked choice voting. The bill would go into effect July of next year. He said it was important for the City to explore it and he would like support for it. He said he would be reaching out to the registrar to see how this would look for the City and maybe have him bring a presentation to the Council.

City Manager's Consent Agenda Accepted for Transmittal as Recommended (D20-__ thru D20-__). Councilor Kelly moved approval of the City Manager's consent agenda; motion was seconded by Councilor Frye and passed by the following recorded votes. Ayes (7). Councilors Greenlaw, Withers, Devine, Duffy, Frye, Graham and Kelly. Nays (0).

- Ordinance 20-03, Second Read Approved, Amending the Unified Development Ordinance to Regulate Infill Development, by Amending the designated Front Yards, Secondary Front Yards, and Rear Yards on Corner Lots and Through Lots (D20-__).
- Ordinance 20-09, Second Read Approved, Providing for Issuance and Sale of General Obligation Refunding Bonds of the City of Fredericksburg, Virginia, in an Amount Not to Exceed \$37,000,0000, and the Form, Details and Payment Thereof (D20-__).

Adoption of Minutes. Councilor Devine moved approval of the April 7 special session minutes, the April 14, 2020 regular session minutes; motion was seconded by Councilor Kelly and passed by the following recorded votes. Ayes (7). Councilors Greenlaw, Withers, Devine, Duffy, Frye, Graham and Kelly. Nays (0).

Appointment to the Cable Commission (D20-__) – Councilor Duffy asked for a postponement of the vote and Council agreed.

Resolution 20-30, First Read Approved, Amending the Fiscal Year 2020 Capital Budget to Reduce or Defer Capital Projects to Respond to the COVID-19 Pandemic (D20-__). After staff presentation and some discussion Councilor Devine made a motion to approve Resolution 20-30, on first read, amending the Fiscal Year 2020 capital budget to reduce or defer capital projects to respond to the COVID-19 Pandemic; motion was seconded by Councilor Kelly and passed by the following recorded votes. Ayes (7). Councilors Greenlaw, Withers, Devine, Duffy, Frye, Graham and Kelly. Nays (0).

Resolution 20-30, Second Read Approved, Amending the Fiscal Year 2020 Capital Budget to Reduce or Defer Capital Projects to Respond to the COVID-19 Pandemic (D20-__). Councilor Devine made a motion to approve Resolution 20-30, on second read, amending the Fiscal Year 2020 capital budget to reduce or defer capital projects to respond to the COVID-19 Pandemic; motion was seconded by Councilor Kelly and passed by the following recorded votes. Ayes (7). Councilors Greenlaw, Withers, Devine, Duffy, Frye, Graham and Kelly. Nays (0).

Ordinance 20-10, First Read Approved, Ordinance Amending the Continuing Disclosure Provisions in Ordinance No. 18-17 Relating to the City's Series 2018 General Obligation Bonds to Conform the Annual Filing Requirements Therein to Established Practices Contained in the City's Standard Continuing Disclosure Agreement (D19-__). Councilor Devine made a motion to approve Ordinance 20-10, on first read, ordinance amending the continuing disclosure provisions in Ordinance No. 18-17 relating to the City's Series 2018 General Obligation Bonds to conform the annual filing requirements therein to established practices contained in the City's Standard Continuing Disclosure Agreement; motion was seconded by Councilor Frye and passed by the following recorded votes. Ayes (7). Councilors Greenlaw, Withers, Devine, Duffy, Frye, Graham and Kelly. Nays (0).

Ordinance 20-10, Second Read Approved, Ordinance Amending the Continuing Disclosure Provisions in Ordinance No. 18-17 Relating to the City's Series 2018 General Obligation Bonds to Conform the Annual Filing Requirements Therein to Established Practices Contained in the City's Standard Continuing Disclosure Agreement (D19-__). Councilor Devine made a motion to approve Ordinance 20-10, on second read, ordinance amending the continuing disclosure provisions in Ordinance No. 18-17 relating to the City's Series 2018 General Obligation Bonds to conform the annual filing requirements therein to established practices contained in the City's Standard Continuing Disclosure Agreement; motion was

seconded by Councilor Frye and passed by the following recorded votes. Ayes (7). Councilors Greenlaw, Withers, Devine, Duffy, Frye, Graham and Kelly. Nays (0).

City Manager's Report and Council Calendar (D19-__ thru D19-__).

City Manager Baroody directed the Council's attention to the Manager's report and Council Calendar. Activities highlighted on the report were as follows: Update on Budget Work Sessions and Meetings, COVID-19 (Coronavirus), Census 2020, Step Outside, Say Hello! and Fred Focus.

Adjournment. There being no further business to come before the Council at this time, Mayor Greenlaw declared the meeting officially adjourned at 8:21 p.m.

Mary Katherine Greenlaw, Mayor

Tonya B. Lacey, Clerk of Council, CMC

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MEMORANDUM

TO: Timothy J. Baroody, City Manager
FROM: Susanna Finn, Community Development Planner
DATE: May 12, 2020
SUBJECT: Community Development Block Grant, 2020 Consolidated Plan

ISSUE

Approval by City Council of the Community Development Block Grant 2020 Consolidated Plan.

RECOMMENDATION

Approval of the attached resolution to approve and to authorize staff to forward the Consolidated Plan to HUD by the deadline date of May 15, 2020.

BACKGROUND

The City of Fredericksburg submits a Consolidated Plan to the United States Department of Housing and Urban Development (HUD) to outline the critical community development needs and the five-year goals to meet those needs (to the extent funds are available). The Consolidated Plan is divided into a several sections and includes a needs assessment, market assessment, strategic plan, and the first annual action plan for this five-year planning cycle. The Consolidated Plan is designed to assess the entirety of the City's community development needs. Topics include housing cost and quality, needed public services for sub-populations, infrastructure, facility and public improvement upgrades, transportation, broadband, economic development, and homeless populations. The Housing Advisory Committee met on April 12, and approved of this plan. Key takeaways from each section of the plan are outlined here.

Needs Assessment

- Of the City's 5,590 low and moderate income renter households, 3,504 (62%) are overburdened by housing costs in excess of 30% of their income. 1,710 households (30%) are overburdened by housing costs in excess of 50% of their income.
- Most households including a person with a disability are low-income, living with at least one housing problem, and most are renters. They are of disproportionately lower income than other residents, 32% of persons with a disability live below the federal poverty level compared to 17% of the non-disabled population.
- 95% of low-income Hispanic households experience at least one housing problem, compared to 64% of all low-income households indicating that they may be disproportionately affected.
- 20% of African American households own their own homes, compared to 42% of white households indicating that there may be additional needs for these households to enter into homeownership.

- Over the course of 2019, the regional Continuum of Care served 935 literally homeless persons. Of those, 50% were white, 37% black, 10% multiple races, and less than 1% Asian, American Indian, and Native Hawaiian each. This is a disproportionate number of persons of color compared to the region's general population and the region's population living in poverty: persons of color are twice as likely to become homeless than their white counterparts.
- On any given night in 2019, there were 221 persons experiencing homelessness in the region.

Market Assessment

- The 2015 American Community Survey estimated there were 10,080 housing units. 40% of these were single-family detached and 12% single family attached. 41% of housing units were in structures with more than 5 units. Small multi-family buildings, duplexes, and quadplexes accounted for only 5% of the housing units. These missing middle housing types, integrated into neighborhoods, offer affordable living opportunities for families.
- The annual wage needed to afford a two-bedroom apartment at 30% of income paying fair market rent is \$66,600 per year.
- Fair market rent for a two-bedroom apartment is \$1,665. Median home value is estimated at \$341,200.
- The top employment sectors in the City are education and healthcare services, arts and entertainment, retail trade, and professional scientific and management services. There are 14,695 persons in the Civilian labor force.

Strategic Plan

The needs identified through this process are larger than can be addressed with the City's CDBG funds alone. As such, the strategic plans identifies high impact community programs that fill gaps in community needs. For the FY 20-21 grant year, the City will be receiving \$196,004 in funding. Assuming this continued level of funding, the consolidated plan outlines goals for nearly one million dollars in CDBG funding over the next five years. The projects outlined in this plan strategically invest our resources into preserving the existing stock of affordable housing, allowing individuals to age in place, and families to retain inter-generational wealth. To create an impact on neighborhoods, Fredericksburg will partner with sub recipient organizations to carry out direct public services to target assistance to the service needed to maintain household stability including emergency rental and utility assistance, eviction prevention, and landlord tenant counseling to improve the livability of the community for low income households. Additionally, where identified through the small area plans, public facility projects may be pursued where they will have a direct impact on low-income neighborhoods improving neighborhood quality to create connections and community assets. The below table outlines the proposed project expenditures this next planning cycle.

Projects	Program Years				
	20-21	21-22	22-23	23-24	24-25
Home Repair	\$96,874	\$87,400	\$57,400	\$87,400	\$57,400
Architectural Barriers	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000
Homeownership Assistance	\$9,400	\$10,000	\$10,000	\$10,000	\$10,000
CVHC- Lend a Hand	\$12,130	\$12,000	\$12,000	\$12,000	\$12,000
LAW – Tenant Counseling	\$8,400	\$8,400	\$8,400	\$8,400	\$8,400
FAHASS – Assistance and testing	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000
Administration	\$37,000	\$35,000	\$35,000	\$35,000	\$35,000
Fair Housing	\$200	\$200	\$200	\$200	\$200
Public Information	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000
Public Improvements	\$0	\$10,000	\$40,000	\$10,000	\$40,000

PUBLIC PARTICIPATION

The Consolidated Plan has been developed with public input and the final drafts made available to the community. Formal public participation began with a public hearing on January 28. The Planning staff contacted service providers and neighborhood groups inviting them to attend the hearing. Speakers at this meeting, provided support for programs that fight against evictions, fund homeless services, and assist low-income families with food insecurity.

Throughout the spring, City Planning staff spoke with neighborhood groups and other organizations that requested meetings. Citizen support from neighborhood groups indicated strong support for existing as well as proposed housing programs. Civic associations emphasized their interest in improving the rate of homeownership in Fredericksburg and were also interested in programs that helped property owners complete necessary home maintenance. Others supported the continuance of emergency housing grants to prevent eviction and homelessness. These issues have been addressed, with CDBG funds, through the direct home ownership assistance program, emergency home repair, and the Lend-A-Hand program. These efforts are having a positive and very visible effect which the public would like to see continue.

A public notice on March 31, 2020, opened a 30-day public review and comment period for the draft plan. Staff sent the final plan to public service providers for their comment and review. The public comment period closes on May 10, 2020, and staff will finalize the document for consideration by the City Council.

FISCAL IMPACT

Community development programs are funded through the City’s CDBG entitlement funds.

Attachments: Resolution
 Consolidated Plan (2020)



MOTION:

SECOND:

RE: Approving the 2020-2024 Community Development Block Grant Consolidated Plan

ACTION: APPROVED: Ayes: 0; Nays: 0

May 12, 2020
Regular Meeting
Resolution No. 20-

The City of Fredericksburg, Virginia receives annual funding under the Community Development Block Grant program to address critical community development needs; and

The Community Planning and Building Department, which administers these funds, has developed a five-year Consolidated Plan for submittal to the United States Department of Housing and Urban Development (HUD), to show how these funds will be expended; and

The City has provided an opportunity for and invited public participation during preparation of the Consolidated Plan.

Therefore the City Council hereby resolves that,

- Pursuant to a full public participation process, approves the 2020 Consolidated Plan.
- The City Manager is authorized to forward the approved Consolidated Plan to HUD, for further review and approval.

Votes:

Nays:

Absent from Vote:

Absent from Meeting:

Clerk's Certificate

I, the undersigned, certify that I am Clerk of Council of the City of Fredericksburg, Virginia, and that the foregoing is a true copy of Resolution No. 20- duly adopted at the City Council meeting held May 12, 2020 at which a quorum was present and voted.

Tonya Lacey, MMC
Clerk of Council

Demo

CITY OF FREDERICKSBURG, VIRGINIA



2020 CONSOLIDATED PLAN FOR COMMUNITY
DEVELOPMENT PROGRAMMING

PROGRAM YEARS 2020 - 2024

Prepared by: COMMUNITY PLANNING AND BUILDING

Executive Summary

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

1. Introduction

The Consolidated Plan specifies how Fredericksburg intends to invest federal funds received through the Community Development Block Grant (CDBG) program. This document examines housing and homeless needs, analyzes the existing housing market, sets out a five-year strategic plan, and establishes community development priorities. Annual Actions Plans will be developed for each year of this five year plan, to implement its goals.

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

Federal formula grants, such as CDBG, address three broad goals. These commitments include 1) decent housing, 2) a suitable living environment, and 3) expanded economic opportunities. Decent housing encompasses retention and provision of affordable housing as well as prevention of homelessness. A suitable living environment is defined as improving the safety and livability of neighborhoods and increasing their access to the community as a whole. Expanded economic opportunities include improvements to the economic viability of the locality and the creation and retention of jobs.

Housing Goals

HOUSING GOALS

An aggressive affordable housing strategy has helped to address the ratio of owner-occupied units, while helping to provide housing that is affordable to low to moderate-income families. The City will continue to promote homeownership through direct assistance. This subsidy will be in the form of down payment assistance or payment of specific closing costs. A mortgage lender will still be needed to provide conventional mortgage financing. This program will enhance existing neighborhoods by filling in vacant lots when new houses are constructed, stabilize the community with long-term residents, and increase the affordable housing stock. Furthermore, this activity will relieve some pressure on the rental market.

Fredericksburg has a comprehensive policy of neighborhood conservation that recognizes the interrelationship of both human and physical resources in developing strong, livable communities.

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Established neighborhoods benefit from a strong base of homeowners and existing housing needs to be maintained, to ensure continued safety and habitability.

The City will also continue to provide an ongoing Emergency Home Repair Program to rehabilitate low-income, owner-occupied units. The bulk of this activity will occur in predominantly low-income minority neighborhoods; because that is where the identified need is greatest, but qualifying households city-wide will be eligible to participate. The City will also modify houses to meet handicapped occupant needs as well as adapt houses to ensure continued independent living for elderly and frail elderly persons.

The strategy analysis indicates that a large number of elderly households have a housing cost burden in excess of 30 percent of income. The City's Emergency Home Repair Program will help to meet the needs of this segment of the population. The City will also coordinate with other agencies to maximize the impact of any other housing rehabilitation opportunities. The funding reasonably expected to be available to address affordable housing is a combination of public and private funding. The public contribution will include CDBG funds in the amount of approximately \$190,000 per year, for an approximate total of \$950,000, over a five year period. This figure is contingent, however, on Federal appropriations and CDBG formula allocations.

Public Service Goals

The City of Fredericksburg's strategy for addressing non-housing community development needs is to concentrate on specific public services. The City will generally support applications for related programs and resources from eligible non-profit organizations and other groups. When the City is also an eligible applicant, it will seek to coordinate any application with other relevant organizations so any program benefits will be delivered to citizens as effectively as possible.

Prevention of Foreclosure/Eviction - The City will partner with non-profits who can coordinate emergency funds to prevent eviction and foreclosure. It will also partner with groups to represent tenants in court for illegal evictions and educate tenants on landlord tenant law.

HIV/AIDS - The City will partner with groups who can outreach to persons living with HIV/AIDS to provide emergency rent and utility assistance, case management, and testing and education.

3. Evaluation of past performance

The 2020 Consolidated Plan is the sixth consolidated plan in the twenty five years that the City has received an annual entitlement of Community Development Block Grant funding. In this time, the City has used its CDBG funding to complete repairs on at least 230 homes, removed barriers to accessibility on roughly 70 homes, and helped facilitate the purchase of another 65. Finally, the public services portion of the funding has assisted countless LMI households in receiving legal, housing, and food services throughout the City. For further detail, see the City of Fredericksburg Consolidated Annual Performance and Evaluation Reports (CAPER) available of on the City's website.

4. Summary of citizen participation process and consultation process

The City of Fredericksburg adopted a Citizen Participation Plan, in February 1995, to provide a framework within which the public is encouraged to participate in developing CDBG plans and programs. The City has reviewed and amended this plan in 1999, 2001, 2004, and 2009 to ensure it remains an effective document. The Fredericksburg Citizen Participation Plan remains valid and conforms to the Code of Federal Regulations, Title 24, Part 91.105.

5. Summary of public comments

Beginning in January of 2020, the Planning staff began to speak to established neighborhood groups and other organizations at their regularly scheduled meetings. Citizen support from neighborhood groups indicated strong support for existing as well as proposed housing programs. Civic associations, for instance, emphasized their interest in maintaining and even improving the rate of homeownership in Fredericksburg and others supported the continuance of emergency grants for housing to prevent eviction. These issues have been addressed, with CDBG funds, through the Direct Homeownership Assistance program and the Lend-A-Hand program. Additionally, neighborhoods were excited about the Emergency Home Repair program which can provide assistance throughout the City for roofing, plumbing, and electrical repairs in an effort to maintain affordable housing opportunities. These efforts are having a positive and very visible effect which the public would like to see continue.

A public notice on March 31, 2020, opened a 30-day public review and comment period for the draft plan.

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

Staff took measures to include all interested agencies in the development of the 2020 Consolidated Plan. No agencies were denied an opportunity to provide their input into the housing and community development needs of the City.

7. Summary

The Consolidated Plan provides the basis for developing the related Annual Action Plans, through which community development programs are implemented. Benchmarks have been established to show the

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overall impact of Fredericksburg's CDBG investment over the five year period of the Plan. This cumulative information allows citizens as well as City officials to track the City's progress in implementing its community development goals.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 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
CDBG Administrator	FREDERICKSBURG	Community Planning and Building Department

Table 1 – Responsible Agencies

Narrative

The City of Fredericksburg is a designated central city within the Washington-Baltimore, DC-MD-VA-WV Combined Metropolitan Statistical Area (CMSA). This designation, made in 1993 (OMB Bulletin No. 93-05), elevated the City to the status of an entitlement community under the Community Development Block Grant (CDBG) program. Title I of the National Affordable Housing Act requires local governments applying for this and other direct assistance from the U.S. Department of Housing and Urban Development (HUD) to provide a comprehensive community development plan, called the Consolidated Plan.

The City of Fredericksburg, as lead agency, oversees the development of the Consolidated Plan to prioritize federal and state community development and housing program funding. By way of the Community Planning and Building Department, the City of Fredericksburg also administers all funding for CDBG-specific programming and public services.

Consolidated Plan Public Contact Information

Susanna Finn, Community Development Planner

City of Fredericksburg Community Planning and Building Department

PO Box 7447

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Fredericksburg, Virginia 22404

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PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

1. Introduction

The City of Fredericksburg consulted civic associations, religious assemblies, municipal officials, non-profit agencies, governmental agencies, and the Fredericksburg Regional Continuum of Care (FRCoC) when developing the 2020 Consolidated Plan. City staff held a public hearing, and individual input sessions upon request. The content of these consultations is summarized in the Citizen Participation section and informs the goals in the 5-Year Strategic Plan.

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)).

The network of supportive services in the City of Fredericksburg is diverse and comprehensive. Community members in need can access various types of support through local agencies and programs but families and referring partners often struggle to identify the appropriate agency or program that is most appropriate. The City aims to remain up-to-date on all available resources to be a best coordinate with households in need with housing providers, private and governmental health, mental health, and service agencies.

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 George Washington Regional Commission (GWRC) is the lead agency for the Fredericksburg Regional Continuum of Care and provides administrative support and technical assistance for the agencies and its functions. GWRC is responsible for the completion and submission of the CoC Homeless Assistance Competition, as well as the HIC and PIT. The CoC follow funding and performance priorities guided by the strategic plan. The City's Community Development Planner currently serves on the board of the CoC and is therefore able to coordinate to address the needs of homeless persons and persons at risk of homelessness.

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

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The City of Fredericksburg remains a major part of the FRCoC's board, which approves funding and performance measures for the community and the submission of collaborative applications. A Funding and Performance Committee monitors program outcomes and sets new goals. GWRC remains the community's HMIS lead agency. The region's HMIS services are currently funded through the federal Dept. of Housing and Urban Development's Continuum of Care grant program, as well as through locality resources.

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	CENTRAL VIRGINIA HOUSING COALITION
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	CVHC provided data and analysis relating to the public housing, and housing needs sections.
2	Agency/Group/Organization	DISABILITY RESOURCE CENTER
	Agency/Group/Organization Type	Housing Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
3	Agency/Group/Organization	Department of Social Services
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-Health Services-Education Services-Employment Publicly Funded Institution/System of Care Other government - State Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
4	Agency/Group/Organization	Fredericksburg Area HIV/AIDS Support Services
	Agency/Group/Organization Type	Housing Services-Persons with HIV/AIDS Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	FAHASS provided narrative and data assistance relating to the homeless and at-risk population with HIV/AIDS.
5	Agency/Group/Organization	George Washington Regional Commission
	Agency/Group/Organization Type	Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	As the lead agency of the Fredericksburg Regional Continuum of Care, GWRC provided narrative and data relating to the area homeless population.

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8	Agency/Group/Organization	Rappahannock Area Community Services Board
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Health Services-Education Health Agency Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	RACSB provided data and narrative relating to service needs and programs for special needs populations throughout Fredericksburg and the region.
9	Agency/Group/Organization	Empowerhouse
	Agency/Group/Organization Type	Housing Services-Victims of Domestic Violence Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Families with children Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Empowerhouse consulted on the needs and program offerings for domestic abuse survivors.

12	Agency/Group/Organization	Rappahannock United Way
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Health Services-Education Services-Employment Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	RUW was given a draft of the plan for comment and consultation.

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

Staff took measures to include all interested agencies in the development of the 2020 Consolidated Plan. No agencies were denied an opportunity to provide their input into the housing and community development needs of the City.

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	Fredericksburg Regional Continuum of Care (FRCoC)	The goals, strategies, and initiatives outlined in the FRCoCs 10-Year Plan to End Homelessness (2014) will be achieved in conjunction with those of the City's Consolidated Plan. The FRCoC's strategic plan is currently being updated. This plan, currently in draft status, outlines the need to develop, support, and promote a homeless response system. It outlines goals to lead efforts in homelessness and support efforts for advancing affordable housing in general. The Consolidated Plan will advance these housing-related objectives by investing in the affordable housing stock in the City and preventing homelessness through its partnership with agencies providing emergency assistance funding.
City of Fredericksburg Comprehensive Plan	City of Fredericksburg Community Planning and Building Department	In 2015, the City of Fredericksburg Community Planning and Building Department completed an update to the City's Comprehensive Plan. Updated priorities include increasing the City's rate of homeownership; promoting the development of a range of affordable housing types and options; maintaining the current stock of affordable housing choices; and ensuring accessible and affordable housing options for persons with disabling condition(s). In 2016, the City begin a small area planning process to update the comprehensive plan for subsections of the City. Two plans have been completed with two more in draft status. The remainder of the plans will be completed during this consolidated plan cycle. These processes focus land use issues including affordable housing, missing middle housing, and neighborhood infrastructure to ensure a suitable living environment for all ages and incomes residing in Fredericksburg. The 2020 Consolidated Plan Strategic Plan goals and objectives are directly aligned with the City's Comprehensive Plan update and seek to achieve the initiatives outlined therein through CDBG-funded programming and by leveraging relationships with the region's homeless services providers, housing coalition, and localities.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
City-wide Market Report	City of Fredericksburg Community Planning and Building Department	In 2018, the Community Planning and Building Department released a City-wide Market Report to identify realistic development recommendations for multiple commercial corridors and residential development based on a combination of market analysis, and economic feasibility. One of the major themes of the report was the supply and cost of housing at many levels of affordability. The report states that the City currently has a stock of affordable housing units, and should take efforts to preserve this housing for the future while actively planning for increasing demand.
Analysis of Impediments to Fair Housing Choice	City of Fredericksburg Community Planning and Building Department	The City of Fredericksburg completed a 2019 update of its Analysis of Impediments to Fair Housing Choice report. The 2020 Consolidated Plan either directs CDBG funding for housing and public services to directly address the action items or indirectly through administrative support.

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(l))

City of Fredericksburg staff maintains a close liaison with its community development counterparts in the four surrounding counties in Planning District 16, as well as representatives from HUD and Virginia Department of Housing and Community Development in Richmond. Given the stagnancy in annual CDBG entitlement, the City will have to leverage its regional, state, and federal partnerships forged through CDBG and CoC efforts to meet its 2020-2025 Consolidated Plan objectives.

Narrative (optional):

Although the City of Fredericksburg uses no CDBG direct funding for economic development initiatives, its staff, in part funded by the administrative portion of the annual entitlement, remains a resource and advocate for affordable housing and community development within the City Department of Community Planning and Building. This access allows staff to interface with public and private developers and elected officials on issues related to consolidated plan housing priorities.

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

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

The City of Fredericksburg adopted a Citizen Participation Plan, in February 1995, to provide a framework within which the public is encouraged to participate in developing CDBG plans and programs. The City has reviewed and amended this plan in 1999, 2001, 2004, and 2009 to ensure it remains an effective document. The Fredericksburg Citizen Participation Plan remains valid and conforms to the Code of Federal Regulations, Title 24, Part 91.105.

Formal public participation during the Consolidated Plan development process began with a public hearing on January 28, 2020. This hearing occurred during a regularly scheduled meeting of the Fredericksburg City Council. Although the Planning staff would be contacting service providers, neighborhood groups, and adjoining jurisdictions, this hearing provided a forum for anyone else who desired to be involved in this process.

At this public hearing a representative from Legal Aid Works spoke to the need for eviction prevention and legal representation. A pastor of a local church spoke about the need for his church to be modified with an elevator for his congregation, and a representative from another church's outreach ministry spoke to the need for affordable housing and the extreme needs of the very lowest income groups.

These comments will be incorporated, as appropriate, into the consolidated plan.

Beginning in January of 2020, the Planning staff began to speak to established neighborhood groups and other organizations at their regularly scheduled meetings. Citizen support from neighborhood groups indicated strong support for existing as well as proposed housing programs. Civic associations, for instance, emphasized their interest in maintaining and even improving the rate of homeownership in Fredericksburg and others supported the continuance of emergency grants for housing to prevent eviction. These issues have been addressed, with CDBG funds, through the Direct Homeownership Assistance program and the Lend-A-Hand program. Additionally, neighborhoods were excited about the Emergency Home Repair program which can provide assistance throughout the City for roofing, plumbing, and electrical repairs in an effort to maintain affordable housing opportunities. These efforts are having a positive and very visible effect which the public would like to see continue.

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A public notice on March 31, 2020 provided a summary of the analysis included in the consolidated. Notifications on the City website and the Free-Lance-Star opened a 30-day public review and comment period for the draft plans on April 10th to run until May 10th.

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)
1	Newspaper Ad	Non-targeted/broad community	The City published a notice in the Free-Lance Star on September whatever inviting public comment on the Consolidated Plan development, and offering the opportunity to meet and discuss five-year priorities	Not applicable	Not applicable	

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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)
2	Public Hearing	Non-targeted/broad community	The City held a public hearing on January 28, 2020 to receive initial input into the development of the 2020 Consolidated Plan.	No comment	No comment	https://www.fredericksburgva.gov/AgendaCenter/ViewFile/Agenda/_01282020-1236?html=true

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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)
3	Mailed Letter	Civic Associations/ Religious Assemblies	On January 3, 2020, staff sent letters to City civic associations, homeowners associations, and religious assemblies offering to meet with each to discuss the consolidated planning process, review local demographics, outline current programming, and receive input for how to prioritize community development initiatives going forward.	Representatives from one local church spoke to the need for more services for homeless persons in our community illustrating issues he was seeing with loitering in public places.	n/a	20

Consolidated Plan

FREDERICKSBURG

Demo

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)
4	Internet Outreach	Non-targeted/broad community	The City of Fredericksburg Community Planning and Building Department made the draft 2020 Consolidated Plan and the draft FY 2020 Annual Action Plan available through the City of Fredericksburg website	n/a	n/a	

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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	Non-targeted/broad community	In follow up to the letter sent to neighborhood associations, the Community Development Planner attended two civic association and one faith-based committee meetings to discuss the consolidated plan and to receive input on future programming	The comments received were consistently positive regarding the current CDBG-funded programming. Many had specific questions about the administration of the programs in an effort to bring more awareness to their availability within their communities	n/a	

Table 4 – Citizen Participation Outreach

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Needs Assessment

NA-05 Overview

Needs Assessment Overview

The assessment of the City of Fredericksburg's housing needs has been developed from HUD's pre-populated American Community Survey (ACS) and Comprehensive Housing Affordability Strategy (CHAS) data, and is in certain cases supplemented with the more up-to-date ACS Five-Year Estimates. Household categories, both renter and owner, have been defined by HUD as follows, to facilitate this analysis.

This breakdown in household categories is designed to identify very specific areas of need. Additional breakdowns by racial categories will reveal whether there are disproportionately greater needs experienced by any racial or ethnic group. If a disproportionately greater need exists in any income category, further assessment is provided.

This chapter charts different types of housing needs for various types of households, as revealed in the updated 2011-2015 Comprehensive Housing Affordability Strategy (CHAS) data. CHAS data is a special tabulation of data from the ACS that provides counts of the numbers of households that fit certain combinations of HUD-specified criteria including housing needs, the HUD-defined income limits (described in the Household Income Categories table below) and household types of interest to those completing the Consolidated Plan. There is a section for each income category, further broken down by renters and owners.

This needs assessment highlights several housing related needs including the construction of new housing for those with low/no income, housing affordable for rent and purchase for workforce and moderate income households, funds to upgrade sub-standard housing, legal services to prevent evictions, emergency rent assistance and others. There are also non-housing community development needs including an expansion of public transit, connections to multi-modal transportation systems, increased food security, and many others.

Given limitations in funding, Fredericksburg aims to strategically invest our resources into preserving the existing stock of affordable housing allowing individuals to age in place and families to retain inter-generational wealth to create a sustainable impact on neighborhoods. Fredericksburg will also partner with subrecipient organizations to carry out direct public services to target assistance toward needed services to maintain household stability including emergency rental and utility assistance, eviction prevention, and landlord tenant counseling to improve the livability of the community for low income households.

Household Income Categories

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

Summary of Housing Needs

According to 2011-2015 American Community Survey (ACS) estimates, the City of Fredericksburg has a population of 27,395 and 10,080 households. This represents a 13% increase in population and a 13% increase in households since 2009. Over the same period, the City’s median household income rose from \$43,154 to \$51,762, an increase of 20%.

Sections NA-10 through NA-35 offer a comprehensive analysis of the City of Fredericksburg housing needs. Highlights include:

- Of the City’s 4,635 low and moderate income renter households, 3,010 are overburdened by housing costs in excess of 30 percent of income and 1,495 experience a severe cost burden (in excess of 50 percent of income).
- Among the City’s 955 low and moderate owner-occupied households, 494 are overburdened by housing costs in excess of 30 percent of income and 215 experience a severe cost burden (in excess of 50 percent of income).
- The incidence of overcrowding in Fredericksburg is less than one percent and the majority of instances occur in rental housing.
- There are 3,375 low and moderate income renter households (72.8 percent of low and moderate renter households) that experience some sort of housing problem.
- There are 485 low and moderate income owner-occupied households (50.7 percent of low and moderate income owner households) that experience some sort of housing problem.

Demographics	Base Year: 2009	Most Recent Year: 2015	% Change
Population	24,286	27,395	13%
Households	8,903	10,080	13%
Median Income	\$43,154.00	\$51,762.00	20%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	2,675	1,695	1,225	760	3,725
Small Family Households	1,005	765	535	300	1,675
Large Family Households	125	75	50	0	180

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	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Household contains at least one person 62-74 years of age	370	195	105	170	675
Household contains at least one person age 75 or older	265	115	105	90	350
Households with one or more children 6 years old or younger	550	440	260	195	359

Table 6 - Total Households Table

Data Source: 2011-2015 CHAS

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	115	0	0	0	115	0	0	0	0	0
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	0	40	0	0	40	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	0	0	0	0	0	0	10	10
Housing cost burden greater than 50% of income (and none of the above problems)	1,280	220	0	0	1,500	110	50	55	10	225
Housing cost burden greater than 30% of income (and none of the above problems)	520	875	85	45	1,525	75	90	105	25	295

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	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
Zero/negative Income (and none of the above problems)	240	0	0	0	240	0	0	0	0	0

Table 7 – Housing Problems Table

Data 2011-2015 CHAS
Source:

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	1,395	260	0	0	1,655	110	50	55	20	235
Having none of four housing problems	780	1,135	825	510	3,250	150	250	340	235	975
Household has negative income, but none of the other housing problems	240	0	0	0	240	0	0	0	0	0

Table 8 – Housing Problems 2

Data 2011-2015 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	835	575	15	1,425	45	40	75	160
Large Related	120	30	0	150	0	0	20	20
Elderly	330	105	20	455	100	75	29	204
Other	540	390	50	980	45	25	40	110

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	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Total need by income	1,825	1,100	85	3,010	190	140	164	494

Table 9 – Cost Burden > 30%

Data 2011-2015 CHAS
Source:

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	645	155	0	800	45	10	55	110
Large Related	75	0	0	75	0	0	0	0
Elderly	160	30	0	190	40	25	0	65
Other	395	35	0	430	25	15	0	40
Total need by income	1,275	220	0	1,495	110	50	55	215

Table 10 – Cost Burden > 50%

Data 2011-2015 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	0	25	0	0	25	0	0	0	10	10
Multiple, unrelated family households	0	15	0	0	15	0	0	0	0	0
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	0	40	0	0	40	0	0	0	10	10

Table 11 – Crowding Information – 1/2

Data 2011-2015 CHAS
Source:

	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.

2011-2015 ACS Data shows that 35.6% or 3,597 of the City’s total households are one-person households. Of these, 993 are homeowners, and 2,603 are renters. Specific data on the housing needs for single person households is difficult to come by as the CHAS data includes but does not distinguish it from the aggregated data in the “other” category. However, when analyzing the “other” category as a whole, one sees that the most significant housing problem is cost burden and severe cost burden, especially among renters earning 0-50% AMI. Table 9 shows that 1,530 single person renter households are cost burdened, meaning that 62% of all single person renters are paying at least 30% of their income for housing.

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.

Across Fredericksburg, most households with people with disabilities are low-income or lower and living with one or more housing problems, and most are renters. Additionally, people with disabilities in Fredericksburg are disproportionately of lower income than other residents. According to the 2011-2015 ACS, 31.6% of persons with a disability are below the federal poverty level compared to the 17.4 percent of the non-disabled population.

In FY 2014, 188 households experiencing domestic violence needed help with housing assistance. The households included 231 children.

What are the most common housing problems?

In order to respond to the housing needs of a community’s low and moderate-income residents, housing problems are identified both as they relate to the circumstances of the occupying household as well as to the physical limitations of the housing unit. The CHAS data addresses these within four housing problem categories:

- 1) Household is cost burdened;

- 2) Household is overcrowded;
- 3) Housing unit lacks complete plumbing facilities;
- 4) Housing unit lacks complete kitchen facilities;

Housing units are considered substandard if they are without complete kitchen and/or plumbing facilities. Household circumstances include the following: Overcrowding (more than one but less than 1.5 persons per room); severe overcrowding (more than 1.5 persons per room); cost burden (housing costs between 30 and 50 percent of gross income); and severe cost burden (housing costs exceed 50 percent of gross income).

The most pervasive housing problem is cost burden – Cost burden is the fraction of a household’s total gross income spent on housing costs. For renters, housing cost includes rent paid by the tenant plus utilities. According to HUD, households experience an excessive cost burden if gross housing costs including utilities exceed 30 percent (moderate cost burden) or 50 percent (severe cost burden) of gross income.

Overcrowding – The City of Fredericksburg has no noteworthy issue with overcrowding. There are 40 low and moderate income renter households and zero owner households considered to be severely overcrowded. This number is less than 1.0 percent of all households.

Other Housing Problems – Fredericksburg has limited issues with substandard housing. 2011-2015 CHAS data reveals that 115 low to moderate income renters reside in housing lacking complete plumbing and kitchen facilities. This indicates there is some need for quality rental housing and rental property maintenance.

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

Low/Moderate Income households who are predominately housing cost burdened. 51.7% of low to moderate income owner-occupied households are cost burdened compared to 24.2% of the total owner-occupied households. Similarly, 64.9% of low to moderate income households are cost burdened compared to 50.8% of all renters. Low and moderate income households are disproportionately affected by the lack of available affordable housing.

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

The annual Point in Time (PIT) Count reveals what these demographics mean for local homelessness. On January 23, 2019 the CoC identified 221 HUD-defined homeless persons, an increase over the 200 persons identified in the 2018 PIT Count. From the 2018 to 2019 PIT Count, the number of unsheltered persons remained level at 36. With level homeless services funding, it has been difficult for the CoC to keep up with rapid population growth and high housing costs. A majority (53%) of households enter the homeless system from a literally homeless situation (place not meant for human habitation or another emergency shelter). However, there continues to be a portion of the population that enters from hotels (13%), doubled up situations (16%), institutions (11%) and evictions (3%). Because of this, the CoC continues to target these groups who are at imminent risk of homelessness for targeted prevention services.

Case managers are finding that re-housed households lack social supports as well as basic personal and financial management skills. In most cases, individuals never learned how to cope with crisis situations, how to budget for life's expenses, and simple interpersonal skills. Case managers work with households to increase income, develop community relationships, and identify personal development goals around issues such as mental health, substance use, and communal living. Permanent housing case management is provided for 6-9 months on average, many times well beyond the time needed to financially stabilize the household. High success rates show, that if this is done correctly, these households can sustain after the case management ends; currently, 78 percent of households that exist one of the CoC's permanent housing programs to permanent housing do not return to homelessness within two years of the exiting the program. Rapid re-housing is the cornerstone of the housing first principles, and much of the success of this approach hinges on the effectiveness of the case managers assigned to assist households in transition.

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:

In an effort to more effectively allocate limited homelessness prevention dollars, the Fredericksburg Regional CoC has implemented a prevention screening tool to determine which households are imminently at-risk of homelessness. This screening tool evaluates those who are risk of needing emergency shelter or becoming unsheltered with 14 days and have not alternative housing options. The CoC used HMIS shelter data to inform its understanding of who may be at risk of homelessness. Local

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analysis revealed that individuals generally enter non-DV shelters from hotels, doubled-up situations, or institutions. Based on this analysis, the CoC prioritizes the following for prevention assistance:

1. Households fleeing or attempting to flee domestic violence, labor trafficking, or sex trafficking
2. Households temporarily staying in a hotel or motel that is self, family, or friend paid and must leave
3. Households temporarily staying with family or friends and must leave
4. Households exiting hospitals, jails, or other institutions with no identified housing plan
5. Households being evicted within two weeks

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

Characteristics of the Fredericksburg region's at-risk population helped the FRCoC determine which factors would make up each of these categories. Examples of those that may imply a high risk for homelessness including: Eviction within two weeks from a family/friend home; having experienced a stint of homelessness within the previous year; no income; in custody of multiple children under six; rent burden of 66 percent or higher. Some examples of moderate risk factors include: Eviction within two weeks of a motel/hotel; no family or friends; having experienced a stint of homelessness within the previous three years; sudden and significant loss of income; is pregnant or is in custody of at least one child under six. Finally, lower risk characteristics include: Eviction from permanent housing (rental or owned) within the month; receipt of a five day pay or quit notice; are in custody of children under eighteen; past history of evictions; issues with landlord (lack of repairs and/or harassment).

Discussion

n/a

NA-15 Disproportionately Greater Need: Housing Problems – 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

When a particular segment of the population has a greater need than the population as a whole, this disproportionate need must be identified. Disproportionately greater need exists when the percentage of a racial or ethnic group in a particular income category experiencing housing problems is at least 10 percentage points higher than all the households within that AMI income category. This section explores the extent to which there exists a disproportionately greater need within any racial or ethnic groups experiencing moderate housing problems including: overcrowding, substandard housing (lacking complete plumbing and kitchen facilities), or cost burden, as outlined in NA-10.

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	2,100	335	240
White	1,145	200	150
Black / African American	510	125	90
Asian	30	0	0
American Indian, Alaska Native	0	4	0
Pacific Islander	10	0	0
Hispanic	395	0	0

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2011-2015 CHAS

*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	1,275	420	0
White	660	260	0
Black / African American	345	130	0
Asian	0	15	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	240	10	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2011-2015 CHAS

*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	245	975	0
White	110	610	0
Black / African American	95	275	0
Asian	0	30	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	45	25	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2011-2015 CHAS

*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	95	665	0
White	75	430	0
Black / African American	20	185	0
Asian	0	15	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	15	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2011-2015 CHAS

*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%

Discussion

Across all races and ethnicities, households earning less than 50% of AMI are most disproportionately experiencing HUD-defined housing problems. Extremely low-income Asian and Pacific Islander households all experience one or more housing problem. It is worthy to note, however, that these households account for only 1% of the City's extremely low income households. Hispanic households experience the disproportionately greatest number of housing problems and is disproportionately affected. Hispanic households account for 13% of the households under 80% of AMI but 95% of these households experience at least one housing problem compared to 64% of all households under 80% of AMI.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 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

This section explores the extent to which there exists a disproportionately greater need within racial or ethnic groups experiencing severe housing problems. Severe housing problems are categorized the same as the housing problems analyzed in NA-15, but with higher thresholds to highlight households that are particularly vulnerable. Those increased thresholds are as follows:

- Severe Overcrowding: Households with more than 1.5 persons per room, not including bathrooms, porches, foyers, halls, or half-rooms
- Severe Cost Burden: Households paying more than 50% of gross household income on housing-related costs.

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	1,505	930	240
White	885	460	150
Black / African American	330	305	90
Asian	15	15	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	10	0
Hispanic	260	135	0

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2011-2015 CHAS

*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	310	1,385	0
White	120	805	0
Black / African American	70	410	0
Asian	0	15	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	120	135	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2011-2015 CHAS

*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	55	1,165	0
White	10	710	0
Black / African American	0	365	0
Asian	0	30	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	45	25	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2011-2015 CHAS

*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	20	745	0
White	20	480	0
Black / African American	0	200	0
Asian	0	15	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	15	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2011-2015 CHAS

*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%

Discussion

The Needs Assessment information presented in section NA-20 shows that the extremely low-income population is most disproportionately experiencing the HUD-defined severe housing problems of all the income categories presented in this section. 56% of households under 30% of AMI experience one or more severe housing problem compared to 18% of households between 30-50% of AMI and 5% of households between 50-80% of AMI.

Hispanic populations are disproportionately affected across all income categories in a significant way. 59% of all Hispanic households under 80% of AMI experience some sort of severe housing problem compared to 33% of all households. This occurrence is found through all income categories: 66% of 0-30% AMI, 47% of 30-50% AMI, and 50-80% AMI.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 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:

When a particular segment of the population has a greater need than the population as a whole, this disproportionate need must be identified. Disproportionately greater need exists when the percentage of a racial or ethnic group in a particular income category experiencing housing problems is at least 10 percentage points higher than all the households within that AMI income category. This section explores the extent to which there exists a racially or ethnically disproportionately greater need for households experiencing housing cost burden.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	6,025	2,000	1,760	295
White	4,465	1,065	955	205
Black / African American	1,110	585	390	90
Asian	130	35	15	0
American Indian, Alaska Native	15	0	0	0
Pacific Islander	0	20	0	0
Hispanic	180	255	385	0

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2011-2015 CHAS

Discussion:

40% of Fredericksburg households experience some sort of housing cost burden. 100% of Pacific Islander households experience housing burden, however these households account for less than 1% of total households. 78% of Hispanic households experience some level of housing burden, 49% of Black/African American households, 33% of white households, and 28% of Asian households. In both the housing cost-burden(31% compared to 20% of all households) and severe housing cost burden (47% compared to 17% of all households) categories, Hispanic households are disproportionately affected.

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?

Irrespective of race or ethnicity, the severely low income household category - those making less than 30 percent of the area median income - carry a disproportionate amount of housing cost and housing problem burden. As mentioned in section NA-25, the City's Low and Moderate Hispanic populations show disproportionately greater need in relation to the remainder of the City households. However, given the limited sample size, one must be cautious in their application. Hispanic households account for 8% of all households in Fredericksburg. 2011-2015 ACS lists the City's median household income as \$51,762 compared to a national median of \$53,889. The median house value is \$317,900 and gross rent is \$1,058. The national median house value is \$178,600 and \$245,000 in Virginia and rent is \$982 nationally and 1,116. Housing instability caused by high housing cost burden will be the City's most pressing issue in the coming years.

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

Based on the 2017 ACS data, 20% of African American households own their own homes, compared to 42% of white households. This indicates that there may be additional needs for these households to enter into homeownership. This may include assistance needed with down payment and closing cost assistance.

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

For the purposes of this Plan, minority concentration is defined as those census tract blocks where at least 51 percent of the residents are classified as minority citizens. There are areas of historic minority concentration throughout the City. These areas are small and have undergone great change in recent years. These include the upper Charles Street neighborhood, Amelia Street and Libertyown Area, Darbytown, and lower Wolfe Street. Today, only one Census Block Group remains a majority minority area, Census Tract 4, block group 2. This area is the neighborhood of Mayfield, Airport, and Canterbury Subdivision. This is a historically African American community and still maintains 69% Black population, with another 19% identifying as other or two or more races. The block group with the largest concentration of Hispanic residents is Census Tract 3.02, Block Group 2 with 36% Hispanic population. There are very few dwellings in this group; part of College Heights neighborhood and the Greenbrier apartments.

Race and ethnicity data is unfortunately not provided for Census Tract 5, Block Group 2. This area includes many new apartments and the Central Park Townhomes. This community is locally known to

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have a large concentration of minority residents. This development is a private development with individual lots and ownership though it is over 90% renter occupied.

NA-35 Public Housing – 91.205(b)

Introduction

The City of Fredericksburg does not have any public housing. On the other hand, there is a large amount of privately-owned subsidized housing as well as the Housing Choice Voucher Program administered by the Central Virginia Housing Coalition.

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	38	0	9,092	3	8,912	60	11	93

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
Average Annual Income	0	8,365	0	11,574	10,649	11,543	10,848	7,925
Average length of stay	0	3	0	6	2	6	0	4
Average Household size	0	1	0	2	1	2	1	3
# Homeless at admission	0	0	0	17	0	16	0	1
# of Elderly Program Participants (>62)	0	10	0	1,551	0	1,535	4	0
# of Disabled Families	0	27	0	3,350	1	3,235	26	5
# of Families requesting accessibility features	0	38	0	9,092	3	8,912	60	11
# 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	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	33	0	4,103	3	4,022	9	4	62
Black/African American	0	5	0	4,920	0	4,822	51	7	30
Asian	0	0	0	30	0	30	0	0	0
American Indian/Alaska Native	0	0	0	24	0	24	0	0	0
Pacific Islander	0	0	0	15	0	14	0	0	1
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

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	0	189	0	189	0	0	0
Not Hispanic	0	38	0	8,903	3	8,723	60	11	93

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

Table 25 – Ethnicity of Public Housing Residents by Program Type

Demo

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 City of Fredericksburg has no public housing.

However, affordable accessible housing remains a prominent need. The disAbility Resource Center is routinely contacted by Fredericksburg residents and other agencies representing residents with housing needs, most often with needs for affordable and accessible housing. The HUD FY20 one-bedroom fair-market rent in Fredericksburg is \$1,500, which exceeds the monthly income of many people with disabilities in the city. With approximately 670 subsidized rental units (at 30% of the renter's income) in the City, 21 of which are accessible for people with mobility impairments and other disabilities, the estimates above suggest that the need for affordable and accessible housing surpasses current capacity. Increasing the stock of affordable and accessible housing units, particularly in the rental market, is a critical need for Fredericksburg residents with disabilities.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

In 2002, the regional elected bodies rejected a process to bring public housing to the area, instead electing the Central Virginia Housing Coalition to administer the Section 8 voucher program. CVHC currently has over 500 applicants on the waiting list for Section 8 housing, and over 150 households without vouchers who are waiting for CVHC units to become available. With the number of families porting into the community increasing, at an average of 7 to 14 per week, the potential for the waiting list households to receive affordable housing is becoming even less likely.

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

Housing-related issues facing the housing choice voucher holds are the same as those facing the remainder of the City's low and moderate income population.

Discussion

N/A

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

Research indicates that there are two major subgroups of homeless persons. The first is a relatively small group of unaccompanied individuals with a disabling condition, such as a mental disorder and/or a substance abuse problem. Because of their difficulty in adapting to gainful employment and maintaining a household, they experience a long-term homelessness. Their problems are a challenge to address because these persons often do not seek assistance. HUD has defined them as chronically homeless.

The second group of homeless persons is much larger and consists of families as well as individuals who do not have a disabling condition that contributes to their homelessness, but who still experience short-term or intermittent periods of homelessness. They are typically employed, but become homeless primarily because their permanent housing situation is precarious. Homelessness among this group is a somewhat rare condition, at any one time, but the cumulative homeless experience affects a surprisingly large portion of the population. Within both subgroups is a contingent of primarily women and children, usually female headed households that are victims of domestic violence. Unique challenges include their traumatic experiences and isolation from financial resources and support networks, as well as, a lack of employment history, income, credit, and landlord references.

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)	89	0	260	189	199	72
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	96	36	671	414	531	72

Demo

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				
Chronically Homeless Individuals	16	14	127	0	0	0
Chronically Homeless Families	0	0	8	0	0	0
Veterans	8	5	85	72	74	0
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	1	4	2	6	5	60

Table 26 - Homeless Needs Assessment

Data Source Comments: The Homeless Needs Assessment data is an aggregation of HMIS data for each of these categories.

Indicate if the homeless population is: Has No Rural Homeless

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):

n/a

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	72	22
Black or African American	83	7
Asian	0	1
American Indian or Alaska Native	0	2
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	20	1
Not Hispanic	165	35

Data Source

Comments:

Data resulting from the 2019 Point in Time Homelessness Count.

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

Households with children are served through the community’s emergency shelters and permanent housing programs. Loisann’s Hope House provides emergency shelter for 16 families with children; Thurman Brisben Center provides emergency shelter for 8 families, and Empowerhouse is able to serve up to 9 domestic violence families with emergency shelter. Loisann’s Hope House and Empowerhouse are able to provide rapid rehousing for households with children and Micah Ecumenical Ministries is able to provide permanent supportive housing for chronic households.

During the 2019 Point-in-Time (PIT) count, the CoC identified 25 households with children as being homeless. These families represented a total of 89 persons. All of these households were in one of the community’s emergency shelters; there were no unsheltered households with children. Two of these households were veteran households. Over the course of FY19, the CoC served a total of households with children, 12 of which were veteran households.

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

Over the course of fiscal year 2019, the CoC served 935 literally homeless persons. Of those, 50% were white, 37% black, 10% multiple races and less than 1% of Asian, American Indian, and Native Hawaiian each. This is a disproportionate number of persons of color compared to the region’s general population and the region’s population living in poverty; persons of color are twice as likely to become homeless than their white counterparts. In 2019, the CoC conducted an analysis of racial and ethnic disparities

within the community's homeless population and services. This analysis revealed differences in racial and ethnic composition within the homeless population in comparison to both the general population and the population living in poverty. African Americans are overrepresented in the homeless population compared to the population in poverty as well as the total population of the region, while Whites are underrepresented. However, the analysis showed no difference in racial groups' access to homeless services or positive housing outcomes; entries into housing programs and successful exits to permanent housing for each racial group were similar. This analysis demonstrated that while racial and ethnic inequity is strongly apparent in homelessness itself, it is not a significant factor in the provision of homeless services within the CoC.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

On any given night in 2019, there were 221 persons experiencing homelessness in PD16. This is a 10% increase over 2018 numbers of 200. This increase is due to several factors. From the 2018 to 2019 PIT count, the CoC added 3 additional family units to the emergency shelter inventory. This, paired with improved coordinated entry practices, has increased the use of emergency shelter since the 2018 PIT count. Utilization rate of emergency shelter during the 2018 Point-in-Time (PIT) count was 77% compared to utilization rate of 85% during the 2019 PIT count. In addition, the weather on the night of the PIT count was extremely cold and rainy, which likely encouraged more people to utilize the cold weather shelter than may have otherwise.

At any given time, the Fredericksburg region is capable of sheltering 167 homeless men, women, and children across four emergency shelters. The Thurman Brisben Center is the community's 80-bed emergency shelter, capable of accommodating homeless individuals (both male and female) and families with children. Loisann's Hope House is a 45-bed emergency shelter serving families with children. Empowerhouse is a 34-bed emergency shelter serving both individuals and families with children experiencing homeless due to fleeing domestic violence. Micah Ecumenical Ministries administers an 8-bed medical respite shelter in or to accommodate those exiting the hospital to homelessness. During the winter season, Micah Ecumenical Ministries provides an hypothermic shelter at a location in southern Stafford County. It provides emergency shelter for up to 50 individuals every night from November – March. Therefore, during the winter season, the shelter capacity for the region reaches a total of 217.

On any given night in 2019, 36 persons were unsheltered. This has remained relatively level over the past 5 years.

Discussion:

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

Introduction:

In addition to the needs of sheltered and unsheltered individuals and families, there are subpopulations of households with defined special needs. These persons are not homeless but include the elderly, persons with disabilities (mental, physical, and developmental), and persons diagnosed with AIDS and related diseases.

Describe the characteristics of special needs populations in your community:

Elderly/Frail Elderly

The 2013-2017 ACS estimates report that 10.5 percent of the population is 65 years or older. 4.4 percent are 75 years or older. Many elderly and frail elderly persons require a range of assistance for daily living. Their needs can include legal services, information assistance, homemaker services, meals, emergency services, and repairs to housing. A significant amount of this support is provided by family and friends, but there is also a need for publicly funded services. Healthy generations, a regional non-profit, focuses on outreach to this population. 35% of the population age 65 or older report having at least one disability.

Persons with Disabilities (Mental, Physical, Developmental)

2,849 people over the age of four in the City of Fredericksburg live with at least one type of disability. That comes to approximately 10.2% of the total population within the City. The age cohort with the largest percent disabled was the ages 65 and older, with 35.3% of the population living with at least one disability based on the 2013-2017 American Community Survey. 852 persons have a hearing difficulty, 642 a vision difficulty, 1,033 a cognitive difficulty, 1,210 an ambulatory difficulty, 580 a self-care difficulty, 951, an individual living difficulty.

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

Elderly/Frail Elderly

Healthy Generations, formerly the Rappahannock Area Agency on Aging is a regionally focused non-profit focused on the needs of the elderly within the community. This group is instrumental in identifying the needs of the elderly within the community. The elderly population is often financially constrained, due to limited incomes, and the rate of disability is particularly high among this group. According to the 2013-2017 ACS, 35% of the population age 65 and older have at least one disability. Healthy Generations has determined the needs of this community and offers emergency services, legal services, care transitions, senior navigator, food assistance, independent living assistance, and transportation services.

Persons with Disabilities

The Rappahannock Community Area Services Board (RACSB) is dedicated to education, recovery, treatment, and wellness of Planning District 16 residents affected by mental health and substance use disorders and developmental disabilities. During fiscal year 2019, RACSB served 25,722 individuals in the Fredericksburg area (Planning District 16) who had a disability related to mental health; intellectual disabilities and substance use disorder. 719 received some sort of mental health case management while 50 received mental health residential services and 173 participated in the day support program for adults with developmental disabilities. These are just a few of the needs identified by RACSB and the services offered to address them.

The Disability Resource Center (DRC) is a regional non-profit dedicated to enable people of all disabilities of all ages to live as independently as possible. We do that in a variety of ways including independent living skills training, peer mentoring, advocacy, facilitating transition from institutional care to the community and from school to adult life, and by providing information to individuals, their families, and the community on different services and supports.

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

According to Housing Coordinator and Prevention Program Administrator 106 individuals were living with HIV or AIDS in the City of Fredericksburg in 2019. These individuals are male (64%), female (34%) and Other (2%) . 50%% reported cases in the region were Black individuals, 43% were White, and 9% were Hispanic (all races) and other (6%).

The Fredericksburg Area HIV/AIDS Support Services (FAHASS) specifically addresses the needs of persons infected with, and affected by, HIV and AIDS related diseases. FAHASS began as a support group in 1989, but by 1991 had begun to receive coordination services from the AIDS Support Group of Charlottesville. FAHASS has since established its own service organization and became independent of the Charlottesville group in 1997.

FAHASS provides access to medical case management (including adherence, risk reduction), medications assistance, oral health care, mental health services, health insurance premium & co-pay assistance, ACA

enrollment, emergency food assistance, medical transportation services, support groups, housing assistance, and HIV and Hepatitis C prevention, education, outreach and testing.

They have over 231 active clients, 41 of whom reside in the City. Over the past few years, FAHASS has documented the numbers of persons with HIV, notably among high-risk populations including youth, Hispanic, and African American populations, especially women.

According to NOVA CAREWare FAHASS has

New HIV Diagnoses in 2019 by County/City:

Culpeper Co. - 0

Fauquier Co. - 1

Fredericksburg City - 3

King George Co. - 0

Madison Co. - 0

Orange Co. - 1

Rappahannock Co. - 0

Spotsylvania Co. - 5

Stafford Co. - 5

Westmoreland Co. - 0

People living with HIV/ AIDS by County/City at the end of 2019:

Culpeper Co. - 16

Fauquier Co. - 12

Fredericksburg City - 41

King George Co. - 15

Madison Co. - 1

Orange Co. - 6

Rappahannock Co. - 12

Spotsylvania Co. - 64

Stafford Co. - 43

Westmoreland Co. - 3

Caroline Co - 8

Warren Co. - 1

Prince William - 6.

Richmond Co - 2

Lousia Co. - 1

Greensville - 1

Discussion:

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

Describe the jurisdiction’s need for Public Facilities:

Fredericksburg has identified several public facilities needs. Of primary interest to this plan, the City’s small area plan process will identify barriers to access and mobility, neighborhood improvements, and other public facilities needs in low income areas that may be addressed with CDBG funds. Additionally, the Parks, Recreation, and Public Facilities Department has begun a comprehensive recreational parks assessment which will identify needed improvements including expansions of the community center, development of new centers, and expansions to parks facilities.

A variety of nonprofit organizations also evaluate the needs of their client populations. The Rappahannock Area Community Services Board and the disAbility Resource Center will continue to serve special needs populations, but without using CDBG funds. The Fredericksburg Department of Social Services has determined that additional child care centers are needed, including specialized day care such as medical day care for sick children. No CDBG funds will be used to address these needs.

How were these needs determined?

The City’s public facilities needs are determined through ongoing planning efforts including the small area plans and cooperation with the City Council, the Planning Commission, City Boards and Commissions, and other City departments and local non-profits.

Describe the jurisdiction’s need for Public Improvements:

The small area plan process undertaken by the Community Planning and Building Department identifies needed public facilities within specific areas of the City. These needs include expansions to community infrastructure to include public open spaces, trails, lighting, and multi-modal transportation connections.

The City’s Planning, Transportation, and Public Works Departments along with Fredericksburg Regional Transit, and the Fredericksburg Area Metropolitan Planning Organization analyze transportation needs. The analysis includes road projects, pedestrian infrastructure, trails, and transit systems. Any infrastructure required by that analysis is programmed for implementation through federal, state, and local transportation funds and other grant funding where possible. Also related to transportation needs, the City’s Public Works Department has an ongoing program to repair sidewalks throughout the City, the specific needs derived by citizen input and field investigation by Public Works staff.

Water and sewer needs have also been thoroughly examined and specific improvements specified in a Comprehensive Water Facilities Plan and a Comprehensive Sewerage Facilities Plan. This City is currently working on updating this plan.

Finally, the City's tree planting program is being driven by an active non-profit organization that develops work programs throughout the year to reestablish the City's tree canopy. Tree planting needs are determined through field investigations. As noted above, no CDBG funds will be used for any of these items.

How were these needs determined?

The City's public improvement needs are determined through ongoing planning efforts including the small area plans and continued collaboration with the City Council, Planning Commission, and City departments and interjurisdictional organizations.

Describe the jurisdiction's need for Public Services:

There are a great many public service needs within the City of Fredericksburg. Healthy Generations, the Disability Resource Center/Rappahannock Area Community Services Board, and the Rappahannock Area Office on Youth handle senior services, handicapped services, and youth services respectively. Transportation services are provided through a network of agencies. The City bus system, called FREDericksburg Regional Transit, has relieved them of many local trips, which allows these agencies to expand their services farther afield. Substance abuse services are provided by the Rappahannock Area Community Services Board and the Salvation Army. Empowerhouse has established a highly successful program for domestic violence survivors, while the Fredericksburg Police Department engages in a strong program of crime awareness and crime prevention. Employment training and health services are provided through well-established local institutions. Training is undertaken by Germanna Community College, the University of Mary Washington, Employment Resources Incorporated, Rappahannock Adult Education, and Rappahannock Goodwill Incorporated. Health services are provided by Mary Washington Healthcare and the Lloyd F. Moss Free-Clinic. There is a strong need for legal counseling and eviction prevention as the frequency of evictions in Virginia and Fredericksburg continue to rise. This is particularly true given the City's high rental rate. The Rappahannock United Way maintains connections with many organizations and individuals to highlight the particular need of the ALICE population, asset limited income constrained employed population. This group needs occasional emergency assistance but is often above targeted incomes eligible for most low income services. Fredericksburg Area HIV/Aids Support Services offers programs geared toward assisting the regions HIV/Aids population. Low income households particularly including seniors and children are in need of emergency supplemental food assistance. The Fredericksburg Regional Food Bank works to address food insecurity in the region in addition to meals offered through school programs.

These are just a sampling of the public service needs and organizations addressing them within they City.

How were these needs determined?

The City's public services needs are determined through consultation with many regional non-profits and inter-governmental agencies and groups. The City's community development planner remains connected to the community's public service needs through the Continuum of Care and other networks including the Rappahannock United Way.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

As shown in earlier sections, the total number of households in Fredericksburg that could be classified as low and moderate-income (under 80% AMI), according to the 2011-2015 Comprehensive Housing Affordability Strategy Data, came to 5,590, or 55.5 percent of City households.

A declining level of homeownership in Fredericksburg has been a concerning housing trend for several decades. Homeownership levels during preceding decades were 37.3 percent in 1970, 40.9 percent in 1980, and 50.9 percent in 1990, 36 percent in 2000, and 38 percent in 2010. The 2015 ACS identifies a 34 percent homeownership rate. Additional analysis of homeownership reveals disparities between racial groups. 2011-2015 ACS identifies a 39 percent homeownership rate for White households, 19 percent homeownership rate for African-American households and 24 percent for Hispanic households.

The types of households which occupy housing in Fredericksburg also reveal trends that affect the housing market. Of the 10,080 households in the City, 5,663 are family households, 2,913 of those are families with children under the age of 18. Families with children account for 29 percent of our households. Of those families with children, 52 percent are married couple households and 48 percent are single parent households, with the near majority being female led households.

Non-family households account for 44 percent of the City. As of the Fall, 2019 enrollment, 4,182 undergraduate students attend the University of Mary Washington, though certainly not all live within the City of Fredericksburg, this accounts for a large percentage of these households.

In 2018, the Planning Department completed a City-wide market analysis and this included an assessment of the current residential demand and needs. It stated that, "observational data points to price-conscious homes being taken off the for sale market to become active listings as rental properties, where a possible explanation is that conditions of income and preference have shifted demand to rental units. This trend aligns closely with national shifts in housing markets, where a growing demand for rentals is increasingly common."

According to the 2018 City-wide market analysis, there are approximately 12,000 housing structures in Fredericksburg. This inventory includes a mix of 45% multifamily units, 40% single-family detached homes, and 15% townhomes/attached units. Approximately 11,000 of these units are occupied at any given time. The majority of our housing is rental, but this is not an uncommon phenomenon compared to the rest of the country that is amplified with the presence of a local university, and the proximity to military bases and medical institutions that can host a traveling labor force. 2015 ACS estimates there are 1,172 vacant housing units within the City. This 10% vacancy rate includes houses that are currently

for sale or rented but not occupied. The majority of the City's housing was built before 1980, so lead-based paint should be considered a factor when evaluating housing.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

Fredericksburg is a city of small, well-defined neighborhoods. In the older parts of the City, residential areas reflect the development patterns established when the streets were laid out in a traditional grid pattern, which provides ready access between residential, commercial, medical, educational, and recreational areas. As a consequence, these older neighborhoods are well suited for families with children and elderly persons, as well as low-income and disabled persons who either do not own or are unable to drive an automobile.

During the past several decades, the Fredericksburg area has experienced rapid housing development to meet the needs of a growing population. The predominant type of construction has been townhome and apartment complexes, but recent development has also included large numbers of single family homes. New road patterns, less defined by the traditional grid pattern, reinforce automobile-exclusive accessibility, but the FREDericksburg Regional Transit System and the City’s new interconnected trail system have been excellent in linking the various parts of the community. Still, accessibility is a major impact on housing affordability for low-income households that do not always have adequate transportation to reach employment.

The City of Fredericksburg has worked diligently to ensure an appropriate mix of multi-family and single-family housing. The breakdown of types of units available in Fredericksburg is shown in the chart below.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	4,485	40%
1-unit, attached structure	1,325	12%
2-4 units	840	7%
5-19 units	2,895	26%
20 or more units	1,685	15%
Mobile Home, boat, RV, van, etc	15	0%
Total	11,245	100%

Table 27 – Residential Properties by Unit Number

Data Source: 2011-2015 ACS

UMW Units

The University of Mary Washington (UMW) has prioritized the effort to house its growing student population. In 2015, residential capacity totaled 2,786 beds on-campus. Another 342 beds are available in an apartment complex on William Street and 618 students are housed at Eagle Village apartments, on Route 1. This should accommodate 85% of the enrolled student population, but many undergraduate students choose to live off campus and find housing in the neighborhoods that surround the

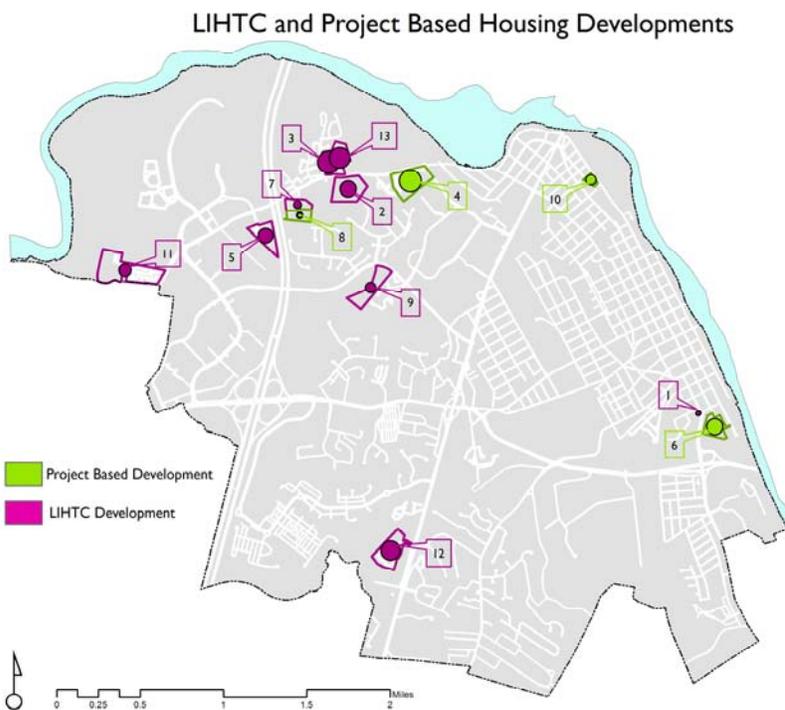
University. This demand for rental housing near the campus has strained the nearby neighborhoods with a high demand for available units.

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	0	0%	200	3%
1 bedroom	105	3%	1,465	22%
2 bedrooms	600	17%	3,365	51%
3 or more bedrooms	2,770	80%	1,574	24%
Total	3,475	100%	6,604	100%

Table 28 – Unit Size by Tenure

Data Source: 2011-2015 ACS



Name	Affordability	Units
1 Colonial Heights	LIHTC	14
2 Crestview	LIHTC	180
3 Fall Hill Apts II	LIHTC	246
4 Forest Village	Project Based	192
5 Hamptons I	LIHTC	150
6 Hazel Hill	Project Based	145
7 Heritage Park I	LIHTC	100
8 Heritage Park II	Project Based	96
9 Madonna House	LIHTC	130
10 Mill Park Terrace	Project Based	129
11 Riverside Manor	LIHTC	142
12 Townsend Square	LIHTC	200
13 Weston Circle and Wicklow	LIHTC	245
		1,969

LIHTC - Low Income Housing Tax Credit
Rental units set at a rate of affordability based on Area Median Income.
Traditionally marketed as workforce housing

Project Based - Project Based Section 8 Housing Rental units where rents are set at 30% of each households' income with the remainder subsidized
Traditionally thought of as low income housing

*An additional 296 Section 8, Tenant Based vouchers are utilized within the City of Fredericksburg where rent is based on 30% of household income and the remainder is subsidized.

Affordable Housing Locations

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

Much of the area's assisted housing inventory is located in Fredericksburg. Such housing is limited, though, and the waiting lists for available housing are quite long. The Central Virginia Housing Coalition has established the following preferences, in order of priority, for their applicants:

Living or working in Fredericksburg, Stafford or Spotsylvania

Head of household, co-head of household, spouse, or sole resident with a disability

Homeless at the time of admission on the waiting list

The specific inventory of assisted housing follows:

Housing Choice Voucher Program

The Central Virginia Housing Coalition (CVHC) currently administers 1,206 rental assistance vouchers through a regional program that includes the City of Fredericksburg and the counties of Spotsylvania, Stafford, and Fauquier. Of these vouchers, 225 are in use in the City of Fredericksburg. There are also 48 vouchers in use by the Rappahannock Area Community Services Board, to assist with the housing needs of their clients with disabilities.

The need for Housing Choice vouchers is tremendous, so none go unused. In addition, the CVHC has a waiting list with 510 people on it. The waiting list is closed, though, as there are no additional vouchers to be had from the administering state agency.

Twenty-six additional vouchers are designated for mentally handicapped/mentally retarded (MH/MR) persons.

Twenty-one additional vouchers are designated for Veterans individuals and families.

Subsidized Housing Developments

Federal low-interest mortgage programs have been used in Fredericksburg to provide 525 housing units that are affordable to low and moderate-income families. Specific multi-family projects are as follows:

Forest Village - Section 236 project. Four handicapped accessible units available.

1 bedroom units 61

2 bedroom units 114

3 bedroom units 16

5 bedroom units 1

Total units 192

Hazel Hill - Section 236 project. No handicapped accessible units.

1 bedroom units 24

2 bedroom units 89

3 bedroom units 30

4 bedroom units 4

Total units 147

Heritage Park - Section 236 project. No handicapped accessible units.

2 bedroom units 130

3 bedroom units 72

Total units 202

Mill Park Terrace - Section 202, elderly project. Total capacity is 129 one-bedroom units. Twelve units are handicapped accessible.

There are nine Low-Income Housing Tax Credit (LIHTC) projects consisting of 1,407 LIHTC units in the City of Fredericksburg. These units also have similar affordability restrictions as mentioned above. Because Fredericksburg is part of the Washington D.C. Metropolitan Statistical Area, however, the 60 percent threshold is very high for local conditions. Consequently, low-income households, in relation to our local population, do not necessarily occupy these units. A survey of the applicable apartment complexes shows that property managers easily fulfill their 20 or 40 percent obligation for units occupied by households at 60 percent of area median or below. In fact, some complexes have 100 percent of their units occupied by qualifying households. As a consequence, the need for low-income housing remains acute.

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

Subsidized housing in Fredericksburg is not in danger of being lost from the available inventory. Forest Village, Hazel Hill, Mill Park Terrace, and Heritage Park have been refinanced and substantially renovated.

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

The City of Fredericksburg's affordable housing need currently surpasses its supply. 60 percent of Fredericksburg households are cost burdened indicating that the available housing units are not meeting the needs of households.

Describe the need for specific types of housing:

Fredericksburg has a mix of housing types. According to the 2015 ACS estimates, single-family detached houses are 40 percent of the housing stock in Fredericksburg with another 12 percent single-family attached. Small multi-family buildings, duplexes and quadplexes, account for only 5 percent of the housing units. 41 percent of housing units are in structures with more than 5 units.

Single-family detached, and to a lesser degree attached units, represent the most expensive housing option. As a result, new single-family homes are out of the reach of low and moderate-income households interested in purchasing within the City, and the option for renting single-family units is also limited.

Fredericksburg aims to maintain a healthy mix in types of housing. More so than a specific type of housing unit, the need is for affordability across all housing types. Most single family homes are quickly becoming out of reach for low and moderate income households. Smaller unit or attached homes offer the most affordable purchase options for these households. Even in rentals, low and moderate income households struggle to find affordable rents. Most new developments are designed as upscale luxury units. Low and moderate income households have the most success finding affordable rental units in older developments or in houses owned by small scale landlords.

Missing middle housing units, smaller houses, multi rental units in the form of single family houses, and accessory dwelling units, can be integrated into existing neighborhoods adding affordable living opportunities for families. These types of units are difficult to achieve under modern zoning and development regulations but offer the best opportunities for mixed income affordable housing.

Discussion

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

Introduction

The cost of housing must also be considered when assessing the local housing market. According to the 2012-2017 ACS, the median price for a house in Fredericksburg has increased to 341,200 since 2015, 317,900. The 2013-2017 ACS data also indicates that median gross rent has risen to \$1,123 per month.

Cost of Housing

	Base Year: 2009	Most Recent Year: 2015	% Change
Median Home Value	324,200	317,900	(2%)
Median Contract Rent	862	926	7%

Table 29 – Cost of Housing

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	890	13.5%
\$500-999	3,315	50.2%
\$1,000-1,499	1,940	29.4%
\$1,500-1,999	265	4.0%
\$2,000 or more	200	3.0%
Total	6,610	100.1%

Table 30 - Rent Paid

Data Source: 2011-2015 ACS

Locality	Median Home Value	Locality	Gross Rent - Median (Dollars)	INCOME AND BENEFITS (IN 2012 INFLATION-ADJUSTED DOLLARS) - Median household income (dollars)	
Petersburg city	\$120,700	Roanoke city	\$673	Petersburg city	\$35,126
Roanoke city	\$134,300	Staunton city	\$724	Harrisonburg city	\$36,853
Waynesboro city	\$166,800	Christiansburg	\$755	Roanoke city	\$38,265
Salem city	\$170,400	Waynesboro city	\$761	Richmond city	\$39,445
Staunton city	\$171,900	Salem city	\$787	Staunton city	\$42,918
Christiansburg	\$176,100	Petersburg city	\$805	Waynesboro city	\$43,884
Richmond city	\$198,500	Harrisonburg city	\$846	Charlottesville	\$44,535
Harrisonburg city	\$215,400	Richmond city	\$863	Fredericksburg city	\$45,951
Winchester city	\$241,900	Winchester city	\$880	Winchester city	\$45,959
Manassas city	\$247,100	Charlottesville	\$983	Salem city	\$47,776
Charlottesville	\$286,400	Fredericksburg city	\$1,063	Christiansburg	\$50,276
Fredericksburg city	\$323,600	Manassas city	\$1,284	Manassas city	\$70,634
Herndon	\$339,600	Alexandria	\$1,440	Alexandria	\$83,996
Fairfax city	\$465,100	Herndon	\$1,589	Herndon	\$90,661
Alexandria	\$475,900	Fairfax city	\$1,643	Fairfax city	\$98,563
Arlington	\$577,300	Arlington	\$1,678	Arlington	\$102,459

Housing Cost Versus Income

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	895	No Data
50% HAMFI	3,280	255
80% HAMFI	4,800	540
100% HAMFI	No Data	1,065
Total	8,975	1,860

Table 31 – Housing Affordability

Data Source: 2011-2015 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	1,415	1,454	1,665	2,176	2,678
High HOME Rent	1,310	1,405	1,665	1,942	2,148
Low HOME Rent	1,062	1,138	1,365	1,577	1,760

Table 32 – Monthly Rent

Data Source Comments: 2019 HOME Program Rents

	Median Household Income (rank)	Median Gross Rent (rank)	Median Home Value (rank)	% Rental Units	% Owner Units
Alexandria	89,134 (13)	1,555 (12)	502,500 (15)	57	43
Arlington	105,763 (16)	1,827 (15)	607,700 (16)	57	43
Charlottesville	49,775 (8)	998 (9)	285,300 (11)	59	41
Christiansburg Town	52,979 (11)	795 (3)	178,500 (6)	37	63
Fairfax City	105,297 (15)	1,692 (13)	470,300 (14)	29	71
Fredericksburg	51,762 (10)	1,058 (10)	317,900 (12)	62	38
Harrisonburg	38,750 (2)	837 (5)	199,400 (8)	63	37
Herndon Town	101,872 (14)	1,761 (14)	379,900 (13)	39	61
Manassas City	72,890 (12)	1,327 (11)	276,700 (10)	36	64
Petersburg	31,798 (1)	842 (6)	111,900 (1)	55	45
Richmond City	40,758 (4)	896 (8)	193,700 (7)	57	43
Roanoke City	39,930 (3)	728 (1)	134,400 (2)	45	55
Salem City	50,068 (9)	836 (4)	173,100 (5)	34	66
Staunton City	40,842 (5)	795 (3)	165,400(4)	41	59
Waynesboro Coty	45,643 (7)	794 (2)	156,200 (3)	40	60
Winchester City	45,363 (6)	864 (7)	216,300 (9)	54	46

Housing Cost v. Income

Is there sufficient housing for households at all income levels?

At its most basic, housing affordability is a correlation between a jurisdiction’s housing values and household income. When these two measures increase at a relatively comparable pace, affordability remains in balance. However, when house values increase at a rate quicker than incomes, affordability comes into question.

According to the National Low Income Housing Coalition’s 2019 “Out of Reach” report, in order for a City of Fredericksburg household to afford a two-bedroom apartment at the fair market rate, a minimum wage earner must work 177 hours per week, 52 weeks per year. Or the household must include 4.4 minimum wage earners working 40 hours per week, 52 weeks per year to afford the apartment. The annual wage needed to afford a two-bedroom apartment at 30% of income paying fair market rent is \$66,600 per year.

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

The 2000 Census showed that the median value of a house in Fredericksburg exceeded \$135,800 and the 2010 Census identified a median value of \$335,800 – an increase of 147 percent. Since that time, the median value of owner occupied homes has hovered around that value with the 2017 ACS estimating a median value of \$341,200. Home values do not seem to be dropping, and will likely only continue to rise as new housing stock is typically built of a larger scale and of marketed higher quality to bring median values even higher. As Fredericksburg become more inexorably linked to northern Virginia.

Local income levels have not increased at the same rate, however, with the result that many families find it exceedingly difficult to be able to afford a home in their own community. In fact, only 16.6 percent of owner units are considered affordable to low and moderate households.

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

As discussed in Sections NA-40 and NA-45, HUD's fair market rent figures are substantially higher than the gross median rent for the City. The FY2019 FMR for a one-bedroom apartment is \$1,230, which in itself is out of range to many low and moderate households within the City. It should be noted that the City's FMR rates are inflated due to the City's inclusion in the Washington-Arlington MSA. However, the fact remains that the City's Median Gross Rent (\$1,123), while below FMR, is out of reach for many extremely low and low-income households.

Discussion

The tables below use ACS estimates to compare the City of Fredericksburg against comparable cities around the Commonwealth of Virginia in terms of median home value, gross rent, and median household income. When juxtaposed, the City has one of the top home values and gross rent, comparable to northern Virginia, but the median income of southwest Virginia.

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

Introduction

In addition to reviewing the housing market, an examination of the City's housing stock is necessary to fully understand local housing.

Definitions

Exterior condition surveys of City neighborhoods have identified several general areas with a concentration of housing units in need of repair. Conditions requiring attention are defined as those that are detrimental to the household's health and safety, including but not limited to leaking roofs, inadequate electrical service, and inadequate or failing plumbing. The real estate market has often resulted in the renovation of many substandard units, but there are still pockets of substandard dwellings throughout Fredericksburg. The following is a list of detailed definitions that the City follows when determining the condition of an eligible property.

Standard Condition: A dwelling unit in which the roofing, plumbing, and electrical service meet HUD Housing Quality Standards.

Substandard Condition: A housing unit lacking complete kitchen or plumbing facilities.

Definitions

Substandard Condition, Not Suitable for Rehabilitation: Dwelling units that are in such poor condition as to be neither structurally nor financially feasible for rehabilitation. By local definition, a unit in such a state of physical deterioration that its roofing, plumbing, and electrical service cannot be brought up to HUD HQS without the cost exceeding the assessed value of the property after rehabilitation - less the assessed value prior to rehabilitation.

Substandard Condition, Suitable for Rehabilitation: Dwelling units that do not meet standard conditions but which are both financially and structurally feasible for rehabilitation. This definition does not include units that require only cosmetic work, correction or minor livability problems or maintenance work. By local definition, a unit where its roofing, plumbing, and electrical service can be brought up to HUD HQS at a cost that does not exceed the assessed value of the property after rehabilitation - less its assessed value prior to rehabilitation.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	705	20%	3,170	48%
With two selected Conditions	0	0%	40	1%
With three selected Conditions	0	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	2,765	80%	3,400	51%
Total	3,470	100%	6,610	100%

Table 33 - Condition of Units

Data Source: 2011-2015 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	1,010	29%	1,198	18%
1980-1999	335	10%	1,305	20%
1950-1979	1,145	33%	3,075	47%
Before 1950	980	28%	1,030	16%
Total	3,470	100%	6,608	101%

Table 34 – Year Unit Built

Data Source: 2011-2015 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	2,125	61%	4,105	62%
Housing Units build before 1980 with children present	790	23%	270	4%

Table 35 – Risk of Lead-Based Paint

Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

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

Need for Owner and Rental Rehabilitation

The age and condition of the local housing stock has also been a factor in developing CDBG programs. 20% of Fredericksburg's housing units were built prior to 1950. While many of these units are historic dwellings that contribute significantly to the overall charm and attractiveness of the City, the maintenance requirements of older homes can be substantial. In instances where the occupants are unable to perform the appropriate maintenance, housing conditions can deteriorate to substandard levels very quickly and threaten the health and safety of the occupants. In addition, substandard housing units that must be abandoned represent losses from the local affordable housing stock.

Low-income households occupy most of the houses in need of repairs, given this, there is very little opportunity for these homeowners to be able to pay for private repair and rehabilitation of these houses. Public funds provide essential repairs. This work preserves the City's existing affordable housing stock, maintains a suitable living environment for the household, and maintains intergenerational wealth for families who may inherit and continue to live in the home.

Owner-occupied houses are not the only ones in need of repairs. Although many of the City's rental units are well-maintained apartment complexes, many are individually owned and maintained by small-scale landlords.

Clearly, there is a need to address the condition of rental properties, not only to ensure decent living conditions for their occupants, but to also compliment the ongoing neighborhood conservation and home ownership programs. The City's CDBG funds, however, are limited. Frequently, although the rental units are occupied by low-income renters, the properties are income-producing for their owners. As a consequence, the City of Fredericksburg has developed a rental inspection program to effectively address their condition without having to use limited CDBG resources. Though, this program is not currently funded, it has been advocated for by neighborhoods and can be implemented given funding.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

The extent of potential lead based paint hazard has been determined from 2011-2015 CHAS data based on the age of the City's housing stock. Potential LBP hazards exist in houses constructed before 1980, after which lead based paint was no longer likely to be available. This data identifies 62% of the City's housing stock as being built before pre-1980. 11% of the City's housing stock was built before 1980 and is a residence for children. These homes are of particular concern.

As noted above, only about 20 percent of the housing units built between 1960 and 1978 are likely to contain lead, which reduces the potential hazard to 3,696 units, or 37.7 percent of City housing. There are units with a potential lead hazard occupied by young children though, so this matter remains of ongoing concern.

Discussion

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

There is no public housing in the City of Fredericksburg.

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	39		9,227	0	9,227	427	0	890
# 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 Source: PIC (PIH Information Center)

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:

n/a

Public Housing Condition

Public Housing Development	Average Inspection Score
n/a	n/a

Table 38 - Public Housing Condition

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

n/a

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

n/a

Discussion:

n/a

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

The FRCoC has taken inventory of the agencies delivering direct services to clients experiencing homelessness. As part of the 10-Year Plan to End Homelessness, these housing agencies are working together in the crisis response system to tailor services to the specific needs of those experiencing homelessness.

A strong regional crisis response system will require cooperation from more than just the direct homeless service providers; the system will hinge upon the organizations providing for employment, healthcare, transportation, and other supportive services for those experiencing a housing crisis. Government entities, political will, the faith community, financial assistance providers, landlords and developers of housing opportunities, and public institutions who discharge persons experiencing homelessness will also play important roles.

Facilities and Housing Targeted to Homeless Households

	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)	109	0	0	20	0
Households with Only Adults	65	50	0	77	0
Chronically Homeless Households	0	0	0	52	0
Veterans	0	0	0	45	0
Unaccompanied Youth	0	0	0	0	0

Table 39 - Facilities and Housing Targeted to Homeless Households

Data Source Comments: Data sourced from 2019 Fredericksburg Regional Continuum of Care Housing Inventory Count.

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

The FRCoC leverages mainstream resources whenever possible in order to supplement limited crisis response resources and connect clients to long-term community resources and natural support systems. The CoC engages government agencies, community non-profits, and volunteers to provide needed services to clients.

Response system providers have partnered with several organizations to co-locate services making them more accessible to clients. DSS provides a community-based eligibility worker weekly to connect clients to needed benefits. DMV provides mobile services to clients once per month. Access Wireless provides free cell phones to clients. The VA HUD-VASH case manager each week to connect veterans to benefits and assess clients for HUD-VASH eligibility. FAHASS provides monthly HIV/AIDS education, outreach, and testing. TBC has a licensed medical doctor who holds a regular infirmary on site for patients age 12 and up. RACSB provides a full-time, community PATH worker to help clients access mainstream mental health treatment. RACSB also sponsors a full-time Micah case manager to administer the SSI/SSDI, Outreach, Access, and Recovery (SOAR) program. Several agencies have partnered with Rappahannock Goodwill Industries to house a shared, part-time employee to provide education and employment services. Several agencies also sponsor tax preparation days through the United Way, where volunteers will come on site and help clients prepare and file taxes for free. Additionally, providers engage volunteers to provide meals, haircuts, donated items, and other services.

Additionally, the CoC has partnered with Employment Resources Incorporated and the Virginia Employment Commission (VEC) to connect clients with community-based employment services. Eastern Virginia Career College, Germanna Community College, the Bridges Program, Rappahannock Area Regional Adult Education, Workforce Now, and VEC help clients connect to certificate programs and short-term education opportunities. Empowerhouse connects many re-housed domestic violence survivors to the Women's Independent Scholarship Program, which assists them with financial and housing stability while they pursue higher education.

Response system providers also leverage broad support from the general community, which donates food, furniture, cars and car repair services, dollars, and time each year. Goodwill, Habitat for Humanity, and Salvation Army Thrift stores donate items when households being re-housed are without the basics needed to move into housing. Micah also provides start up furniture to re-housed households through their community furniture bank.

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.

Street Outreach

CoC outreach projects connect unsheltered persons to temporary and permanent housing services. Persons experiencing unsheltered homelessness are typically identified when seeking basic needs services at the community's drop-in center. Outreach staff work to engage those known to be unsheltered in order to build rapport and provide needed services once accepted. The outreach team members visit service locations, such as hospitals and jails, when those locations identify persons as unsheltered. Outreach staff visit encampments to engage those identified as unsheltered and work from community referrals in order to identify potential target locations in addition to those that are visibly living on the street.

Coordinated Entry

The CoC's coordinated entry system quickly identifies, assesses, and connects people to the services needed to end their housing crisis. It uses a standardized screening process for assistance and ensures limited resources are targeted to the most vulnerable. Using this model and phased assessment approach, those experiencing or at risk of experiencing homelessness are connected to needed services. Loisann's Hope House administers the Homelessness Helpline, the community's one door to assistance and services. Helpline assessors complete an initial assessment and make referrals to needed emergency services based on the household's current situation. Referrals include targeted prevention, emergency shelter, street outreach, United Way ALICE programming, and mainstream resources.

Diversion and Targeted Prevention

Diversion attempts to identify alternative housing options to eliminate the need to use system services altogether. At initial assessment, staff assist persons seeking services through diversion conversations to try to divert them from the system through safe, appropriate housing alternatives. For those who cannot be diverted and are referred onto services, staff continue to have diversion conversations at every point. Targeted prevention assists those that are imminently at risk of homelessness to stabilize their housing crisis and avoid ever experiencing an episode of homelessness. This strategy is used to assist individuals with finding alternative, permanent housing arrangements or to stabilize their current permanent housing arrangements, depending on the situation. Loisann's Hope House administers the VHSP targeted prevention program on behalf of the community; Fredericksburg Area HIV/AIDS Support Services (FAHASS) and Volunteers of America Chesapeake provide prevention assistance through HOPWA and SSVF.

Emergency Shelter

Emergency shelter is used to provide temporary shelter to those experiencing a housing crisis or fleeing an unsafe environment while individuals locate permanent housing arrangements. The CoC's emergency shelters strive to be low barrier and housing focused, ensuring that those in need of shelter can access it quickly.

Permanent Housing

The CoC has two main permanent housing programs to assist households: rapid re-housing and permanent supportive housing. Both strategies use the community's by-name prioritization list as their only source of participant referrals. CoC permanent housing resources are targeted to the most vulnerable and least likely to succeed in the community. Households that are not prioritized for these housing resources are assisted with identifying self-resolution options in order to return to permanent housing without community assistance. Micah administers the community's 52-bed, scattered-site, permanent supportive housing program using HUD CoC program funding and private donations. Additionally, the community partners with the VA and FAHASS to connect qualifying persons with HUD-VASH and HOPWA.

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

Introduction

A number of local organizations and agencies provide supportive housing and services to special needs populations. Healthy Generations, Area Agency on Aging serves elderly and frail elderly citizens. The Rappahannock Area Community Services Board (RACSB) serves persons with mental health or mental retardation as well as persons with substance abuse problems. The RACSB also serves persons who suffer from both a mental disability and substance abuse. The disAbility Resource Center (dRC) serves clients with physical disabilities while Fredericksburg Area HIV/AIDS Support Services (FAHASS) serves persons with HIV/AIDS and related diseases.

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

The Rappahannock Area Community Services Board (RACSB) employs one full-time PATH worker to outreach to those currently experiencing literal homelessness and have serious mental health diagnoses. The RACSB PATH worker is collocated at the Micah Ecumenical Ministries Day Center in order to target those experiencing unsheltered homelessness. In addition, the PATH worker will provide outreach in the local emergency shelters as well as the local hospitals, psychiatric hospitals, and jails to target those exiting institutions to homelessness. The goal of the PATH outreach worker is to connect those experiencing homelessness with needed mental health service and progress toward housing,

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

Snowden at Fredericksburg and Spotsylvania Regional Medical Center provide a continuum of care ranging from inpatient psychiatric care to day treatment services. Both programs provide intensive outpatient services for people with substance use disorders. Spotsylvania Regional Medical Center has eight beds designated for people with mental health disorders and complex medical needs.

Snowden of Fredericksburg serves children age thirteen and up.

RACSB provides case management services to people who are discharged from a psychiatric hospital or the Sunshine Lady House for Wellness and Recovery. These appointments are scheduled within 72 hours of discharge with a case manager or a therapist. At this appointment, the person is linked with the psychiatrist. The focus of the assessment is to identify the other needs the person may have such as housing, financial, health, and treatment for the mental health and/or substance use disorder.

Micah Ecumenical Ministries operates an eight-bed group Respite Center in the City of Fredericksburg, to provide housing for homeless people exiting the hospital in need of temporary or terminal care. The group home is staffed around the clock with mental health professionals and a caseworker who is tasked with assisting guests through the Social Security and Medicaid process. Those staying there are assisted with enrollment at the Lloyd F. Moss Free Clinic, prescriptions and follow-up plans, so that they stay healthy and avoid unnecessary repeat hospitalizations. It brings players from the medical community to the table and creates dozens of additional opportunities for volunteers.

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)

In year one of the 2020 Consolidated Plan, the City of Fredericksburg will use its Community Development Block Grant (CDBG) entitlement funding to provide qualifying individuals and families with necessary housing assistance and public services.

Objectives include:

- Owner occupied emergency housing repair for 6 units,
- Removal of architectural barriers for 2 units,
- Emergency grant assistance to prevent eviction and intense financial counseling for 14 LMI individuals,
- Legal assistance and awareness for 150 LMI people,
- HIV/AIDS support services for 35 LMI people and testing and education for an additional 135.
- Closing costs and/or down payment assistance for 2 LMI families purchasing a home in the City.

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))

See above.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Like many of its Northern Virginia neighbors, the City of Fredericksburg recognizes that without realistic avenues for increasing the supply of affordable housing units, many of the City's low and moderate income households will find housing opportunities severely limited. According to Weldon Cooper Center for Public Service, the City population is estimated at 29,403 for 2020 and is projected to grow to 34,015 by 2030. This is a 15% increase. Land use planning for the City aims to appropriately incorporate this residential growth across all housing types to address all levels of housing need. Negative effects of public policies to affordable housing include:

Densities – The City's zoning districts permit housing development at densities ranging from two to thirty-six dwelling units per acre. Adequate land areas are planned and zoned to accommodate a variety of housing types but the relatively low density is a barrier to the production of affordable housing given the high cost of land associated with the City's location within the DC MSA. Lower densities requires each unit to be more expensive to support the cost of development.

Inclusionary Zoning – State law does not enable local jurisdictions to require affordable housing in residential development. Where reasonably linked, affordable housing has been discussed as part of special use conditions.

Modern "Suburban" Development Standards – Modern zoning ordinances apply suburban development standards to historic urban fabric that if not modified would preclude compatible affordable infill housing.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

This section highlights the economic health of the City of Fredericksburg, as well as, the measures by which the City intends to align the workforce to meet the needs of the business community.

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	28	19	0	0	0
Arts, Entertainment, Accommodations	1,387	4,143	17	23	6
Construction	523	500	6	3	-3
Education and Health Care Services	1,580	5,354	20	30	10
Finance, Insurance, and Real Estate	609	884	8	5	-3
Information	194	354	2	2	0
Manufacturing	299	228	4	1	-3
Other Services	399	799	5	4	-1
Professional, Scientific, Management Services	1,162	1,815	14	10	-4
Public Administration	0	0	0	0	0
Retail Trade	1,292	3,747	16	21	5
Transportation and Warehousing	270	107	3	1	-2
Wholesale Trade	346	173	4	1	-3
Total	8,089	18,123	--	--	--

Table 40 - Business Activity

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	14,695
Civilian Employed Population 16 years and over	13,385
Unemployment Rate	8.91
Unemployment Rate for Ages 16-24	20.20
Unemployment Rate for Ages 25-65	6.64

Table 41 - Labor Force

Data Source: 2011-2015 ACS

Occupations by Sector	Number of People
Management, business and financial	4,010
Farming, fisheries and forestry occupations	625
Service	1,925
Sales and office	3,120
Construction, extraction, maintenance and repair	715
Production, transportation and material moving	490

Table 42 – Occupations by Sector

Data Source: 2011-2015 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	8,525	68%
30-59 Minutes	2,430	19%
60 or More Minutes	1,555	12%
Total	12,510	100%

Table 43 - Travel Time

Data Source: 2011-2015 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	525	110	385
High school graduate (includes equivalency)	2,505	410	680
Some college or Associate's degree	2,935	155	560

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Bachelor's degree or higher	4,095	205	590

Table 44 - Educational Attainment by Employment Status

Data Source: 2011-2015 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	0	55	8	200	140
9th to 12th grade, no diploma	145	75	305	375	290
High school graduate, GED, or alternative	1,390	1,245	950	1,405	725
Some college, no degree	3,340	1,160	835	1,005	500
Associate's degree	89	220	210	240	125
Bachelor's degree	640	1,125	435	1,315	535
Graduate or professional degree	60	475	525	1,065	525

Table 45 - Educational Attainment by Age

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	30,252
High school graduate (includes equivalency)	26,438
Some college or Associate's degree	32,425
Bachelor's degree	51,526
Graduate or professional degree	75,260

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2011-2015 ACS

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

The top three employment sectors in the City are education and health care services, arts and entertainment, retail trade, and professional scientific and management services. This aligns with the City's largest employers including, the Mary Washington Healthcare System and the University of Mary Washington.

Describe the workforce and infrastructure needs of the business community:

The City's major employment sectors are diverse and require a workforce to match that can fill the demands of these and other economic sectors. A significant portion of Fredericksburg's workforce commutes, and the City relies on visitor spending, so adequate transportation infrastructure is important. The University of Mary Washington and Germanna Community College work to meet the workforce training needs of the local business community. The City completed a broadband needs survey in 2018 the need for improved internet speeds and capability was more strongly expressed from the business community than the residential population, indicating this is an infrastructure need for businesses.

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 local healthcare industry is expected to grow as the population continues to age, and a large number of nurses and other caregivers will be required. Expansion of our water and sewer capacity will be required to attract tourism-focused projects, the city will need to ensure its infrastructure is sufficient to address this growth, and employees will need to be trained. Additionally, as new development and projects are constructed, transportation infrastructure will need to be analyzed to mitigate potential impacts to traffic and safety. The 2018 City-wide market analysis indicated that the local economy was set for an evolution. The small area planning process has indicated that there are opportunities for major employment projects such as a new VA medical clinic, new technological industries like data centers, and a restructuring of automobile service oriented corridors to re-permit production and other worker focused uses through the implementation of creative maker districts.

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

Workforce training initiatives have been developed to meet the current requirements of employment opportunities. Germanna Community College's Center for Advanced Technology aims to train the workforce through apprenticeship programs including on-the-job training and providing industry-recognized credentials in industry and construction, health care and wellness, and computer and technology.

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.

Germanna Community College and their FREDCAT, Fredericksburg Center for Advanced Technology, vocational-based high school programs, the Fredericksburg Regional Chamber of College, and the University of Mary Washington's Small Business Development Center all offer workforce training. Each entity is eager to provide additional training that is custom-tailored to the needs of the business community. More recently, the City Council and School Board are discussing expanding vocational training within the City, though no formal policies or programs have been approved at this time..

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

Yes

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.

In 2017, the City's Economic Development Authority crafted an economic development strategic plan that was incorporated into the City's 2015 Comprehensive Plan. The efforts undertaken with the consolidated plan will not directly carry out initiatives outlined in the strategic plan. However, all efforts to ensure that City households have access to safe and affordable housing leads to a more secure workforce to better meet the business community's needs.

Discussion

MA-50 Needs and Market Analysis Discussion

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

As reported in the Needs Assessment, housing cost burden is pervasive throughout the City's low and moderate-income households. Less pervasive are the presence of cost burdened households with additional housing problems. There are limited cases of multiple housing problems throughout the City, with very little concentration.

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

For the purposes of this Plan, minority concentration is defined as those census tract block groups where at least 51 percent of the residents are classified as minority citizens. Only one area, census tract 4 block group 2 is the only tract with this concentration. This area is the historically African American community of Mayfield and is 81 percent black.

There are several areas in the City that have low-income concentration. These areas include the project based housing developments including Mill Park Terrace, Heritage Park, Forest Village, and Hazel Hill. There are other neighborhoods that are low-income including Central Park townhomes. These areas are not specific neighborhoods, but are a specific development, by design, that are either limited to or defacto marketed to low income households.

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

The market characteristics of the areas with predominantly low and moderate-income minority households vary. In the Mayfield/Airport/Canterbury subdivision there is a high degree of low and moderate-income homeownership, many of which are elderly and on a fixed income. The majority of the housing stock in these neighborhoods is pre-1960s single-family detached, much of which is in need of rehabilitation. Single-family homes on the market in this area are moderately priced, and offer the best purchase potential for interested low and moderate-income buyers.

The Central Park Townhome and Heritage Park complexes are predominately renter-occupied units. Just as is the case in the Mayfield/Airport/Canterbury area, many units are in need of rehabilitation. Unfortunately, , rental status of the units precludes them from Emergency Home Repair program eligibility. Staff works closely with the City's building code enforcement, Legal Aid Works, and the Department of Social Services to maintain owner accountability to their low and moderate-income tenants.

Are there any community assets in these areas/neighborhoods?

These neighborhoods boast strong community assets. The Dorothy Hart and the Larry D. Silver Community Centers offer engagement opportunities for the households in the upper Charles and Mayfield neighborhoods, respectively. In the Central Park Townhome/Heritage Park area, the Bragg Hill Family Life Center provides a community development anchor for families.

Are there other strategic opportunities in any of these areas?

In-fill residential development offers the best housing opportunity for the Mayfield neighborhood going forward.

Additionally, as the small area plans progress, opportunities for public facilities that increase access to transportation and provide a suitable living environment are identified.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

According to the 2012?-2017 ACS, 16% of the population are without a broadband internet subscription. 6% of the population are without a computer in their household. In 2018, the City's Information Technology Department completed a broadband survey. According to this survey, the average household spend \$71.20 a month on internet access. 15% of the population use the internet at a public library, 3% at the home of a relative, 3% at restaurant. The majority of people access the internet at home. These result categories were not exclusive. The majority of respondents were satisfied with the accessibility and availability of internet connectivity. The City has established internet access at public facilities and is committed to ensuring access for households across all incomes.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

The City Council has set a priority of becoming the fastest City for broadband access in Virginia. The majority of the City has cable coverage and more than one service provider.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

The largest natural hazard risk to the City of Fredericksburg associated with climate change is likely to be increased flooding. The City is bounded by the Rappahannock River and some neighborhoods are in low lying areas and the downtown commercial district adjoins the river.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

The Darbytown neighborhood is currently within the flood zone and is susceptible to flooding. This area is historically African American, though it has undergone massive demographic change in recent years. However, there are still some long time low and moderate income households in this area. Should flooding frequency and risks increase, these households may be disproportionately affected and may lose their access to their affordable housing.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The City of Fredericksburg's Consolidated Plan has been developed in consistency with the community's vision for its future. The City's land use Comprehensive Plan, for instance, calls for an adequate range of available housing, to provide for a healthy local economy and to address social needs. Through the small area plans, the City has also emphasized neighborhood conservation to promote community stability. As a consequence, provisions to develop homeownership opportunities, to aggressively maintain existing housing stock, and to engage in other community development activities are fully compatible with Fredericksburg's adopted goals and objectives of the consolidated plan.

The following general strategies are based on an analysis of both the existing housing inventory and needs assessment:

- Maintain the supply of affordable housing through rehabilitation of existing owner-occupied housing.
- Minimize the declining percentage of City homeowners and reduce the homeowner vacancy rate by continuing to provide homeownership opportunities.
- Ensure residential rental properties are properly maintained in a condition that is safe and sanitary.
- Provide for increased accessibility to housing for persons with physical disabilities.
- Respond to housing crises through emergency rent and mortgage, or representation in eviction court to promote household stability and prevent homelessness.
- Effectively assist households with moving to rental housing by educating them on their legal rights in landlord tenant law
- Partner with organizations to educate and test for those affected with HIV/AIDS and by promoting case management and emergency rent and utility assistance for these households.
- Support efforts for those struggling with food insecurity for vulnerable populations.
- Address the unmet supportive housing needs of persons with special needs.
- Partner with the Fredericksburg Regional CoC to provide, support, and promote a housing-focused homeless crisis response system.
- Reduce lead-based paint hazards.
- Identify opportunities to better connect affordable housing to the City's multi-modal transportation network and to implement neighborhood infrastructure that will ensure a "suitable living environment" and quality of life for low income neighborhoods.
- Address the institutional structure through which housing and services are provided, to ensure maximum efficiency and service to citizens.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 47 - Geographic Priority Areas

1	Area Name:	Citywide
	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.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

Low and moderate income households need is not limited to any one area. CDBG activities will be carried out City-wide as need exists City-wide.

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

Priority Needs

Table 48 – Priority Needs Summary

1	Priority Need Name	Housing Rehabilitation
	Priority Level	High
	Population	Extremely Low Low Large Families Families with Children Elderly Elderly Frail Elderly
	Geographic Areas Affected	Citywide
	Associated Goals	Housing Rehabilitation
	Description	The City's affordable housing stock is aging and experiencing electrical, roofing, and plumbing issues that, if left untreated, can result in blight and the adverse effects that go along with these issues. Assisting owners with repairs to these structures preserves the existing stock of affordable housing, adds stability for households, and supports intergenerational wealth. This need is also seen in the quality of rental housing. Where appropriate, property maintenance should ensure that rental housing is of a safe and suitable condition.
	Basis for Relative Priority	The Needs Assessment and Housing Market Analysis show that the City is in need of affordable housing options. Housing rehab for owner-occupied residences ensures that the City maintains its current stock of affordable housing, while assisting low and moderate income households to maintain the condition of their aging homes.
2	Priority Need Name	Lack of Affordable, Accessible Housing
	Priority Level	High

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities
	Geographic Areas Affected	Citywide
	Associated Goals	Remove Architectural Barriers to Housing
	Description	The City lacks affordable housing options for LMI persons with physical disabilities. The City will prioritize funds and effort to maximize independence and self-sufficiency through accessibility modifications to City residences. The majority of the City's project based affordable housing is not accessible for persons with disabilities. LMI persons with physical disabilities rely on the private market to supply affordable and accessible housing opportunities. Modifications to housing units are often required to address this need.
	Basis for Relative Priority	The vast majority of City residents with cognitive, ambulatory, and independent living limitations are of Low and Moderate Income, according to the Housing Needs Assessment. Offering these residents ways to continue to live in their homes and age in place adds stability to low and moderate income households.
3	Priority Need Name	LMI Homeownership Opportunities
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly

	Geographic Areas Affected	Citywide
	Associated Goals	Increase Homeownership
	Description	The City needs increased homeownership opportunities for low and moderate income households Most report that they are priced out of purchase opportunities within the City due to the rising home values and sales prices. Once they have been able to purchase homes, many low and moderate income households find a fixed mortgage can quickly become more affordable than continuing to pay increasing rents. Homeownership brings stability for these households and for the community at large. Programs are needed to prepare these households for homeownership, facilitate their purchase, and support their ownership. This need could be met through direct payments to home buyers to assist with their purchase of affordable homes or it could be met by supporting the development of new affordable units, as feasible.
	Basis for Relative Priority	With the rising cost of home for purchase, most homes are simply unaffordable and homeownership is not a viable option for much of the City's population. Assistance is needed for these households to enter into the homeownership.
4	Priority Need Name	Homelessness Prevention
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Elderly Frail Elderly Other
	Geographic Areas Affected	Citywide
	Associated Goals	Prevent Foreclosure/Eviction

	Description	Low and Moderate Income Households living burdened by housing costs are more susceptible to experiencing significant housing crises, many of which result in homelessness if not addressed in a timely fashion.
	Basis for Relative Priority	The Housing Needs Assessment shows that many extremely low and moderate income households are experiencing housing cost burden. These populations are most vulnerable to life's unexpected occurrences. The availability of emergency financial assistance can often make the difference in a household's efforts to sustain permanent housing.
5	Priority Need Name	Non-Housing Support Services
	Priority Level	Low
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	Citywide
	Associated Goals	Housing and Support Services - HIV/AIDS Legal Services and Fair Housing Advocacy
	Description	The City needs an avenue for supporting households with associated needs that if gone unaddressed, can result in housing crisis. This may include food assistance, financial counseling and case management, job training, and other funds needed to address the sustainability and success and low and moderate income households.

	Basis for Relative Priority	Data and analysis in the Housing Needs Assessment shows that many LMI households live beyond what is financially feasible in order to sustain permanent housing. As a result, these households are left without the financial safety net to respond to life's unforeseen occurrences. In order to prevent these from ending in loss of permanent housing, these households need support systems to assist at the point of crisis.
6	Priority Need Name	Furthering Fair Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse Persons with HIV/AIDS Victims of Domestic Violence Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	Citywide
	Associated Goals	Legal Services and Fair Housing Advocacy

	Description	The need for promoting and ensuring compliance with fair housing is important in the City of Fredericksburg. Fredericksburg will aim to advance the implementation goals outlined in the 2019 Analysis of Impediments to Fair Housing to overcome the effects of the impediments identified.
	Basis for Relative Priority	Ensuring fair housing compliance throughout the City is paramount for the community.
7	Priority Need Name	Non-Housing Public Infrastructure Improvements
	Priority Level	Low
	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Non-Housing Community Development
	Description	Improvements are needed to ensure adequate connectivity of affordable housing to the City’s transportation network as well as community infrastructure to ensure a suitable living environment are provided.
	Basis for Relative Priority	Low income areas are in need of public facilities improvements. By expanding connectivity to transportation networks and creating a suitable neighborhood living environment, these improvements support the rehabilitation of housing and expansion of homeownership by reducing other cost and environmental burdens that often stress the stability of households within the City.

Narrative (Optional)

These community priority needs were developed after analysis of the needs and market assessments and supported with the feedback received from the public in development of the consolidated plan. These needs will help to identify strategic plan goals and annual action plan projects. Priority level will be used to make funding-based decisions. Due to limitations in funding, not all priority needs will be able to be addressed by CDBG dollars alone. Fredericksburg will support entities and programs that advance and address these priority needs.

SP-30 Influence of Market Conditions – 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 City does not intend to fund TBRA programming
TBRA for Non-Homeless Special Needs	The City does not intend to fund TBRA for Non-Homeless Special Needs programming
New Unit Production	The City does not intend to fund any new unit production
Rehabilitation	Given the advanced age of many of the owner occupied low and moderate income housing, the City intends to complete emergency plumbing, electrical, and roofing repairs to preserve this important source of affordable housing
Acquisition, including preservation	The City intends to fund a Direct Homeownership Assistance program that allows low and moderate income buyers to take advantage of down payment and/or closing cost assistance to purchase within the City

Table 49 – Influence of Market Conditions

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

Introduction

The funding reasonably expected to be available to address affordable housing is a combination of public and private funding. The public contribution will include CDBG funds in the amount of approximately \$190,000 per year, for an approximate total of \$950,000, over a five year period. This figure is contingent, however, on Federal appropriations and CDBG formula allocations.

Funded activities will address statutory requirements that are part of HUD's mandate to develop viable urban communities.

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	196,004	0	0	196,004	753,996	The expected annual allocation for the remainder of this consolidated plan cycle is based on the average annual allocation from the preceding three years carrying forward (approximately \$190,000 per year)

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

The City's CDBG allocation not only provides funding for direct housing repair, modification, and public services, but also the funding to support the City's Community Development Planner position. This position allows the City to leverage the CDBG funding to support community development and homeless services needs occurring within the community. Components of this include the City's involvement in the Fredericksburg Regional Continuum of Care. The City also leverages local, non-profit resources in its partnerships with CVHC through their Lend-A-Hand, Intensive financial counseling, and homebuyer programming. City staff also keeps close liaison with Rebuilding Together (Formerly Christmas in April).

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

n/a

Discussion

n/a

SP-40 Institutional Delivery Structure – 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
Legal Aid Works	Subrecipient	Non-homeless special needs public services	Jurisdiction
Fredericksburg Area HIV/AIDS Support Services	Subrecipient	Non-homeless special needs public services	Jurisdiction
CENTRAL VIRGINIA HOUSING COALITION	Subrecipient	Non-homeless special needs public services	Jurisdiction
FREDERICKSBURG	Government	Non-homeless special needs Ownership Planning neighborhood improvements public facilities public services	Jurisdiction

**Table 51 - Institutional Delivery Structure
Assess of Strengths and Gaps in the Institutional Delivery System**

The partnership with the agencies listed above ensures that the City addresses as many high-priority housing and non-housing community development needs as possible given the current levels of CDBG funding. These agencies are experts at filling their community development niche, and the strategic injection of CDBG funding allows them to continue to serve City residents most in need. One of the major gaps in the institutional delivery system is the community’s lack of a Public Housing Authority, which precludes the region from taking advantage of a significant source of funding to develop and manage a larger stock of affordable housing.

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	X	X
Legal Assistance	X	X	
Mortgage Assistance	X		
Rental Assistance	X	X	X
Utilities Assistance	X		X
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics			X
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	X
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS	X	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)

The FRCoC has made significant advances in its delivery of homeless services over the life of the 2015 Consolidated Plan. The CoC committed to developing, supporting, and promoting a system of homeless services agencies that together address housing crises in a manner that effectively eliminates homelessness in the community. In the next 10 years, the CoC will achieve this by creating enough emergency shelter, transitional shelter, street outreach, rapid rehousing, prevention/diversion, and permanent supportive housing capacity to address the needs of anyone in the region experiencing a housing crisis at the point of the crisis.

The Fredericksburg Area HIV/AIDS Support Services group provides case management for persons with HIV/AIDS to and oversees HOPWA funds for the community.

The FRCoC benefits from the strong partnerships of the homeless services including mainstream services to ensure total support for homeless persons.

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

Capacity issues are the biggest hurdle for the region's homeless services agencies. At present the area need is too much for agencies to fully address. Thurman Brisben Center, Micah, Loisann's Hope House, and Empowerhouse report large numbers of clients having to be turned away due to a lack of assistance dollars or bed space. The systems are in place to effectively transition persons experiencing homelessness to housing, it is simply a question of capacity. The CoC undertook a pilot project funded by the City of Fredericksburg matched with funds from the healthcare system to expand this capacity. This program effectively moved households to housing using the existing coordinated entry, prioritization, and case management systems. This speaks well to the efficiency of the CoC and coordination with other services and partner systems.

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

At the core of the FRCoC's 10-Year Plan to End Homelessness are the short, mid, and long-term strategies for aligning the housing crisis system's capacity with the regional need. The plan, attached in its entirety, outlines steps along five core themes. When fully realized these initiatives will result in a housing crisis system that:

- Prevents the most imminently at-risk from entering homelessness;
- Quickly moves people who do become homeless back into permanent housing;
- Expands access to affordable housing;
- Connects the dots between support services whose assistance can supplement that of the homeless service system;
- Diverts homeless persons who frequently use public services, such as jails, hospitals and foster care systems, to more productive alternatives;
- Measures success based on housing placements and retention.

SP-45 Goals Summary – 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	Housing Rehabilitation	2020	2024	Affordable Housing	Citywide	Housing Rehabilitation	CDBG: \$386,474	Homeowner Housing Rehabilitated: 19 Household Housing Unit
2	Increase Homeownership	2020	2024	Affordable Housing	Citywide	LMI Homeownership Opportunities	CDBG: \$49,400	Direct Financial Assistance to Homebuyers: 10 Households Assisted
3	Remove Architectural Barriers to Housing	2020	2024	Affordable Housing	Citywide	Lack of Affordable, Accessible Housing	CDBG: \$125,000	Homeowner Housing Rehabilitated: 10 Household Housing Unit
4	Prevent Foreclosure/Eviction	2020	2024	Affordable Housing	Citywide	Homelessness Prevention	CDBG: \$60,130	Public service activities for Low/Moderate Income Housing Benefit: 70 Households Assisted
6	Housing and Support Services - HIV/AIDS	2020	2024	Affordable Housing	Citywide	Non-Housing Support Services	CDBG: \$30,000	Public service activities other than Low/Moderate Income Housing Benefit: 675 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 50 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Legal Services and Fair Housing Advocacy	2020	2024	Affordable Housing	Citywide	Non-Housing Support Services Furthering Fair Housing	CDBG: \$42,000	Public service activities for Low/Moderate Income Housing Benefit: 750 Households Assisted
8	Non-Housing Community Development	2020	2024	Non-Housing Community Development	Citywide	Non-Housing Public Infrastructure Improvements	CDBG: \$100,000	

Table 53 – Goals Summary

Goal Descriptions

1	Goal Name Goal Description	<p>Housing Rehabilitation</p> <p>Maintain the City's supply of affordable housing through rehabilitation of existing Low and Moderate Income owner-occupied housing.</p> <p>Fredericksburg has a comprehensive policy of neighborhood conservation that recognizes the interrelationship of both human and physical resources in developing strong, livable communities. Established neighborhoods benefit from a strong base of homeowners and existing housing needs to be maintained, to ensure continued safety and habitability.</p> <p>The City will continue to provide an ongoing Emergency Home Repair Program to rehabilitate low-income, owner-occupied units. The bulk of this activity will occur in predominantly low-income minority neighborhoods; because that is where the identified need is greatest, but qualifying households city-wide will be eligible to participate. The strategy analysis indicates that a large number of elderly households have a housing cost burden in excess of 30 percent of income. The City's Emergency Home Repair Program will help to meet the needs of this segment of the population. The City will also coordinate with other agencies to maximize the impact of any other housing rehabilitation opportunities.</p> <p>In recent years, a change in need has been observed from those participating in the Emergency Home Repair Program. Most participants are requiring larger more extensive repair to address the plumbing, electrical, and roofing needs in their homes. As a result, the goal over the next five years will be to support 6 households per year through this program with more substantial repair and renovation.</p>
2	Goal Name Goal Description	<p>Increase Homeownership</p> <p>An aggressive affordable housing strategy has helped to address the ratio of owner-occupied units, while helping to provide housing that is affordable to low to moderate-income families. The City will continue to promote homeownership through direct assistance through down payment assistance or payment of specific closing costs. A mortgage lender will still be needed to provide conventional mortgage financing. This program will enhance existing neighborhoods by filling in vacant lots when new houses are constructed, stabilize the community with long-term residents, and increase the affordable housing stock. Furthermore, this activity will relieve some pressure on the rental market. This need could be met through direct payments to home buyers to assist with their purchase of affordable homes or it could be met by supporting the development of new affordable units, as feasible. The goal is to increase the rate of low and moderate income homeowners to support financial stability for those households.</p>

3	Goal Name	Remove Architectural Barriers to Housing
	Goal Description	This program will provide for increased accessibility to housing by persons with physical disabilities. The City will modify houses to meet handicapped occupant needs as well as adapt houses to ensure continued independent living for elderly and frail elderly persons.
4	Goal Name	Prevent Foreclosure/Eviction
	Goal Description	Provide funding to assist the Central Virginia Housing Coalition (CVHC) to operate its Lend-A-Hand and the Intense Financial Counseling programs. Lend-A-Hand provides emergency grants to households threatened with eviction or foreclosure. Intensive Financial Counseling helps maintain financial independence of LMI households. These programs support low and moderate income households that are typically above the income limits for assistance through the CoC but at imminent risk of eviction or foreclosure. This program meets the needs of the ALICE population keeping evictions from their record supporting the households through crisis.
6	Goal Name	Housing and Support Services - HIV/AIDS
	Goal Description	Provide housing and support services for Fredericksburg residents with HIV/AIDS. This may include emergency rental and utility assistance, case management and counseling, and HIV/AIDS education and testing.
7	Goal Name	Legal Services and Fair Housing Advocacy
	Goal Description	Provide funding to Legal Aid Works (LAW) to increase their capacity to provide assistance to LMI individuals and their families threatened with eviction, foreclosure, and utility shut-offs. Not only will LAW represent households facing eviction in court or fair housing violations, but they will proactively counsel households in landlord/tenant law to prevent negative situations for renters. LAW also assists clients to locate and obtain decent affordable housing.
8	Goal Name	Non-Housing Community Development
	Goal Description	Identify two public facilities improvements serving low income areas through the small area plans to include improvements to connectivity to the transportation network and to enhance living environment of low and moderate income households. Utilize CDBG funding for design and construction of identified facilities.

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)

n/a

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

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

n/a

Activities to Increase Resident Involvements

n/a

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 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

Like many of its Northern Virginia neighbors, the City of Fredericksburg recognizes that without realistic avenues for increasing the supply of affordable housing units, many of the City's low and moderate income households will find housing opportunities severely limited. According to Weldon Cooper Center for Public Service, the City population is estimated at 29,403 for 2020 and is projected to grow to 34,015 by 2030. This is a 15% increase. Land use planning for the City aims to appropriately incorporate this residential growth across all housing types to address all levels of housing need. Negative effects of public policies to affordable housing include:

Densities – The City's zoning districts permit housing development at densities ranging from two to thirty-six dwelling units per acre. Adequate land areas are planned and zoned to accommodate a variety of housing types but the relatively low density is a barrier to the production of affordable housing given the high cost of land associated with the City's location within the DC MSA. Lower densities requires each unit to be more expensive to support the cost of development.

Inclusionary Zoning – State law does not enable local jurisdictions to require affordable housing in residential development. Where reasonably linked, affordable housing has been discussed as part of special use conditions.

Modern "Suburban" Development Standards – Modern zoning ordinances apply suburban development standards to historic urban fabric that if not modified would preclude compatible affordable infill housing.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

It may be possible to reduce housing costs somewhat by adjusting regulations and requirements relating to street width, drainage improvements, sidewalks, curb and gutter, and street lighting, and by promoting more cost-effective development techniques such as cluster residential development in new subdivisions. Such cost cutting measures, however, do not automatically result in housing that is suitable to low-income persons. Removing the requirement for pedestrian access, for example, saves in the initial cost of development, but adversely affects residents who need such infrastructure to access jobs and community destinations. Similarly, cluster development can save on development costs but may not provide affordable housing because such developments have the added amenity of dedicated open space and can often be marketed at a higher price as a consequence. Removal of barriers to affordable housing requires clear consideration of potential ramifications. The City zoning ordinance allows for infill homes to be built on previously recorded subdivision lots, even though these might be

generally smaller than the lot sizes currently required. Front and side yard setbacks for new houses in established neighborhoods are based on the average setbacks of houses on adjacent lots, as opposed to conventional setback requirements. Smaller lot sizes mean lower housing costs. The requirement for residential off-street parking, which adds an expense to infill construction is waived from parking requirements.

The City's current policies have been formulated to maximize affordable housing opportunities. They include provisions for tax abatement, density flexibility, clustering options, and infill development. The City has also waived certain water availability fees, as appropriate, on a case by case basis in specified areas of the City. Staff will continue to evaluate parking and setbacks required during housing development and provide alternatives for Planning Commission and City Council consideration.

Staff will continue to identify, monitor, and remove barriers to affordable housing through collaborative and comprehensive planning efforts including small area plans and regional housing planning efforts. Strategies identified through these channels will be assessed and carried out through CDBG projects as appropriate.

SP-60 Homelessness Strategy – 91.215(d)

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

The FRCoC employs various outreach techniques to identify and assess the needs of those experiencing homelessness, and especially the chronically homeless. The FRCoC is committed to addressing these issues through the following strategies:

- Identify homeless frequent users and develop permanent supportive housing solutions that reduce the community's cost of recidivism;
- Increase investment in proven models to combat the symptoms leading to frequent usage and homelessness recidivism;
- Increase awareness of available resources to address the underlying causes of frequent usage;
- Establish programs that divert the chronically homeless from incarceration;
- Strengthen discharge plans from area hospitals, jails, and other institutions.

Addressing the emergency and transitional housing needs of homeless persons

The FRCoC is exploring ways to limit the amount of time that the area emergency shelter and transitional housing agency are operating a full capacity. As mentioned, these agencies often have to turn away homeless individuals and families because there is no vacancy in their shelters. The short-term solution is to enhance the frequency with which these agencies assess the needs of those entering the shelter and move them back into permanent housing. Quicker turnover helps to free up precious bed space.

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 FRCoC development of a 10-year Plan to End Homelessness resulted in the continuum fully adopt the "Housing First" approach, which focuses on immediately getting people out of shelters and off the street, then providing the supports necessary for stabilization. This contrasts with traditional shelter models, which required compliance with a service plan as the mechanism for clients to earn their way back into housing. Around the country, Housing First has proven to be the most cost effective, efficient

method of ending homelessness. The housing retention rate related to Housing First interventions, such as Rapid Re-Housing and Permanent Supportive Housing, has averaged around 85%. By comparison, shelters and transitional housing programs have typically exited 16% to 45% of participants to permanent housing.

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

People experiencing extended or regular bouts of homelessness often repeatedly interact with multiple public agencies such as the correctional facilities, emergency healthcare providers, and social services departments. In many cases, while homelessness prevention is not the primary role of these agencies, they may be in the de facto position of providing in-kind support. For example, a hospital's primary role is treating medical issues, not locating housing for a patient to access while recovering. Similarly, a jail's primary role is community security, not setting up employment supports for an inmate upon discharge so they can find a job, obtain housing, and avoid re-offending. These agencies are critical to the overall success of the homeless services system as they provide key points of interface between people experiencing or at-risk for homelessness and potential prevention services.

SP-65 Lead based paint Hazards – 91.215(i)

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

The City does not have the resources necessary to implement a lead poisoning prevention program. To this end, the following steps will be taken over the next five-year period to improve local efforts to evaluate and reduce lead-based paint hazards:

1. Continue to inspect for lead based paint during implementation of the Emergency Home Repair Program, Removal of Architectural Barriers Program, and Direct Homeownership Assistance Program and address any hazards according to specified protocols.
2. Continue to engage in a comprehensive analysis to determine the extent of lead hazards in the community.
3. Continue to promote awareness of potential lead hazards by providing literature to City residents and encourage safe lead practices for contractors by coordinating EPA certified trainings locally.
4. Support efforts by the Rappahannock Area Health Department to reduce lead hazards in the community

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

Children are more susceptible to harm from toxins such as lead than are adults. This vulnerability is due to their smaller size as well as their propensity to play on floors and on the ground outside. The primary sources of lead are old paint, dust, some water, some canned goods, some ceramic tableware, and effluent from factories that smelt or recycle lead. The Clean Air Act of 1970 and subsequent Environmental Protection Agency regulations have reduced lead in the atmosphere by 90 percent. The single most important action in this regard was the removal of lead from gasoline. The Lead Paint Poisoning Prevention Act of 1971 banned the use of lead in household paint, but many houses still have lead in interior paint. Almost all of the houses built before 1960, for example, have leaded paint, as do approximately 20 percent of the houses built between 1960 and 1978. Paint, therefore, stands out as the main source of potential lead exposure for children.

The City evaluates lead-based paint hazards by visual as well as electronic inspection and abates that hazard during its housing rehabilitation projects where it is disturbed as part of the process. When in doubt as to whether a surface contained lead-based paint, the City proceeded with abatement. The City currently contracts with a lead testing firm when surveying and evaluating lead based paint hazards in residential units.

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

The City has previously evaluated lead-based paint hazards by visual as well as electronic inspection and abated that hazard during its housing rehabilitation projects. When in doubt as to whether a surface contained lead-based paint, the City proceeded with abatement. The City currently contracts with a lead testing firm when surveying and evaluating lead based paint hazards in residential units. The City also requires its contractors to be certified in lead safe work practices before they can disturb any painted surfaces testing positive for LBP.

SP-70 Anti-Poverty Strategy – 91.215(j)

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

The City of Fredericksburg's anti-poverty efforts will reduce concentrations of low-income persons by providing assistance to households near or below the poverty line through its housing programs and through other applicable services provided with CDBG funds. The specific goals, programs, and policies that the City will pursue are noted below, including coordination of programs and services:

- The City will assist low-income households in improving their living conditions through the Emergency Home Repair Program.
- Since homeownership is an important vehicle for accumulating wealth, the City will provide homeownership opportunities to low/moderate-income households through the Homeownership Assistance Program.
- The City will continue to provide tax relief to elderly and disabled residents through the City's Tax Exemption Program for the Elderly and/or Disabled.
- The City will provide support to the housing activities of Healthy Generations and the Rappahannock Area Community Services Board to address the supportive housing needs of the elderly and the disabled.
- To assist families threatened with eviction or foreclosure, the City will continue to support the Central Virginia Housing Coalition's Lend-a-Hand Program and its financial counseling program.
- To help former shelter residents to permanently maintain independence, the City will support efforts to provide comprehensive follow-up services and facilities for persons transitioning to independent living.
- The City will provide funding to Legal Aid Works to increase their capacity to provide legal services to low-income households. A significant percentage of LAW clients require legal assistance to keep or obtain decent, affordable housing as well as government subsistence benefits which are often needed by low-income households to pay monthly mortgages, rents and utilities.
- The City will support efforts to address affordable housing needs on a regional basis.

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

The public services and housing programs administered by the City of Fredericksburg and funded through CDBG entitlement as outlined in this consolidated plan are the vehicle through which the City of Fredericksburg has and will continue to implement its poverty reducing initiatives.

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 Fredericksburg Planning Office administers all aspects of the City's CDBG program. Staff ensures that each contractual agreement for the use of CDBG funds relates to the housing strategies identified in the adopted Consolidated Plan and Annual Action Plan. Subrecipients formally agree to adhere to all applicable statutory and regulatory requirements. Subrecipients also submit quarterly performance reports and a final annual report.

Expected Resources

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

Introduction

The funding reasonably expected to be available to address affordable housing is a combination of public and private funding. The public contribution will include CDBG funds in the amount of approximately \$190,000 per year, for an approximate total of \$950,000, over a five year period. This figure is contingent, however, on Federal appropriations and CDBG formula allocations.

Funded activities will address statutory requirements that are part of HUD's mandate to develop viable urban communities.

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	196,004	0	0	196,004	753,996	The expected annual allocation for the remainder of this consolidated plan cycle is based on the average annual allocation from the preceding three years carrying forward (approximately \$190,000 per year)

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

The City's CDBG allocation not only provides funding for direct housing repair, modification, and public services, but also the funding to support the City's Community Development Planner position. This position allows the City to leverage the CDBG funding to support community development and homeless services needs occurring within the community. Components of this include the City's involvement in the Fredericksburg Regional Continuum of Care. The City also leverages local, non-profit resources in its partnerships with CVHC through their Lend-A-Hand, Intensive financial counseling, and homebuyer programming. City staff also keeps close liaison with Rebuilding Together (Formerly Christmas in April).

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

n/a

Discussion

n/a

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing Rehabilitation	2015	2019	Affordable Housing	Citywide	Housing Rehabilitation	CDBG: \$97,804	Homeowner Housing Rehabilitated: 6 Household Housing Unit
2	Increase Homeownership	2016	2019	Affordable Housing	Citywide	LMI Homeownership Opportunities	CDBG: \$15,000	Direct Financial Assistance to Homebuyers: 2 Households Assisted
3	Remove Architectural Barriers to Housing	2016	2019	Affordable Housing	Citywide	Lack of Affordable, Accessible Housing	CDBG: \$14,650	Homeowner Housing Rehabilitated: 2 Household Housing Unit
4	Prevent Foreclosure/Eviction	2016	2019	Affordable Housing	Citywide	Homelessness Prevention	CDBG: \$12,130	Public service activities for Low/Moderate Income Housing Benefit: 14 Households Assisted
6	Housing and Support Services - HIV/AIDS	2016	2019	Affordable Housing	Citywide	Lack of Affordable, Accessible Housing Non-Housing Support Services	CDBG: \$6,000	Public service activities other than Low/Moderate Income Housing Benefit: 160 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 10 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Legal Services and Fair Housing Advocacy	2015	2019	Affordable Housing	Citywide	Homelessness Prevention Lack of Affordable, Accessible Housing	CDBG: \$8,400	Public service activities for Low/Moderate Income Housing Benefit: 150 Households Assisted

Table 55 – Goals Summary

Goal Descriptions

1	Goal Name	Housing Rehabilitation
	Goal Description	
2	Goal Name	Increase Homeownership
	Goal Description	
3	Goal Name	Remove Architectural Barriers to Housing
	Goal Description	
4	Goal Name	Prevent Foreclosure/Eviction
	Goal Description	
6	Goal Name	Housing and Support Services - HIV/AIDS
	Goal Description	
7	Goal Name	Legal Services and Fair Housing Advocacy
	Goal Description	

Projects

AP-35 Projects – 91.220(d)

Introduction

During the CDBG program year, the City of Fredericksburg will implement three housing programs. The first is the Emergency Home Repair Program which assists homeowners whose household income is at or below 50% of area median income depending on household size to make plumbing, roofing, and electrical repairs. The second program is the Removal of Architectural Barriers Program which provides limited architectural modifications to the homes of qualifying persons with disabilities whose household income is at or below 80% of area median income depending on household size, to maximize their independence and self-sufficiency. The third program is the Direct Homeownership Assistance Program, which provides down payment and closing cost assistance to qualifying homebuyers whose household income is at or below 80% of area median income depending on household size and are purchasing a home in the City or refinancing out of sub-prime and high risk mortgages into fixed rate mortgages on homes in the City. Lead-based paint hazard reduction is an integral component of each of these housing programs.

In addition to housing activities, CDBG funds will be used to assist in the provision of specific public services and programs. Such services are designed to reduce homelessness through prevention activities, to assist persons to locate and obtain decent housing, to assist persons with HIV/AIDS to obtain supportive services to avoid individual crises, and to provide food to qualifying elderly/disabled persons. These programs are provided to qualifying persons who household income is at or below 80% of area median income, depending on household size.

Other CDBG funds will be used for overall program administration and public information. In addition, funds will be directed toward addressing impediments to fair housing.

All CDBG program eligibility is based upon HUD's annual Section 8 income limits.

Projects

#	Project Name
1	Housing Rehabilitation Assistance
2	Removal of Architectural Barriers
3	Public Service - Central Virginia Housing Coalition
4	Public Service - Legal Aid Works LAW
5	Public Service - Fredericksburg Area HIV/AIDS Support Services

#	Project Name
6	Program Administration
7	Fair Housing
8	Public Information
9	Direct Homeownership Assistance

Table 56 – Project Information

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

The City of Fredericksburg has been delivering high value, high impact CDBG-funded programming for nearly three decades supported by partner agencies. Staff takes careful measure to ensure that the limited funding addresses as many of the City’s high priority housing and non-housing community development as possible.

Outside of the funding limitations, other obstacles to meeting supportive needs are often found in simply being able to identify persons in need. To overcome this problem, the City has maintained a close liaison with Healthy Generations, disAbility Resource Center, Rebuilding Together, and the Central Virginia Housing Coalition to share information on potential clients for available assistance. In this manner, both the City and these organizations ensure effective outreach.

The City will generally support applications for related programs and resources for eligible non-profit organizations and other groups. It will coordinate applications with other organizations so any program benefits will be delivered to citizens as effectively as possible.

AP-38 Project Summary
Project Summary Information

1	Project Name	Housing Rehabilitation Assistance
	Target Area	
	Goals Supported	Housing Rehabilitation Remove Architectural Barriers to Housing
	Needs Addressed	Housing Rehabilitation Lack of Affordable, Accessible Housing Homelessness Prevention
	Funding	CDBG: \$97,804
	Description	The City will facilitate emergency repair of roofs, plumbing, and electrical hazards for qualifying LMI households in an effort to maintain existing affordable housing stock.
	Target Date	6/30/0021
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 6 households will benefit from these activities. The emergency home repair program has been designed to assist households below 50% of AMI to target limited resources to the households most in need of these services.
	Location Description	
	Planned Activities	Six home repairs addressing plumbing, electrical, and roofing issues will be addressed through this project.
2	Project Name	Removal of Architectural Barriers
	Target Area	
	Goals Supported	Remove Architectural Barriers to Housing
	Needs Addressed	
	Funding	:
	Description	The City will provide limited architectural modifications to the homes of LMI persons with disabilities to maximize their independence and self-sufficiency.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	

	Planned Activities	
3	Project Name	Public Service - Central Virginia Housing Coalition
	Target Area	
	Goals Supported	Prevent Foreclosure/Eviction
	Needs Addressed	Homelessness Prevention Non-Housing Support Services
	Funding	CDBG: \$12,130
	Description	Provide funding to assist the Central Virginia Housing Coalition (CVHC) to operate its Lend-A-Hand and the Intense Financial Counseling programs. Lend-A-Hand provides emergency grants to households threatened with eviction or foreclosure. Intensive Financial Counseling helps maintain financial independence of LMI households.
	Target Date	6/30/0021
	Estimate the number and type of families that will benefit from the proposed activities	14 low and moderate income households will be supported through these proposed activities.
	Location Description	
	Planned Activities	This project includes two main activites: Activity 1: Strategic emergency assistance for rent and mortgage to prevent eviction for low and moderate income households. Activity 2: Financial counseling for households to understand budgeting to prevent financial crisis for housing in the future.
4	Project Name	Public Service - Legal Aid Works LAW
	Target Area	
	Goals Supported	Prevent Foreclosure/Eviction Legal Services and Fair Housing Advocacy
	Needs Addressed	Homelessness Prevention Furthering Fair Housing
	Funding	CDBG: \$8,400

	Description	Provide funding to Legal Aid Works (LAW) to increase their capacity to provide assistance to LMI individuals and their families threatened with eviction, foreclosure, and utility shut-offs. LAW also assists clients to locate and obtain decent affordable housing and provides education and landlord tenant law and renters legal rights.
	Target Date	6/30/0021
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 150 households will be supported through the proposed activities. These households will be assisted through two activities, both landlord tenant education and representation of households in Fredericksburg eviction court.
	Location Description	
	Planned Activities	This project will include two main projects: Activity 1: Representation of low and moderate income households facing eviction in Fredericksburg circuit court. Activity 2: Strategic outreach for low and moderate income renters to distribute information on landlord/tenant law leading know your rights sessions education residents on being good renters and understanding violations of fair housing and tenant law.
5	Project Name	Public Service - Fredericksburg Area HIV/AIDS Support Services
	Target Area	
	Goals Supported	Housing and Support Services - HIV/AIDS
	Needs Addressed	Homelessness Prevention Non-Housing Support Services
	Funding	CDBG: \$6,000
	Description	Provide funding to assist Fredericksburg HIV/AIDS Support Services (FAHASS) to serve low and moderate income residents living with HIV/AIDS. This project will also provide education assistance and testing to at-risk persons in the City.
	Target Date	6/30/0021
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 170 households will be assisted through this project. These low and moderate income households are a presumed or demonstrated benefit and are clients of FAHASS
	Location Description	

	Planned Activities	<p><small>This project is composed of three activities.</small></p> <p>Activity #1 – Practical Support: FAHASS will provide rental and utility assistance and food vouchers to low and moderate income Fredericksburg residents living with HIV/AIDS.</p> <p>Activity #2 – Emotional Support: FAHASS will provide mental health, medical, and substance abuse case management to low and moderate income Fredericksburg residents living with HIV/AIDS.</p> <p>Activity #3 – Educational Support: FAHASS will develop and disburse educational material and/or provide free HIV/AIDS testing to low and moderate income Fredericksburg residents as a means of prevention.</p>
6	Project Name	Program Administration
	Target Area	
	Goals Supported	Housing Rehabilitation Increase Homeownership Remove Architectural Barriers to Housing Prevent Foreclosure/Eviction Housing and Support Services - HIV/AIDS Legal Services and Fair Housing Advocacy
	Needs Addressed	Housing Rehabilitation Lack of Affordable, Accessible Housing LMI Homeownership Opportunities Homelessness Prevention Non-Housing Support Services Furthering Fair Housing Non-Housing Public Infrastructure Improvements
	Funding	CDBG: \$37,000
	Description	Provide oversight, management, monitoring, and coordination of the CDBG program.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	Provide oversight, management, monitoring, and coordination of the CDBG program with other community programs.
	Location Description	
	Planned Activities	

7	Project Name	Fair Housing
	Target Area	
	Goals Supported	Legal Services and Fair Housing Advocacy
	Needs Addressed	Furthering Fair Housing
	Funding	CDBG: \$200
	Description	Engage in specific fair housing activities.
	Target Date	6/30/0021
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Fredericksburg will engage in specific fair housing activities to affirmatively further fair housing choice and progress the implementation strategies identified in the City's Analysis of Impediments to Fair Housing Choice.
8	Project Name	Public Information
	Target Area	
	Goals Supported	Housing Rehabilitation Increase Homeownership Remove Architectural Barriers to Housing Prevent Foreclosure/Eviction Housing and Support Services - HIV/AIDS Legal Services and Fair Housing Advocacy
	Needs Addressed	
	Funding	CDBG: \$1,000
	Description	Provide public information regarding the CDBG program.
	Target Date	6/30/0021
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	

	Planned Activities	Needed activity to facilitate printing costs associated with public information and engagement.
9	Project Name	Direct Homeownership Assistance
	Target Area	
	Goals Supported	Increase Homeownership
	Needs Addressed	Lack of Affordable, Accessible Housing LMI Homeownership Opportunities
	Funding	CDBG: \$9,400
	Description	The City will assist low and moderate income homebuyers with specific down payment and closing costs to help promote homeownership.
	Target Date	6/30/0021
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that two low and moderate income households will be assisted through this project. This activity is open to those up to 80% of AMI.
	Location Description	
	Planned Activities	

AP-50 Geographic Distribution – 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 strategies contained in the Consolidated Plan and their associated programs will be pursued throughout the City, wherever qualifying persons are located.

Geographic Distribution

Target Area	Percentage of Funds
Citywide	100

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

n/a

Discussion

Previous Consolidated Annual Performance and Evaluation Reports demonstrate that most CDBG related activity will occur where there are higher concentrations of low- to moderate-income persons; however, low- to moderate-income needs exist and are scattered throughout the City. By making CDBG investment available Citywide, eligible persons in need will be served more equitably than if such activity were geographically restricted.

The Emergency Home Repair Program, Direct Homeownership Assistance Program, and Removal of Architectural Barriers Program are administered on a first come, first served basis. Emergency home repairs and needs to remove architectural barriers are addressed as quickly as possible, so waiting lists work exceptionally well. Homeownership assistance favors applicants who are strongly committed and have qualified for a mortgage loan. In each instance, distribution of these programs Citywide is appropriate because benefits are always targeted to eligible households.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Affordable housing is a basic component for maintaining a vibrant and diverse community of neighborhoods. The City of Fredericksburg already has the majority of the region's subsidized and assisted housing, as well as the majority of the area's available rental housing. The City seeks to maintain this existing level of housing while concurrently working to conserve its other residential neighborhoods. There is a strong need, for instance, to enhance the community's demographic stability by concentrating on homeownership opportunities. This adds stability for neighborhoods and households.

The Emergency Home Repair Program is available only to low income homeowners, which contributes directly to Fredericksburg's affordable housing and neighborhood conservation policies. In addition, the Direct Homeownership Assistance Program provides closing cost and/or down payment assistance to qualifying homebuyers. The removal of architectural barriers program allows those with disabilities to live within Fredericksburg with accessible affordable homes and enables older persons to age in place.

Aside from emphasizing homeownership, Fredericksburg has a variety of housing types, including detached homes, townhouses, and several types of apartments. Recent construction of new homes as well as apartment complexes shows that this range of housing choice will continue to be available.

To help maintain Fredericksburg's affordable rental properties, the City implemented a Rental Property Inspection Program; however due to budgetary constraints the formally scheduled inspection program was discontinued. Inspections are still available to City residents on a complaint basis. This effort does not require the use of CDBG funds, but even with limited availability furthers the City's community development and fair housing goals to maintain the existing housing stock in a safe and sanitary condition.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	343
Special-Needs	0
Total	343

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	24
The Production of New Units	0
Rehab of Existing Units	8
Acquisition of Existing Units	2
Total	34

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

AP-60 Public Housing – 91.220(h)

Introduction

There is no public housing in the City of Fredericksburg.

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

n/a

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

n/a

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

n/a

Discussion

n/a

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

Introduction

The George Washington Regional Commission staffs the CoC Coordinator position and is the lead agency. This CoC includes representatives from throughout Planning District 16 as well as numerous other public and private organizations and agencies, volunteers, and homeless/formerly homeless individuals that meet to examine homeless issues in a broader, regional context. The CoC is actively pursuing a broader membership as part of its long-range strategic planning efforts. The following activities will also be undertaken during the next program year.

The CoC updated is updating its strategic plan in 2020 and aims to develop, support, and promote a homeless response system aimed at effectively moving persons to housing.

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

The FRCoC employs various outreach techniques to identify and assess the needs of those experiencing homelessness, and especially the chronically homeless. The FRCoC is committed to addressing these issues through the following strategies:

- Identify homeless frequent users and develop permanent supportive housing solutions that reduce the community's cost of recidivism;
- Increase investment in proven models to combat the symptoms leading to frequent usage and homelessness recidivism;
- Increase awareness of available resources to address the underlying causes of frequent usage;
- Establish programs that divert the chronically homeless from incarceration;
- Strengthen discharge plans from area hospitals, jails, and other institutions.

Addressing the emergency shelter and transitional housing needs of homeless persons

The FRCoC is exploring ways to limit the amount of time that the area emergency shelter are operating at full capacity. As mentioned, these agencies often have to turn away homeless individuals and families because there is no vacancy in their shelters. The short-term solution is to enhance the frequency with which these agencies assess the needs of those entering the shelter and move them back into permanent housing. Quicker turnover helps to free up precious bed space. The long-term solution is

to allocate more funding to Rapid Re-housing efforts and the associated case management.

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 FRCoC development of a 10-year Plan to End Homelessness resulted in the continuum fully adopt the “Housing First” approach, which focuses on immediately getting people out of shelters and off the street, then providing the supports necessary for stabilization. This contrasts with traditional shelter models, which required compliance with a service plan as the mechanism for clients to earn their way back into housing. Around the country, Housing First has proven to be the most cost effective, efficient method of ending homelessness. The housing retention rate related to Housing First interventions, such as Rapid Re-Housing and Permanent Supportive Housing, has averaged around 85%. By comparison, shelters and transitional housing programs have typically exited 16% to 45% of participants to permanent housing.

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

People experiencing extended or regular bouts of homelessness often repeatedly interact with multiple public agencies such as the correctional facilities, emergency healthcare providers, and social services departments. In many cases, while homelessness prevention is not the primary role of these agencies, they may be in the de facto position of providing in-kind support. For example, a hospital’s primary role is treating medical issues, not locating housing for a patient to access while recovering. Similarly, a jail’s primary role is community security, not setting up employment supports for an inmate upon discharge so they can find a job, obtain housing, and avoid re-offending. These agencies are critical to the overall success of the homeless services system as they provide key points of interface between people experiencing or at-risk for homelessness and potential prevention services.

Discussion

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

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

The City of Fredericksburg has previously addressed barriers to affordable housing, by removing the requirement for off-street parking during residential infill development. This step also helps to preserve an existing neighborhood's character by maintaining continuity in setbacks rather than building new houses beyond the established limits and paving their front yards, to accommodate two-car parking pads. During the next year, the City plans to continue its program to improve neighborhood conditions and promote conventional mortgage lending, by aggressively promoting the rehabilitation of owner-occupied units and the proper maintenance of rental properties. The City also supports a tax credit program aimed at elderly and low-income households to allow residents to age in place and to prevent displacement.

The Fredericksburg City Council adopted a new vision in the 2016-2017 year. To achieve this vision, the council adopted a number of priorities including a goal to complete a regional affordable housing and homelessness plan. This effort will be led by the community development planner and will hope to identify the key barriers to affordable housing regionally and within the City of Fredericksburg. This regional effort will make suggestions to combat these issues to increase the quantity and quality of affordable housing within the region.

Discussion:

AP-85 Other Actions – 91.220(k)

Introduction:

Actions planned to address obstacles to meeting underserved needs

A community development program must be continuously evaluated to ensure needs are being effectively met. A part of this analysis includes identification of obstacles to meeting underserved needs, as was done during development of the 2010 Consolidated Plan. The City of Fredericksburg will pursue the following activities to remove the identified obstacles

- Continue to ensure individual dwellings are safe and sanitary, through emergency roof, plumbing, and electrical repairs. The popular Emergency Home Repair Program addresses health and safety issues directly and works well on a first come, first served basis, which allows funding to be directed according to the needs indicated by an active waiting list.
- Continue Homeownership Assistance efforts to provide the stabilizing influence of homeownership within the City's neighborhoods.
- Help to identify persons in need of shelter and services by working with the Fredericksburg Regional Continuum of Care to ensure the homeless crisis response system is developed, supported, and promoted and is effective and accessible for all those in need. Remain connected with regional partners addressing the needs of the underserved including the United Way, Disability Resource Center, Healthy Generations, Central Virginia Housing Coalition, Legal Aid Works, Fredericksburg Area HIV/AIDS Support Services, Rappahannock Area Community Services Board, the Rappahannock Area Health District, and many more.
- Through the small area plan process, identify weakness in low and moderate income area and identify solutions and potential solutions for prioritization.

Actions planned to foster and maintain affordable housing

Affordable housing is a basic component for maintaining a vibrant and diverse community of neighborhoods. The City of Fredericksburg already has the majority of the region's subsidized and assisted housing, as well as the majority of the area's available rental housing. The City seeks to maintain this existing level of housing while concurrently working to conserve its other residential neighborhoods. There is a strong need, for instance, to enhance the community's demographic stability by concentrating on homeownership opportunities.

The Emergency Home Repair Program is available only to low income homeowners, which contributes directly to Fredericksburg's affordable housing and neighborhood conservation policies. In addition, the

Direct Homeownership Assistance Program provides closing cost and/or down payment assistance to qualifying homebuyers. In 2008, the Direct Homeownership Assistance Program was expanded to allow qualifying homeowners to refinance out of sub-prime and high risk mortgages into fixed rate mortgages. This effort will seek to reduce foreclosure rates and stabilize neighborhoods in the City.

Aside from emphasizing homeownership, Fredericksburg has a variety of housing types, including detached homes, townhouses, and several types of apartments. Recent construction of new homes as well as apartment complexes shows that this range of housing choice will continue to be available.

To help maintain Fredericksburg's affordable rental properties, the City implemented a Rental Property Inspection Program; however due to budgetary constraints the formally scheduled inspection program was discontinued during the 2010-2011 program year. Inspections are still available to City residents on a complaint basis. This effort does not require the use of CDBG funds, but even with limited availability furthers the City's community development and fair housing goals to maintain the existing housing stock in a safe and sanitary condition.

The Community Planning and Building Department is also completing small area plans for the entire City. As part of this effort, the plans aim to identify the existing affordable housing stock and any barriers to its progress.

Actions planned to reduce lead-based paint hazards

Federal regulations require that lead hazard evaluation and reduction be carried out according to specific guidelines and criteria. This directive is integrated into the City of Fredericksburg's Emergency Home Repair Program, the Homeownership Assistance Program, and the Program for the Removal of Architectural Barriers.

The Community Development staff works with appropriately qualified contractors to accomplish the following tasks, as appropriate:

1. Do No Harm – Perform the required work in a way that does not create lead hazards.
2. Identify and Control Lead Hazards – Identify lead-based paint and hazards and use a range of methods to address them.
3. Identify and Abate Lead Hazards – Identify lead-based paint hazards and remove them permanently.

Actions planned to reduce the number of poverty-level families

The City's community development programs are related to reducing the number of poverty level families through the various types of assistance offered. Helping a family to meet specific housing

needs, for instance, allows a low income family to address other needs. These programs include an Emergency Home Repair Program, Housing Choice Voucher Program (including an intellectual or developmental disability component), existing local tax relief programs for elderly and/or disabled persons, and homeless prevention programs through the Central Virginia Housing Coalition and Rappahannock Legal Services. All of these programs will continue to be implemented during the coming year. There is no use of CDBG funds to actually increase income. The benefit is indirect, through the provision of programs that handle large, one-time housing costs.

Actions planned to develop institutional structure

The institutional structure for delivering CDBG-funded programs and services includes a diverse group of agencies and organizations. Overall coordination occurs on a regional level through such groups at the Fredericksburg Regional Continuum of Care and through regional committees for social services and affordable housing coordinated by the George Washington Regional Commission. The Central Virginia Housing Coalition also administers the Housing Choice Voucher Program for the entire Planning District.

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

Coordination between public and private housing and social services agencies is clearly related to developing institutional structure. In Fredericksburg, however, there is no public housing to be coordinated. The Housing Choice Voucher Program is administered by the Central Virginia Housing Coalition.

Discussion:

Program Specific Requirements

AP-90 Program Specific Requirements – 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%

n/a

Appendix - Alternate/Local Data Sources



MEMORANDUM

TO: Timothy J. Baroody, City Manager
FROM: Susanna Finn, Community Development Planner
DATE: May 12, 2020 (for the May 12 Council Meeting)
SUBJECT: Approval of 2020-2021 Annual Action Plan

ISSUE

Approval by City Council of the Community Development Block Grant (CDBG) 2020-2021 Annual Action Plan.

RECOMMENDATION

Approval of the attached resolution to approve and to authorize staff to forward the Annual Action Plan to the United States Department of Housing and Urban Development (HUD) by the deadline date of May 15, 2020.

BACKGROUND

The City of Fredericksburg is required to prepare an Annual Action Plan to participate in federal community development and housing programs. This Plan is the proposed implementation of the first annual phase (2020-2021) of the City's Consolidated Plan for Community Development Programs (2020).

The Annual Action Plan outlines projects that will specifically address housing and homeless needs for qualified individuals. The eligibility threshold for community development programs, as defined by HUD, is persons and families whose household income is 80 percent or below of the area median income. According to the HUD Comprehensive Housing Affordability Strategy Data Query Tool, 5,260 households, or 53.3 percent of the households in the City of Fredericksburg meet HUD's definition of Low or Moderate Income (LMI) households.

Highlights of the Plan include issuing funds to various non-profit organizations lending services to eligible applicants. Their services include legal aid, health counseling, financial counseling, and providing emergency utility and rental payments to eligible City residents. Services under direct management of the Planning Department include the Direct Homeownership Assistance Program, which provides closing costs, down payments and/or equity payments to eligible applicants, the Emergency Repair Program, which provides needed plumbing, electric, and roofing repairs for eligible homeowners in the City, and the Removal of Architectural Barriers Program which provides modifications to residences to increase the ability of people with disabilities to live and function more independently.

The Community Development Block Grant will fund the services outlined in the Action Plan. These federal funds come directly from HUD and are exclusive of the City General Fund.

PUBLIC PARTICIPATION

A public hearing was held on January 28 to obtain citizen comment during Plan development and there were a few speakers. Staff advertised this hearing in the Free Lance-Star newspaper and notified neighborhood organizations and churches directly inviting them to participate.

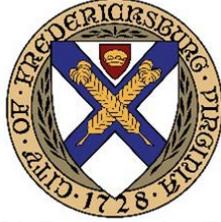
A public notice, including a summary of the Plan, was published in the Free Lance-Star newspaper on March 31, 2020. The notice opened a 30-day public review and comment period for Plan ending on May 10, 2020. The notice included the amount of CDBG funds expected to be available, locations where the Plan could be reviewed, and a note that the Plan could be made available in another form, if necessary, to make it accessible to persons with disabilities.

During the public comment period, the full plan was available for review on the City's website or by contacting the Community Planning and Building Department for a copy. No public comments were received during the 30-day public comment period.

FISCAL IMPACT

A formally announced grant amount of \$196,004 will fund the services outlined in the Annual Action Plan. These federal funds come directly from HUD and are exclusive of the City General Fund.

Attachment: Resolution and 2020-2021 Annual Action Plan



MOTION:

SECOND:

RE: Approving the 2020-2021 Community Development Block Grant Annual Action Plan

**May 12, 2020
Regular Meeting
Resolution No. 20-__**

ACTION: APPROVED: Ayes: 0; Nays: 0

The City of Fredericksburg, Virginia receives annual funding under the Community Development Block Grant program to address critical community development needs; and

The Community Planning and Building Department, which administers these funds, has developed an Annual Action Plan for submittal to the United States Department of Housing and Urban Development (HUD), to show how these funds will be expended; and

The City has provided an opportunity for and invited public participation during preparation of the Annual Action Plan.

Therefore the City Council hereby resolves that:

- Pursuant to a full public participation process, approves the 2020-2021 Annual Action Plan.
- The City Manager is authorized to forward the approved Action Plan to HUD, for further review and approval.

Votes:

Ayes:

Nays:

Absent from Vote:

Absent from Meeting:

Clerk's Certificate

I, the undersigned, certify that I am Clerk of Council of the City of Fredericksburg, Virginia, and that the foregoing is a true copy of Resolution No. 20- duly adopted at the City Council meeting held May 12, 2020 at which a quorum was present and voted.

***Tonya B. Lacey, MMC
Clerk of Council***

CITY OF FREDERICKSBURG, VIRGINIA



COMMUNITY DEVELOPMENT BLOCK GRANT
ANNUAL ACTION PLAN

PROGRAM YEAR 2020-2021
(JULY 1, 2020 TO JUNE 30, 2021)

Prepared by: COMMUNITY PLANNING AND BUILDING

Expected Resources

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

Introduction

The funding reasonably expected to be available to address affordable housing is a combination of public and private funding. The public contribution will include CDBG funds in the amount of approximately \$190,000 per year, for an approximate total of \$950,000, over a five year period. This figure is contingent, however, on Federal appropriations and CDBG formula allocations.

Funded activities will address statutory requirements that are part of HUD's mandate to develop viable urban communities.

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	196,004	0	0	196,004	753,996	The expected annual allocation for the remainder of this consolidated plan cycle is based on the average annual allocation from the preceding three years carrying forward (approximately \$190,000 per year)

Table 1 - 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

The City's CDBG allocation not only provides funding for direct housing repair, modification, and public services, but also the funding to support the City's Community Development Planner position. This position allows the City to leverage the CDBG funding to support community development and homeless services needs occurring within the community. Components of this include the City's involvement in the Fredericksburg Regional Continuum of Care. The City also leverages local, non-profit resources in its partnerships with CVHC through their Lend-A-Hand, Intensive financial counseling, and homebuyer programming. City staff also keeps close liaison with Rebuilding Together (Formerly Christmas in April).

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

n/a

Discussion

n/a

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing Rehabilitation	2020	2024	Affordable Housing	Citywide	Housing Rehabilitation	CDBG: \$97,804	Homeowner Housing Rehabilitated: 6 Household Housing Unit
2	Increase Homeownership	2020	2024	Affordable Housing	Citywide	LMI Homeownership Opportunities	CDBG: \$15,000	Direct Financial Assistance to Homebuyers: 2 Households Assisted
3	Remove Architectural Barriers to Housing	2020	2024	Affordable Housing	Citywide	Lack of Affordable, Accessible Housing	CDBG: \$14,650	Homeowner Housing Rehabilitated: 2 Household Housing Unit
4	Prevent Foreclosure/Eviction	2020	2024	Affordable Housing	Citywide	Homelessness Prevention	CDBG: \$12,130	Public service activities for Low/Moderate Income Housing Benefit: 14 Households Assisted
6	Housing and Support Services - HIV/AIDS	2020	2024	Affordable Housing	Citywide	Lack of Affordable, Accessible Housing Non-Housing Support Services	CDBG: \$6,000	Public service activities other than Low/Moderate Income Housing Benefit: 160 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 10 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Legal Services and Fair Housing Advocacy	2020	2024	Affordable Housing	Citywide	Homelessness Prevention Lack of Affordable, Accessible Housing	CDBG: \$8,400	Public service activities for Low/Moderate Income Housing Benefit: 150 Households Assisted

Table 2 – Goals Summary

Goal Descriptions

1	Goal Name	Housing Rehabilitation
	Goal Description	
2	Goal Name	Increase Homeownership
	Goal Description	
3	Goal Name	Remove Architectural Barriers to Housing
	Goal Description	
4	Goal Name	Prevent Foreclosure/Eviction
	Goal Description	
6	Goal Name	Housing and Support Services - HIV/AIDS
	Goal Description	
7	Goal Name	Legal Services and Fair Housing Advocacy
	Goal Description	

Projects

AP-35 Projects – 91.220(d)

Introduction

During the CDBG program year, the City of Fredericksburg will implement three housing programs. The first is the Emergency Home Repair Program which assists homeowners whose household income is at or below 50% of area median income depending on household size to make plumbing, roofing, and electrical repairs. The second program is the Removal of Architectural Barriers Program which provides limited architectural modifications to the homes of qualifying persons with disabilities whose household income is at or below 80% of area median income depending on household size, to maximize their independence and self-sufficiency. The third program is the Direct Homeownership Assistance Program, which provides down payment and closing cost assistance to qualifying homebuyers whose household income is at or below 80% of area median income depending on household size and are purchasing a home in the City or refinancing out of sub-prime and high risk mortgages into fixed rate mortgages on homes in the City. Lead-based paint hazard reduction is an integral component of each of these housing programs.

In addition to housing activities, CDBG funds will be used to assist in the provision of specific public services and programs. Such services are designed to reduce homelessness through prevention activities, to assist persons to locate and obtain decent housing, to assist persons with HIV/AIDS to obtain supportive services to avoid individual crises, and to provide food to qualifying elderly/disabled persons. These programs are provided to qualifying persons who household income is at or below 80% of area median income, depending on household size.

Other CDBG funds will be used for overall program administration and public information. In addition, funds will be directed toward addressing impediments to fair housing.

All CDBG program eligibility is based upon HUD's annual Section 8 income limits.

Projects

#	Project Name
1	Housing Rehabilitation Assistance
2	Removal of Architectural Barriers
3	Public Service - Central Virginia Housing Coalition
4	Public Service - Legal Aid Works LAW

#	Project Name
5	Public Service - Fredericksburg Area HIV/AIDS Support Services
6	Program Administration
7	Fair Housing
8	Public Information
9	Direct Homeownership Assistance

Table 3 - Project Information

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

The City of Fredericksburg has been delivering high value, high impact CDBG-funded programming for nearly three decades supported by partner agencies. Staff takes careful measure to ensure that the limited funding addresses as many of the City's high priority housing and non-housing community development as possible.

Outside of the funding limitations, other obstacles to meeting supportive needs are often found in simply being able to identify persons in need. To overcome this problem, the City has maintained a close liaison with Healthy Generations, disAbility Resource Center, Rebuilding Together, and the Central Virginia Housing Coalition to share information on potential clients for available assistance. In this manner, both the City and these organizations ensure effective outreach.

The City will generally support applications for related programs and resources for eligible non-profit organizations and other groups. It will coordinate applications with other organizations so any program benefits will be delivered to citizens as effectively as possible.

AP-38 Project Summary
Project Summary Information

1	Project Name	Housing Rehabilitation Assistance
	Target Area	
	Goals Supported	Housing Rehabilitation Remove Architectural Barriers to Housing
	Needs Addressed	Housing Rehabilitation Lack of Affordable, Accessible Housing Homelessness Prevention
	Funding	CDBG: \$97,804
	Description	The City will facilitate emergency repair of roofs, plumbing, and electrical hazards for qualifying LMI households in an effort to maintain existing affordable housing stock.
	Target Date	6/30/0021
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 6 households will benefit from these activities. The emergency home repair program has been designed to assist households below 50% of AMI to target limited resources to the households most in need of these services.
	Location Description	
	Planned Activities	Six home repairs addressing plumbing, electrical, and roofing issues will be addressed through this project.
2	Project Name	Removal of Architectural Barriers
	Target Area	
	Goals Supported	Remove Architectural Barriers to Housing
	Needs Addressed	
	Funding	:
	Description	The City will provide limited architectural modifications to the homes of LMI persons with disabilities to maximize their independence and self-sufficiency.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	

3	Project Name	Public Service - Central Virginia Housing Coalition
	Target Area	
	Goals Supported	Prevent Foreclosure/Eviction
	Needs Addressed	Homelessness Prevention Non-Housing Support Services
	Funding	CDBG: \$12,130
	Description	Provide funding to assist the Central Virginia Housing Coalition (CVHC) to operate its Lend-A-Hand and the Intense Financial Counseling programs. Lend-A-Hand provides emergency grants to households threatened with eviction or foreclosure. Intensive Financial Counseling helps maintain financial independence of LMI households.
	Target Date	6/30/0021
	Estimate the number and type of families that will benefit from the proposed activities	14 low and moderate income households will be supported through these proposed activities.
	Location Description	
	Planned Activities	This project includes two main activities: Activity 1: Strategic emergency assistance for rent and mortgage to prevent eviction for low and moderate income households. Activity 2: Financial counseling for households to understand budgeting to prevent financial crisis for housing in the future.
4	Project Name	Public Service - Legal Aid Works LAW
	Target Area	
	Goals Supported	Prevent Foreclosure/Eviction Legal Services and Fair Housing Advocacy
	Needs Addressed	Homelessness Prevention Furthering Fair Housing
	Funding	CDBG: \$8,400
	Description	Provide funding to Legal Aid Works (LAW) to increase their capacity to provide assistance to LMI individuals and their families threatened with eviction, foreclosure, and utility shut-offs. LAW also assists clients to locate and obtain decent affordable housing and provides education and landlord tenant law and renters legal rights.

	Target Date	6/30/0021
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 150 households will be supported through the proposed activities. These households will be assisted through two activities, both landlord tenant education and representation of households in Fredericksburg eviction court.
	Location Description	
	Planned Activities	This project will include two main projects: Activity 1: Representation of low and moderate income households facing eviction in Fredericksburg circuit court. Activity 2: Strategic outreach for low and moderate income renters to distribute information on landlord/tenant law leading know your rights sessions education residents on being good renters and understanding violations of fair housing and tenant law.
5	Project Name	Public Service - Fredericksburg Area HIV/AIDS Support Services
	Target Area	
	Goals Supported	Housing and Support Services - HIV/AIDS
	Needs Addressed	Homelessness Prevention Non-Housing Support Services
	Funding	CDBG: \$6,000
	Description	Provide funding to assist Fredericksburg HIV/AIDS Support Services (FAHASS) to serve low and moderate income residents living with HIV/AIDS. This project will also provide education assistance and testing to at-risk persons in the City.
	Target Date	6/30/0021
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 170 households will be assisted through this project. These low and moderate income households are a presumed or demonstrated benefit and are clients of FAHASS
	Location Description	

	Planned Activities	<p>This project is composed of three activities.</p> <p>Activity #1 – Practical Support: FAHASS will provide rental and utility assistance and food vouchers to low and moderate income Fredericksburg residents living with HIV/AIDS.</p> <p>Activity #2 – Emotional Support: FAHASS will provide mental health, medical, and substance abuse case management to low and moderate income Fredericksburg residents living with HIV/AIDS.</p> <p>Activity #3 – Educational Support: FAHASS will develop and disburse educational material and/or provide free HIV/AIDS testing to low and moderate income Fredericksburg residents as a means of prevention.</p>
6	Project Name	Program Administration
	Target Area	
	Goals Supported	<p>Housing Rehabilitation</p> <p>Increase Homeownership</p> <p>Remove Architectural Barriers to Housing</p> <p>Prevent Foreclosure/Eviction</p> <p>Housing and Support Services - HIV/AIDS</p> <p>Legal Services and Fair Housing Advocacy</p>
	Needs Addressed	<p>Housing Rehabilitation</p> <p>Lack of Affordable, Accessible Housing</p> <p>LMI Homeownership Opportunities</p> <p>Homelessness Prevention</p> <p>Non-Housing Support Services</p> <p>Furthering Fair Housing</p> <p>Non-Housing Public Infrastructure Improvements</p>
	Funding	CDBG: \$37,000
	Description	Provide oversight, management, monitoring, and coordination of the CDBG program.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	Provide oversight, management, monitoring, and coordination of the CDBG program with other community programs.
	Location Description	
	Planned Activities	
	Project Name	Fair Housing

7	Target Area	
	Goals Supported	Legal Services and Fair Housing Advocacy
	Needs Addressed	Furthering Fair Housing
	Funding	CDBG: \$200
	Description	Engage in specific fair housing activities.
	Target Date	6/30/0021
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Fredericksburg will engage in specific fair housing activities to affirmatively further fair housing choice and progress the implementation strategies identified in the City's Analysis of Impediments to Fair Housing Choice.
8	Project Name	Public Information
	Target Area	
	Goals Supported	Housing Rehabilitation Increase Homeownership Remove Architectural Barriers to Housing Prevent Foreclosure/Eviction Housing and Support Services - HIV/AIDS Legal Services and Fair Housing Advocacy
	Needs Addressed	
	Funding	CDBG: \$1,000
	Description	Provide public information regarding the CDBG program.
	Target Date	6/30/0021
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Needed activity to facilitate printing costs associated with public information and engagement.

9	Project Name	Direct Homeownership Assistance
	Target Area	
	Goals Supported	Increase Homeownership
	Needs Addressed	Lack of Affordable, Accessible Housing LMI Homeownership Opportunities
	Funding	CDBG: \$9,400
	Description	The City will assist low and moderate income homebuyers with specific down payment and closing costs to help promote homeownership.
	Target Date	6/30/0021
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that two low and moderate income households will be assisted through this project. This activity is open to those up to 80% of AMI.
	Location Description	
	Planned Activities	

AP-50 Geographic Distribution – 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 strategies contained in the Consolidated Plan and their associated programs will be pursued throughout the City, wherever qualifying persons are located.

Geographic Distribution

Target Area	Percentage of Funds
Citywide	100

Table 4 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

n/a

Discussion

Previous Consolidated Annual Performance and Evaluation Reports demonstrate that most CDBG related activity will occur where there are higher concentrations of low- to moderate-income persons; however, low- to moderate-income needs exist and are scattered throughout the City. By making CDBG investment available Citywide, eligible persons in need will be served more equitably than if such activity were geographically restricted.

The Emergency Home Repair Program, Direct Homeownership Assistance Program, and Removal of Architectural Barriers Program are administered on a first come, first served basis. Emergency home repairs and needs to remove architectural barriers are addressed as quickly as possible, so waiting lists work exceptionally well. Homeownership assistance favors applicants who are strongly committed and have qualified for a mortgage loan. In each instance, distribution of these programs Citywide is appropriate because benefits are always targeted to eligible households.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Affordable housing is a basic component for maintaining a vibrant and diverse community of neighborhoods. The City of Fredericksburg already has the majority of the region's subsidized and assisted housing, as well as the majority of the area's available rental housing. The City seeks to maintain this existing level of housing while concurrently working to conserve its other residential neighborhoods. There is a strong need, for instance, to enhance the community's demographic stability by concentrating on homeownership opportunities. This adds stability for neighborhoods and households.

The Emergency Home Repair Program is available only to low income homeowners, which contributes directly to Fredericksburg's affordable housing and neighborhood conservation policies. In addition, the Direct Homeownership Assistance Program provides closing cost and/or down payment assistance to qualifying homebuyers. The removal of architectural barriers program allows those with disabilities to live within Fredericksburg with accessible affordable homes and enables older persons to age in place.

Aside from emphasizing homeownership, Fredericksburg has a variety of housing types, including detached homes, townhouses, and several types of apartments. Recent construction of new homes as well as apartment complexes shows that this range of housing choice will continue to be available.

To help maintain Fredericksburg's affordable rental properties, the City implemented a Rental Property Inspection Program; however due to budgetary constraints the formally scheduled inspection program was discontinued. Inspections are still available to City residents on a complaint basis. This effort does not require the use of CDBG funds, but even with limited availability furthers the City's community development and fair housing goals to maintain the existing housing stock in a safe and sanitary condition.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	343
Special-Needs	0
Total	343

Table 5 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	24

One Year Goals for the Number of Households Supported Through	
The Production of New Units	0
Rehab of Existing Units	8
Acquisition of Existing Units	2
Total	34

Table 6 - One Year Goals for Affordable Housing by Support Type

Discussion

AP-60 Public Housing – 91.220(h)

Introduction

There is no public housing in the City of Fredericksburg.

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

n/a

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

n/a

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

n/a

Discussion

n/a

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

Introduction

The George Washington Regional Commission staffs the CoC Coordinator position and is the lead agency. This CoC includes representatives from throughout Planning District 16 as well as numerous other public and private organizations and agencies, volunteers, and homeless/formerly homeless individuals that meet to examine homeless issues in a broader, regional context. The CoC is actively pursuing a broader membership as part of its long-range strategic planning efforts. The following activities will also be undertaken during the next program year.

The CoC updated is updating its strategic plan in 2020 and aims to develop, support, and promote a homeless response system aimed at effectively moving persons to housing.

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

The FRCoC employs various outreach techniques to identify and assess the needs of those experiencing homelessness, and especially the chronically homeless. The FRCoC is committed to addressing these issues through the following strategies:

- Identify homeless frequent users and develop permanent supportive housing solutions that reduce the community's cost of recidivism;
- Increase investment in proven models to combat the symptoms leading to frequent usage and homelessness recidivism;
- Increase awareness of available resources to address the underlying causes of frequent usage;
- Establish programs that divert the chronically homeless from incarceration;
- Strengthen discharge plans from area hospitals, jails, and other institutions.

Addressing the emergency shelter and transitional housing needs of homeless persons

The FRCoC is exploring ways to limit the amount of time that the area emergency shelter are operating at full capacity. As mentioned, these agencies often have to turn away homeless individuals and families because there is no vacancy in their shelters. The short-term solution is to enhance the frequency with which these agencies assess the needs of those entering the shelter and move them back into

permanent housing. Quicker turnover helps to free up precious bed space. The long-term solution is to allocate more funding to Rapid Re-housing efforts and the associated case management.

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 FRCoC development of a 10-year Plan to End Homelessness resulted in the continuum fully adopt the “Housing First” approach, which focuses on immediately getting people out of shelters and off the street, then providing the supports necessary for stabilization. This contrasts with traditional shelter models, which required compliance with a service plan as the mechanism for clients to earn their way back into housing. Around the country, Housing First has proven to be the most cost effective, efficient method of ending homelessness. The housing retention rate related to Housing First interventions, such as Rapid Re-Housing and Permanent Supportive Housing, has averaged around 85%. By comparison, shelters and transitional housing programs have typically exited 16% to 45% of participants to permanent housing.

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.

People experiencing extended or regular bouts of homelessness often repeatedly interact with multiple public agencies such as the correctional facilities, emergency healthcare providers, and social services departments. In many cases, while homelessness prevention is not the primary role of these agencies, they may be in the de facto position of providing in-kind support. For example, a hospital’s primary role is treating medical issues, not locating housing for a patient to access while recovering. Similarly, a jail’s primary role is community security, not setting up employment supports for an inmate upon discharge so they can find a job, obtain housing, and avoid re-offending. These agencies are critical to the overall success of the homeless services system as they provide key points of interface between people

experiencing or at-risk for homelessness and potential prevention services.

Discussion

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

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

The City of Fredericksburg has previously addressed barriers to affordable housing, by removing the requirement for off-street parking during residential infill development. This step also helps to preserve an existing neighborhood's character by maintaining continuity in setbacks rather than building new houses beyond the established limits and paving their front yards, to accommodate two-car parking pads. During the next year, the City plans to continue its program to improve neighborhood conditions and promote conventional mortgage lending, by aggressively promoting the rehabilitation of owner-occupied units and the proper maintenance of rental properties. The City also supports a tax credit program aimed at elderly and low-income households to allow residents to age in place and to prevent displacement.

The Fredericksburg City Council adopted a new vision in the 2016-2017 year. To achieve this vision, the council adopted a number of priorities including a goal to complete a regional affordable housing and homelessness plan. This effort will be led by the community development planner and will hope to identify the key barriers to affordable housing regionally and within the City of Fredericksburg. This regional effort will make suggestions to combat these issues to increase the quantity and quality of affordable housing within the region.

Discussion:

AP-85 Other Actions – 91.220(k)

Introduction:

Actions planned to address obstacles to meeting underserved needs

A community development program must be continuously evaluated to ensure needs are being effectively met. A part of this analysis includes identification of obstacles to meeting underserved needs, as was done during development of the 2010 Consolidated Plan. The City of Fredericksburg will pursue the following activities to remove the identified obstacles

- Continue to ensure individual dwellings are safe and sanitary, through emergency roof, plumbing, and electrical repairs. The popular Emergency Home Repair Program addresses health and safety issues directly and works well on a first come, first served basis, which allows funding to be directed according to the needs indicated by an active waiting list.
- Continue Homeownership Assistance efforts to provide the stabilizing influence of homeownership within the City's neighborhoods.
- Help to identify persons in need of shelter and services by working the the Fredericksburg Regional Continuum of Care to ensure the homeless crisis response system is developed, supported, and promoted and is effective and accessible for all those in need. Remain connected with regional partners addressing the needs of the underserved including the United Way, Disability Resource Center, Healthy Generations, Central Virginia Housing Coalition, Legal Aid Works, Fredericksburg Area HIV/AIDS Support Services, Rappahannock Area Community Services Board, the Rappahannock Area Health District, and many more.
- Through the small area plan process, identify weakness in low and moderate income area and identify solutions and potential solutions for prioritization.

Actions planned to foster and maintain affordable housing

Affordable housing is a basic component for maintaining a vibrant and diverse community of neighborhoods. The City of Fredericksburg already has the majority of the region's subsidized and assisted housing, as well as the majority of the area's available rental housing. The City seeks to maintain this existing level of housing while concurrently working to conserve its other residential neighborhoods. There is a strong need, for instance, to enhance the community's demographic stability by concentrating on homeownership opportunities.

The Emergency Home Repair Program is available only to low income homeowners, which contributes directly to Fredericksburg's affordable housing and neighborhood conservation policies. In addition, the

Direct Homeownership Assistance Program provides closing cost and/or down payment assistance to qualifying homebuyers. In 2008, the Direct Homeownership Assistance Program was expanded to allow qualifying homeowners to refinance out of sub-prime and high risk mortgages into fixed rate mortgages. This effort will seek to reduce foreclosure rates and stabilize neighborhoods in the City.

Aside from emphasizing homeownership, Fredericksburg has a variety of housing types, including detached homes, townhouses, and several types of apartments. Recent construction of new homes as well as apartment complexes shows that this range of housing choice will continue to be available.

To help maintain Fredericksburg's affordable rental properties, the City implemented a Rental Property Inspection Program; however due to budgetary constraints the formally scheduled inspection program was discontinued during the 2010-2011 program year. Inspections are still available to City residents on a complaint basis. This effort does not require the use of CDBG funds, but even with limited availability furthers the City's community development and fair housing goals to maintain the existing housing stock in a safe and sanitary condition.

The Community Planning and Building Department is also completing small area plans for the entire City. As part of this effort, the plans aim to identify the existing affordable housing stock and any barriers to its progress.

Actions planned to reduce lead-based paint hazards

Federal regulations require that lead hazard evaluation and reduction be carried out according to specific guidelines and criteria. This directive is integrated into the City of Fredericksburg's Emergency Home Repair Program, the Homeownership Assistance Program, and the Program for the Removal of Architectural Barriers.

The Community Development staff works with appropriately qualified contractors to accomplish the following tasks, as appropriate:

1. Do No Harm – Perform the required work in a way that does not create lead hazards.
2. Identify and Control Lead Hazards – Identify lead-based paint and hazards and use a range of methods to address them.
3. Identify and Abate Lead Hazards – Identify lead-based paint hazards and remove them permanently.

Actions planned to reduce the number of poverty-level families

The City's community development programs are related to reducing the number of poverty level families through the various types of assistance offered. Helping a family to meet specific housing

needs, for instance, allows a low income family to address other needs. These programs include an Emergency Home Repair Program, Housing Choice Voucher Program (including an intellectual or developmental disability component), existing local tax relief programs for elderly and/or disabled persons, and homeless prevention programs through the Central Virginia Housing Coalition and Rappahannock Legal Services. All of these programs will continue to be implemented during the coming year. There is no use of CDBG funds to actually increase income. The benefit is indirect, through the provision of programs that handle large, one-time housing costs.

Actions planned to develop institutional structure

The institutional structure for delivering CDBG-funded programs and services includes a diverse group of agencies and organizations. Overall coordination occurs on a regional level through such groups at the Fredericksburg Regional Continuum of Care and through regional committees for social services and affordable housing coordinated by the George Washington Regional Commission. The Central Virginia Housing Coalition also administers the Housing Choice Voucher Program for the entire Planning District.

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

Coordination between public and private housing and social services agencies is clearly related to developing institutional structure. In Fredericksburg, however, there is no public housing to be coordinated. The Housing Choice Voucher Program is administered by the Central Virginia Housing Coalition.

Discussion:

Program Specific Requirements

AP-90 Program Specific Requirements – 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%

Housing Trust Fund (HTF)
Reference 24 CFR 91.220(l)(5)

1. Distribution of Funds

- a. Describe the eligibility requirements for recipients of HTF funds (as defined in 24 CFR § 93.2).

- b. Describe the jurisdiction's application requirements for eligible recipients to apply for HTF funds.

- c. Describe the selection criteria that the jurisdiction will use to select applications submitted by eligible recipients.

- d. Describe the jurisdiction's required priority for funding based on geographic distribution, which is a description of the geographic areas of the State (including areas of low-income and minority concentration) in which it will direct assistance during the ensuing program year.

- e. Describe the jurisdiction's required priority for funding based on the applicant's ability to obligate HTF funds and undertake eligible activities in a timely manner.

- f. Describe the jurisdiction's required priority for funding based on the extent to which rents for units in the rental project are affordable to extremely low-income families.

g. Describe the jurisdiction's required priority for funding based on the financial feasibility of the project beyond the required 30-year period.

h. Describe the jurisdiction's required priority for funding based on the merits of the application in meeting the priority housing needs of the jurisdiction (such as housing that is accessible to transit or employment centers, housing that includes green building and sustainable development features, or housing that serves special needs populations).

i. Describe the jurisdiction's required priority for funding based on the location of existing affordable housing.

j. Describe the jurisdiction's required priority for funding based on the extent to which the application makes use of non-federal funding sources.

2. Does the jurisdiction's application require the applicant to include a description of the eligible activities to be conducted with HTF funds?

3. Does the jurisdiction's application require that each eligible recipient certify that housing units assisted with HTF funds will comply with HTF requirements?

4. Performance Goals and Benchmarks. The jurisdiction has met the requirement to provide for performance goals, consistent with the jurisdiction's goals established under 24 CFR 91.215(b)(2), by including HTF in its housing goals in the housing table on the SP-45 Goals and AP-20 Annual Goals and Objectives screens.

5. Rehabilitation Standards. The jurisdiction must establish rehabilitation standards for all HTF-assisted housing rehabilitation activities that set forth the requirements that the housing must meet upon project completion. The jurisdiction's description of its standards must be in sufficient detail to determine the required rehabilitation work including methods and materials. The standards may refer to applicable codes or they may establish requirements that exceed the minimum requirements of the codes. The jurisdiction must attach its rehabilitation standards below. If the jurisdiction will not use HTF funds for the rehabilitation of housing, enter "N/A".

In addition, the rehabilitation standards must address each of the following: health and safety; major systems; lead-based paint; accessibility; disaster mitigation (where relevant); state and local codes, ordinances, and zoning requirements; Uniform Physical Condition Standards; and Capital Needs Assessments (if applicable).

6. Resale or Recapture Guidelines. Below, the jurisdiction must enter (or attach) a description of the guidelines that will be used for resale or recapture of HTF funds when used to assist first-time homebuyers. If the jurisdiction will not use HTF funds to assist first-time homebuyers, enter "N/A".

7. HTF Affordable Homeownership Limits. If the jurisdiction intends to use HTF funds for homebuyer assistance and does not use the HTF affordable homeownership limits for the area provided by HUD, it must determine 95 percent of the median area purchase price and set forth the information in accordance with §93.305. If the jurisdiction will not use HTF funds to assist first-time homebuyers, enter "N/A".

8. Limited Beneficiaries or Preferences. Describe how the jurisdiction will limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population to serve unmet needs identified in its consolidated plan or annual action plan. If the jurisdiction will not limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population, enter "N/A."

Any limitation or preference must not violate nondiscrimination requirements in § 93.350, and the jurisdiction must not limit or give preferences to students. The jurisdiction may permit rental housing owners to limit tenants or give a preference in accordance with § 93.303 only if such limitation or preference is described in the action plan.

9. Refinancing of Existing Debt. Enter or attach the jurisdiction's refinancing guidelines below. The guidelines describe the conditions under which the jurisdiction will refinance existing rental housing project debt. The jurisdiction's refinancing guidelines must, at minimum, demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing. If the jurisdiction will not refinance existing debt, enter "N/A."

<TYPE=[section 9 end]>

Discussion:

n/a



MEMORANDUM

TO: Timothy J. Baroody, City Manager
FROM: Marne E. Sherman, Development Administrator
RE: Proposed Amendments to Sign Regulations
DATE: May 1, 2020 (for the May 12, 2020 Meeting)

ISSUE

Shall the Unified Development Ordinance (UDO) be amended to:

- Update sign regulations to allow for additional building signage for multi-story buildings of three or more stories?
- Increase the proportion of signage permitted per building side in the Commercial, Industrial, and Planned Development Districts?
- Differentiate building signage standards for non-residential and mixed-use buildings vs. residential buildings in the Commercial and Planned Development Districts?
- Update the freestanding sign standards in all Planned Development Districts?

RECOMMENDATION

Approval of the attached resolution to initiate an amendment to the UDO.

UPDATES SINCE CITY COUNCIL WORK SESSION

At its February 25, 2020 work session, City Council considered the requested amendments and offered feedback to staff, which is incorporated into the draft ordinance.

As requested, additional research was conducted to compare the City's sign regulations with other similar jurisdictions to ensure that the proposed methods are clear and correct for the City of Fredericksburg. After review, the proposed methods are still sound. A summary of the information is attached.

In addition, staff reached out to three sign companies and four private landowners for comment on the proposed ordinance amendments. One company and one landowner endorsed the amendments, one sign company offered editorial changes, which were incorporated, and the remaining stakeholders offered no comment.

BACKGROUND

General Building Mounted Signage

In 2019, business community stakeholders requested consideration of changes to the sign ordinance to allow for an increase in the proportion of building signage permitted per building side and additional amount of signage for buildings with multiple floors in the Commercial and Planned Development-Commercial District, PD-C. Specifically, owners of multi-tenant buildings and multi-story buildings in Downtown, Central Park, and Celebrate Virginia noted that the code limits their ability to provide adequate advertising space to meet their tenants' needs.

Currently §72-59.6 permits one and a half square feet of building mounted signage per one linear foot of building frontage (the one primary front of a building) in the Commercial and Industrial Districts and one square foot of signage per one linear foot of the entire building perimeter in the Planned Development-Commercial District, regardless of the number of floors in a building. The code limits building mounted signage to a maximum of 200 square feet on any one building side in all Commercial, Industrial, and Planned-Development Districts.

Changes to increase building signage are recommended and should be relatively consistent in these districts to assist with clarity for all users of the code (staff, the public, and sign companies alike). The draft ordinance proposes:

- Increasing the maximum proportion of building signage permitted on any one building side to 250 square feet or 25 percent of the total building signage allowed, whichever is greater. *The previous draft proposed up to 250 square feet or 50 percent of the total building signage allowed. Additional analysis was performed and it was determined that the reduced amount would address the needs of the stakeholders but manage overall sign area within the zoning districts.*
- Permitting an additional 0.25 square feet of signage per linear foot of frontage/building perimeter for multi-story buildings of three or more stories. *The previous draft proposed additional signage for multi-story buildings of two or more stories. Additional analysis was performed and it was determined that many one- and two-story commercial and mixed-use buildings were very similar in height, measured in feet, but that three-story buildings clearly create a different physical parameter which warrants permitting additional signage.*

Residential Building Mounted Signage

As residential projects are being developed in the Commercial and Planned Development-Commercial Districts (Valley Run Subdivision and Silver Collection Apartments as examples), it is appropriate to update the code to maintain building signage in residential developments at a residential scale. The proposed change would limit residential buildings to 0.5 square feet of signage per linear foot of building frontage, up to 50 total square feet maximum in Commercial Districts and 0.3 square feet of signage per linear foot of building perimeter, up to 50 square feet maximum in Planned Development Districts, consistent with the current regulations for building signage in Residential and Planned Development-Residential Districts.

Freestanding Signage

In anticipation of the proposed Veterans Affairs Clinic (an institutional use) in PD-MC and the current Fredericksburg Park neighborhood development in PD-MU, changes to the code would permit overall “development signage” and address the oversight currently in the code, which precludes signage for institutional and residential uses. Amendments for freestanding signs in PD-MC and PD-MU include:

- “Development Signage.” In districts of at least 20 acres, allowing a freestanding sign at a major entrance on a public street right-of-way greater than 70 feet in width. The sign shall not exceed 30 feet in height. The sign shall not exceed 200 square feet. Up to 100 square feet of the total sign area can be used as off-premises signs for uses within the district.
- “Development Signage.” In districts of at least 20 acres, allowing a freestanding sign at each existing major intersection at the boundary of the district, not to exceed 15 feet in height and 100 square feet in sign area.

- Institutional and Residential Uses. Signage on individual parcels would be updated to be consistent with the PD-C standards – generally one sign per parcel, 10 feet in height and 100 square feet in size for single-user signs and 150 square feet in size for multi-user signs.

General “development signage” regulation updates in the PD-C District are recommended to:

- Preclude large scale signage in smaller PD-C districts (less than 150 acres).
- Reduce the tallest permitted sign from 175 feet in height to 150 feet in height (Central Park sign proposed Fredericksburg Nationals sign along I-95 would be compliant).
- Define major entrances as public streets with right-of-ways that are greater than 70 feet in width.
- Allow for all styles of freestanding signs, not only monument signs.

ATTACHMENTS

Resolution

Draft Ordinance (Text Amendments)

Sign Ordinance Comparison Summary, dated May 1, 2020



May 12, 2020
Regular Meeting
Resolution 20-__

MOTION:

SECOND:

RE: Initiating Amendments to the Unified Development Ordinance, §72-59 Signage, to Update Building Signage Standards in Commercial, Industrial, and Planned Development Districts and Update the Freestanding Sign Standards in Planned Development Districts

ACTION: APPROVED: Ayes: 0; Nays: 0

The purpose of these amendments is to revise the sign regulations of the Unified Development Ordinance to:

- 1) allow additional building signage per side and for buildings with multiple floors in the Commercial, Industrial, and Planned Development Districts. The proposed amendment would increase the maximum building signage permitted on any one building side to 250 square feet or 25 percent of the total building signage allowed, whichever is greater. It would also permit an additional 0.25 square feet of signage per linear foot of frontage/building perimeter for buildings with three or more stories.
- 2) differentiate the building signage standards between non-residential or mixed-use buildings and residential buildings in the Commercial and Planned-Development Districts. The proposed change would add a specific standard for residential buildings, limiting them to 0.5 square feet of signage per linear foot of building frontage, up to 50 total square feet maximum in Commercial Districts and 0.3 square feet of signage per linear foot of building perimeter, up to 50 square feet maximum in Planned Development Districts.
- 3) Update the freestanding sign standards in all Planned Development Districts. Currently, the Code does not provide for freestanding “development signage” for institutional and residential uses in these districts. In anticipation of increased development of this type, the proposed amendments would add standards to permit freestanding signs at major entrances and intersections for institutional and residential uses. The proposed changes also update the existing freestanding sign regulations in the PD-C to preclude large scale signage in smaller PD-C districts, reduce maximum sign height, define major entrances, and allow styles other than monument signs.

The proposed amendments provide updates that reflect the evolving needs and developmental trends in these districts, and they have been developed in consultation with business community stakeholders.

In initiating these amendments, the City Council has considered the factors listed in Code of Virginia § 15.2-2284. The City Council has determined that public necessity, convenience, general welfare, and good zoning practice favor the amendments.

Therefore, the City Council hereby resolves that:

- The City Council initiates amendments to City Code Chapter 72, the Unified Development Ordinance, as described above.
- The City Council refers this proposal to the Planning Commission for review, public hearing, and recommendation under the procedures set forth in City Code § 72-22.1.

Votes:

Ayes:

Nays:

Absent from Vote:

Absent from Meeting:

Clerk's Certificate

I certify that I am Clerk of Council of the City of Fredericksburg, Virginia, and that the foregoing is a true copy of Resolution No. 20-__, adopted at a meeting of the City Council held May 12, 2020, at which a quorum was present and voted.

Tonya B. Lacey, MMC
Clerk of Council



MOTION:

DRAFT
[Date]
Regular Meeting
Ordinance No. 20-__

SECOND:

RE: Amending the Unified Development Ordinance §72-59 Signage, to Update Building Signage Standards in Commercial, Industrial, and Planned Development Districts and Update the Freestanding Sign Standards in Planned Development Districts.

ACTION: APPROVED: Ayes: 0; Nays: 0

FIRST READ: _____ SECOND READ: _____

Sec. I Introduction.

The purpose of these amendments is to update the Unified Development Ordinance sign regulations for Commercial, Industrial, and Planned Development Districts. Over the last 12 to 18 months, staff conducted independent research and gathered input from the business community to develop updated standards to reflect the current state of neighborhood development in these districts.

The amendments will increase the amount of building mounted signage allowed per side and for buildings with multiple floors in the Commercial, Industrial, and Planned Development Districts and provide a standard for building mounted signage on residential buildings in the Commercial and Planned Development Districts. The update will also revise the freestanding sign standards in all Planned Development Districts to provide for freestanding “development signage” and for institutional and residential uses in these districts, as these uses are beginning to increase in number. Finally, the changes will also update the freestanding sign regulations in the Planned Development – Commercial District to preclude large scale signage in smaller PD-C districts, reduce maximum sign height, define major entrances, and allow styles other than monument signs.

The City Council adopted a resolution to initiate this text amendment at its meeting on _____. The Planning Commission held its public hearing on the amendment on _____, after which it voted to recommend the amendment to the City Council. The City Council held its public hearing on this amendment on _____.

In initiating these amendments, the City Council has considered the factors listed in Code of Virginia § 15.2-2284. The City Council has determined that public necessity, convenience, general welfare, and good zoning practice favor the amendments.

Sec. II. City Code amendment.

Article 72-5, Development Standards, Section 72-59, Signage, of the Fredericksburg City Code, is hereby amended as follows:

Section 72-59.6, Sign regulations by type of sign: building-mounted and freestanding, subsection A (1) is hereby amended to delete the language shown in strikethrough and add the underlined language as follows:

72-59.6 Sign regulations by type of sign: building-mounted and freestanding.

A. Residential, Planned Development-Residential, Commercial, and Industrial Districts.

(1) Building-mounted signs are permitted as follows:

Building-Mounted Signs			
Zoning District	Residential and planned development-residential <u>Planned Development - Residential</u>	Commercial	Industrial
Maximum area	0.5 square feet of <u>signage</u> per linear foot of building front (up to 50 square feet)	<p><u>Non-residential and Mixed-use Buildings:</u></p> <p>1.5 square feet of <u>signage</u> per linear foot of building front (up to 200 <u>250</u> square feet <u>or 25% of the total building mounted signage allowed, whichever is greater, per building side)</u></p> <p>and</p> <p><u>Additional 0.25 square feet of signage per linear foot of building front for buildings with three or more stories</u></p> <p><u>Residential Buildings:</u></p> <p><u>0.5 square feet of signage per linear foot of building front (up to 50 square feet)</u></p>	1.5 square feet of <u>signage</u> per linear foot of building front (up to 200 <u>250</u> square feet <u>or 25% of the total building signage allowed, whichever is greater, per building side)</u>

Building-Mounted Signs			
Zoning District	Residential and planned development-residential <u>Planned Development - Residential</u>	Commercial	Industrial
Illumination	No	Yes	Yes
Maximum projection	42 inches from wall	42 inches from wall	42 inches from wall
Minimum clearance if projecting more than 6 inches	8 feet above pedestrian travel way, 15 feet above vehicle travel path		
Other	Only permitted for nonresidential uses permitted as a principal use.	Each building containing a commercial use in C-D may have additional building-mounted signage advertising off-premises nonresidential uses, of up to 4 square feet per off-premises use and up to 16 square feet total.	Three or more businesses that are not adjacent to an arterial or collector road may jointly erect 1 freestanding sign off-site, which shall not exceed 10 feet in height and 100 square feet in area. The sign shall be located within 1,000 feet of the businesses being advertised and be on property zoned I-1 or I-2.

Section 72-59.6, Sign regulations by type of sign: building-mounted and freestanding, subsection B, Planned Development Districts, is hereby amended to delete the language shown in strikethrough and add the underlined language as follows:

- B. Planned Development Districts. A signage design package is required for all signs in PD-C, PD-MU, PD-MC Districts that will have multiple land uses or multiple development phases.
 - (1) The Zoning Administrator may approve minor amendments to a signage design package. The Zoning Administrator has the sole discretion to determine whether an amendment to a package is minor.
 - (2) Signage design package review process.

- (a) The applicant shall submit a signage design package for approval by the Zoning Administrator with either the final site design for the first phase of development or before construction of the first phase of lot or site development.
- (b) The Zoning Administrator shall review the proposed signage design package within 60 days. The package may be returned to the applicant for changes or modifications. A changed or modified package that addresses departmental comments and is resubmitted shall be approved or denied within 45 days. The applicant may file an appeal of the Zoning Administrator's decision to the BZA.
- (3) A signage design package:
 - (a) Shall contain only signs with consistent colors and fonts (excepting business logos), lighting, and construction materials.
 - (b) May contain any types of signs that the Zoning Administrator deems to be consistent with the overall planned development district.
 - (c) Specify the types of materials proposed for construction or use on the project's various signs. Sign poles, supports, panels, attachments, lettering and visible base materials must be identified. Individual purchasers or lessees of project property may select sign materials for their individual signs where the package so allows.
- (4) Upon approval of the signage design package by the Zoning Administrator, all new signs within the boundaries of the PD-C, PD-MU, or PD-MC project shall adhere to the standards of the approved signage design package.
- (5) All signage design packages shall be in conformance with all sign permit requirements of § 72-59.
- (6) In addition to the general signage design package regulations, the regulations in this section apply to signs in all PD-C districts.
 - (a) In PD-C districts of at least 150 acres, PD-C development projects will be permitted the following signs:
 - [1] A freestanding sign not to exceed 1,000 square feet in sign panel area or ~~175~~ 150 feet in height, which may be illuminated.
 - [2] A ~~monument~~ freestanding sign at a major entrance ~~52 feet in width~~ adjacent to a public street right-of-way greater than 70 feet in width. The sign shall not exceed 60 feet in height

(excluding architectural treatments). The sign shall not exceed 200 square feet, except that up to 30 users in the development may each have up to 130 additional square feet of space on the ~~monument~~ freestanding sign as an off-premises sign.

[3] A ~~monument~~ freestanding sign at each existing major intersection at the boundary of the ~~parcel~~ district, not to exceed 15 feet in height and 250 square feet in sign area.

(b) Individual parcels within a PD-C may be permitted:

[1] ~~Building-mounted signage. signs of up to one square foot for each linear foot of building perimeter, up to 200 square feet of signage per building side.~~

<u>Non-residential and Mixed-use Buildings</u>	<u>Residential Buildings</u>
<p><u>Building-mounted signage of up to one square foot for each linear foot of building perimeter (up to 250 square feet of total building-mounted signage or 25% of the total building-mounted signage allowed, whichever is greater, per building side)</u></p> <p><u>and</u></p> <p><u>Additional 0.25 square feet of building-mounted signage per linear foot of building front for buildings with three or more stories.</u></p>	<p><u>Building-mounted signage of up to 0.3 square feet per linear foot of building perimeter (up to 50 square feet of total building-mounted signage per building side)</u></p>

[2] A ~~monument~~ freestanding sign up to 10 feet high and 100 square feet in area. A ~~monument~~ freestanding sign identifying more than one user may be up to 150 square feet in area.

[3] An off-premises ~~monument~~ freestanding sign up to 10 feet high and 100 square feet in area if the subject of the sign is on a site or lot of at least 100,000 square feet that does not abut a four-lane major thoroughfare, and the sign is located within 300 feet of the subject.

[4] Two signs are permitted for each stacking lane of an accessory drive-through use. The signs shall not be included in calculating the number of freestanding signs or in calculating the total aggregate sign area. One sign is limited to six feet in height and 30 square feet in area. One sign is limited to six feet in height and 15 square feet in area. Signs shall be installed within 10 feet of the drive-through lane.

(7) In addition to the general signage design package regulations, the regulations in this section apply to signs in all PD-MU and PD-MC districts.

(a) ~~Commercial, industrial, or retail properties housing one or more tenants may not exceed 1.5 square feet of sign area for each linear foot of building frontage. No total sign area, including the area of any freestanding sign, may exceed 200 square feet in area.~~

In PD-MU and PD-MC districts of at least 20 acres, development projects will be permitted the following signs:

[1] A freestanding sign at a major entrance adjacent to a public street right-of-way greater than 70 feet in width. The sign shall not exceed 30 feet in height. The sign shall not exceed 200 square feet. Up to 100 square feet of the total sign area can be used as off-premises signs for uses within the district.

[2] A freestanding sign at each existing major intersection at the boundary of the district, not to exceed 15 feet in height and 100 square feet in sign area.

(b) ~~Freestanding signs for commercial, industrial, or retail properties may not exceed 15 feet in height. Individual parcels within a PD-MU and PD-MC may be permitted:~~

[1] Building-mounted signage.

<u>Non-residential and Mixed-use Buildings</u>	<u>Residential Buildings</u>
<u>Building-mounted signage of up to one square foot for each linear foot of building perimeter, up to 250 square feet of total building-mounted signage or 25% of the total building-mounted signage allowed, whichever is greater, per building side</u> <u>and</u>	<u>Building-mounted signage of up to 0.3 square feet per linear foot of building perimeter, up to 50 square feet of total building-mounted signage per building side</u>

<p><u>Additional 0.25 square feet of building-mounted signage per linear foot of building front for buildings with three or more stories</u></p>	
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[2] A freestanding sign up to 10 feet high and 100 square feet in area. A freestanding sign identifying more than one user may be up to 150 square feet in area.

[3] An off-premises freestanding sign up to 10 feet high and 100 square feet in area if the subject of the sign is on a site or lot of at least 100,000 square feet that does not abut a four-lane major thoroughfare, and the sign is located within 300 feet of the subject.

~~(e)~~[4] Two signs are permitted for each stacking lane of an accessory drive-through use. The signs shall not be included in calculating the number of freestanding signs or in calculating the total aggregate sign area. One sign is limited to six feet in height and 30 square feet in area. One sign is limited to six feet in height and 15 square feet in area. Signs shall be installed within 10 feet of the drive-through lane.

Sec. III. Effective date.

This ordinance becomes effective immediately.

Votes:

Ayes:

Nays:

Absent from Vote:

Absent from Meeting:

Approved as to form:

Kathleen Dooley, City Attorney

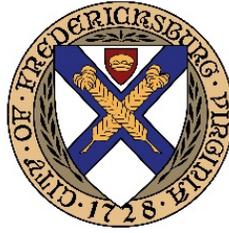
Clerk's Certificate

I, the undersigned, certify that I am Clerk of Council of the City of Fredericksburg, Virginia, and that the foregoing is a true copy of Ordinance No. 20-__ duly adopted at a meeting of the City Council meeting held Date, 2020 at which a quorum was present and voted.

Tonya B. Lacey, CMC
Clerk of Council

May 1, 2020 Sign Ordinance Comparison Summary

Jurisdiction (Code Linked)	Building Mounted Signs	Comparison with CoF	Freestanding Signs	Comparison with CoF
City of Fredericksburg (CoF)	Maximum sign area based on linear feet of building frontage or perimeter, maximum established per side.	n/a	Maximum sign area is determined by Zoning District regardless of street frontage length.	n/a
Blacksburg	Maximum sign area based on a percentage of building façade up to a stated maximum.	Requires entire façade area to be calculated which would be challenging for some tenants / sign companies to measure vs. CoF code which is based on the length of the front of the building or perimeter which can be obtained through GIS if necessary.	Sign area is regulated by linear feet of street frontage with maximum sign area defined per Zoning District.	Freestanding signage area will vary based on parcel frontage vs. set standard per parcel. Signs along a street frontage and within the same district may not be consistent depending on lot configuration.
Harrisonburg	Maximum sign area based on linear feet of building frontage. Corner tenants count both the front and side in calculating sign area permitted.	Similar methodology as CoF sign ordinance.	Sign area is regulated by linear feet of street frontage with maximum sign area defined per Zoning District.	Freestanding signage area will vary based on length of street frontage vs. set standard per parcel. Signs along a street frontage and within the same district may appear inconsistent depending on lot configuration.
Roanoke	Minimum sign area determined by Zoning District + additional signage based on building frontage + additional area for upper stories based on percentage of façade up to a stated maximum.	Requires entire façade area to be calculated which would be challenging for some tenants / sign companies to measure vs. CoF code which is based on the length of the front of the building or perimeter which can be obtained through GIS if necessary.	Sign area is regulated by linear feet of street frontage with maximum sign area defined per Zoning District.	Freestanding signage area will vary based on length of street frontage vs. set standard per parcel. Signs along a street frontage and within the same district may appear inconsistent depending on lot configuration.
Williamsburg	Maximum sign area based on linear feet of building frontage. Minimum sign area and maximum sign area is established by Zoning District.	Similar methodology as CoF.	Maximum sign area is determined by Zoning District regardless of street frontage length.	Similar methodology as CoF.



MEMORANDUM

Timothy J. Baroody

TO: Mayor Greenlaw and Members of City Council
FROM: Timothy J. Baroody, City Manager
DATE: May 6, 2020 (for May 12 Council meeting)
SUBJECT: City Manager's Update

Highlights of major activities and other notable developments:



Update to LOVE Sign
– The LOVE sign in Hurkamp Park now pays tribute to front-line workers helping to protect and care for our community during the COVID-19 pandemic. On Wednesday afternoon, crews from Fast Signs installed temporary signs over the LOVE sign with images of doctors, nurses, firefighters, medics, police officers, custodians and servers. It

uses hashtags [#inthistgether](#), [#lovefxbg](#), [#helpers](#) and [#fxbgstrong](#). The new signs will likely be up for the next few months. Blue lights have also been installed to showcase the sign at night.

The sign is part of the Virginia LOVEworks campaign. Go to Hurkamp Park and check it out (while following social distancing best practices, of course)!

<https://youtu.be/Xix7C9HMzxxw>

Local Election Pushed Back to May 19 – Absentee voting is urged for the upcoming election. Ballots must be requested by May 12 and returned by May 19 at 7 p.m. Don't wait, request your ballot today. Election Day voting will take place at only one polling place in the City at Dorothy Hart Community Center located at 408 Canal Street. Voters will cast their ballot while remaining inside their vehicle for safety. More information is available at the [Voter Registrar's Office](#) or by calling (540) 372-1030.

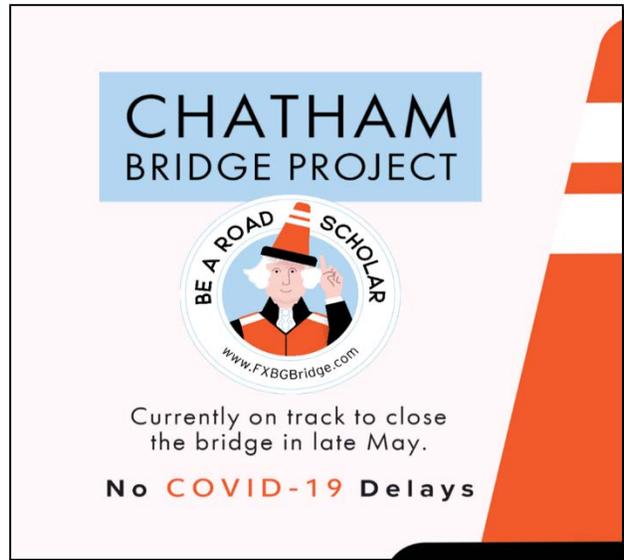
Farmer's Market Set to Open Saturday, May 16 – The Fredericksburg Farmers Market in historic downtown is making preparations to open for the season on Saturday, May 16. This popular, open air market has historically been a social gathering place, and City staff has been working on new requirements to accommodate Governor Northam's social distancing guidelines.

Opening day is Saturday, May 16 from 7:00 a.m. – 2:00 p.m. in Hurkamp Park, 500 William Street. As you look for parking on the streets around the park, please take a minute to glance at Hurkamp Park. If the park looks too busy for your comfort-level or if there is a line of people waiting to get into the park, please consider coming back in 30-45 minutes. We often find that shoppers come in waves, but those waves usually dissipate within 35 minutes. Heaviest shopping times have been 8:30 a.m. – 10:30 a.m., so consider arriving a little later in the day.

All shoppers are recommended to wear masks and gloves. Three entrances will be available to the Farmers Market: 1) Corner of William Street and Prince Edward Street, 2) Corner of Prince Edward Street and George Street, 3) and the corner of George Street and the alley of the Fredericksburg Rescue Squad Building. These will be the ONLY entry/exit points for the market. If the park reaches maximum capacity of shoppers, we will post temporary 30-minute closure signs at the entrances. Please read our complete shopping instructions online before opening day at www.thefarmersmarket.co. If you have questions or need more information please call 540-372-1086 or email marketmanager@fredericksburgva.gov.

Virtual Memorial Day Remembrance – This year's Memorial Day Ceremony in the City of Fredericksburg will be virtual! The City is announcing a call for photography for our virtual Memorial Gallery. We are asking for photos of those you will be remembering on Memorial Day. The photos will be shared on the City's social media channels, YouTube and our public access television channels. Photos must be submitted by Tuesday, May 19. Information that we need with the photo: service member name, branch of service, and year entering and year leaving the military. Photos can be scanned and emailed to: darose@fredericksburgva.gov with the email subject: Virtual Memorial Gallery or mailed to Visitor Center, Attn: Virtual Memorial, 706 Caroline St, Fredericksburg VA 22041. If mailing, please protect your photos from the elements. Please include your return address and we will mail the photo back to you.

Chatham Bridge Closure – VDOT is finalizing the plans to close the Chatham Bridge in late May. Specific bridge closure date to be announced on message boards and at the Virginia Department of Transportation (VDOT) project page. VDOT is mailing our residents the attached postcard. Additional advertising is being prepared by VDOT and the City to help share the news of the closure and detour. Stay updated: www.virginiadot.org and at www.fxbgbridge.com



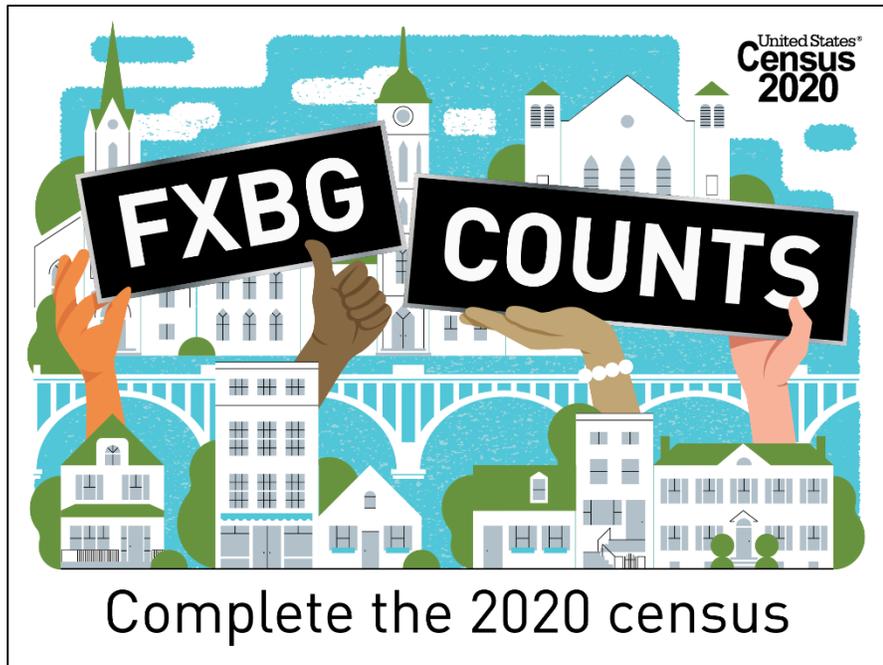
Upcoming Budget Work Sessions and Meetings – All council meetings will be held virtually until further notice. See attached calendar. The public is encouraged to access the meetings through the broadcast on Cox Channel 84 and Verizon Channel 42. The meetings can also be viewed on our www.regionalwebtv.com/fredcc or Facebook live at www.facebook.com/FXBGgov

Citizens who wish to participate in the public comment period will be able to send their comments in writing by (1) dropping them in the Deposit Box at City Hall, (2) U.S. Mail, (3) through a form on our website <https://www.fredericksburgva.gov/677/Public-Comment> or (4) email to the Clerk of Council. Comments must be received at least one hour in advance of the meeting – *for example, comments will be accepted until 4:30 p.m. on nights with a 5:30 p.m. work session.* The plan is to read these comments out loud during the public comment portion of the City Council meeting. The standard rules apply to public comments: the person must identify himself or herself by name and address, including zip code, limit his or her remarks to 5 minutes or less (read aloud), and address a topic of City business. Public comments submitted during the meeting, through the Facebook Live streaming video, will not be considered part of the official public comments of the meeting. See www.fredericksburgva.gov for more details or call (540) 372-1010.

COVID-19 (Coronavirus) – Daily information is continuing to be provided through videos and written form in a variety of ways through our website, and social media platforms. See our website for full details. www.fredericksburgva.gov Stay vigilant and practice social distancing and frequent hand washing.

Also stay updated in the following ways: follow the [Virginia Department of Health for updates](#), be notified when we make City Government related updates on this page by subscribing to the "[Fredericksburg News](#)" News Flash, subscribe to FredericksburgAlert.com for announcements for City Government, City Schools and also any changes in trash pickups, traffic, events and more.

Census 2020 – New signs have been created to serve as reminders of the census using the wording FXBG Counts. Did you know that every person counted is worth \$20,000 for our community? Your participation in the Census is more important now than ever! Census data informs federal funding for more than 100 programs, including school lunches, highway



construction, and education. You have three options for responding: 1) Online. 2) By phone. 3) By mail. Read more: <https://2020census.gov/en.html>

Generous Gift Extends N-95 Mask Life and Fire Department Inventory – The Fire Department has received the gift of two UV-C disinfecting boxes that were constructed by the father of a FFD medic, April Dewey. This gift will greatly extend the supply of N-95 masks used by the department. John Dewey, an electronics engineer, initially created a box for his daughter so she could disinfect her cell phone, keys, and other items. In light of the critical shortage of masks due to COVID-19, two boxes made by John are now available at each fire station for disinfecting.

The boxes are approved equipment to eliminate contamination. John has offered to develop additional larger UV-C boxes although some elements of the boxes are also in critical demand.





Step Outside, Say Hello! – We are continuing to ask all residents to open their front doors, walk out and say “hello” to your neighbors (from a distance). Help us check on all of our neighbors, especially our elderly. Step Outside, Say Hello! And remember that even though we have to practice social distancing, we continue to care for our community. We are encouraging all residents to do this for the foreseeable future – check on your neighbors! Step Outside, Say Hello! at 6:00 p.m. daily. This helps our community keep in touch – if you notice a neighbor who has stopped saying hello at 6:00 p.m. each day,

maybe it’s a good time to check on them to see if they are okay. A simple ‘hello’ can mean a lot! We are Fredericksburg Strong!

Topnotch Bond Rating Affirmed and Sale of Bonds – The three major bond-rating agencies – Fitch, Moody’s and Standard & Poor’s – all confirmed their current credit ratings for the City of Fredericksburg last week. The agencies were reviewing the City in conjunction with a proposed refinancing of the City’s 2011 General Obligation Bonds. The City’s refinancing, which does not extend the due date on the remaining bonds, will provide an estimated \$1.6 million in debt service savings in FY 2021, which will help the City manage the effects of the economic downturn related to the pandemic. S&P Global Ratings assigned a AA+ rating to the City’s upcoming bond issuance. Fitch assigned a AA+ rating to the issue. Moody’s assigned an underlying rating of Aa2, enhanced to Aa1 based on Virginia state law credit protections. (These rating are all one notch from AAA ratings, the highest rating available.) The rating analysts discussed with City officials our growth, economy, and the effects of the global health pandemic and the related financial downturn.

The sale of the City’s General Obligation Refunding Bonds on May 6 went very well. There was strong interest in the bonds, as there were thirteen total bids. The winning bidder was UMB Bank, from Texas, with a true interest cost of 1.86%. The rates from the sale were better than anticipated at the time of Council’s consideration, and the City will save approximately \$1.7 million in debt service for FY 2021. Please feel free to contact the City Manager’s office with any questions or for additional information. They may be reached at 540-372-1010 or citymanager@fredericksburgva.gov.



New Trail Marking Reminders – The Canal Path and Heritage Trail have been very busy this spring. Today reminders to use proper social distancing when passing are being installed by Parks and Recreation team members. They are being applied with temporary field paint so the messages won't permanently remain on the trails. Staff have developed other hiking and walking trails that are not as populated. See [interactive map](#) for details.

Personal Property Tax Deadline Extended, Real Estate Bill Deadline Unchanged –

City Council recently voted to extend the Personal Property Tax deadline from May 15 to July 15, 2020. The deadline for Real Estate bills was NOT extended, and those bills are due to the Treasurer's Office no later than close of business on Friday, May 15, 2020.

Due to the public health crisis, City Hall currently remains closed to public access and citizens are requested to pay their Real Estate bills in the following ways: 1) online at www.fredericksburgva.gov 2) by drop box at City Hall, 715 Princess Anne Street, or 3) by U.S. Mail to P.O. Box 967, Fredericksburg, VA 22404. For more information please call Treasurer's Office at 540-372-1001.

United Way Benefit Golf Tournament Postponed – The City of Fredericksburg's 8th annual tournament was scheduled for June 8 but the committee has decided to move the tournament to the fall with the new date being **Monday, October 26 at 9 a.m. at Lee's Hill Golf Club**. We will provide a 50% discount on the entry fee to this year's tournament to anyone who contributes, by June 1 an amount at least equal to the entry fee (\$75) to the United's Way ALICE Assistance Program. We want to encourage our sponsors to donate to the ALICE program now as well. If they make a donation between now and June 1, we will reduce the price of their sponsorship this year by 50% of the amount of the donation, up to 25% of the cost of the sponsorship.



Free Activity Bags – The Fredericksburg Get Out and Play Crew (Parks Recreation and Events staff) this week began a new outreach program; proudly presents free Activity Bags. Drop by the Dorothy Hart Community Center (408 Canal St.) today from 9 a.m.- 4 p.m. and grab one of these awesome Activity Bags off the front porch. Bags will have crafts and activities for children to enjoy. Our wonderful front desk staff got in on the fun and put together an example of one of the crafts in the bag. Please note: Activity Bags are available on a first come, first serve basis. Supplies are limited. Please follow all social distancing guidelines.



Fred Focus

Fred Focus – The [Fredericksburg Department of Economic Development and Tourism](#) is pleased to bring you Fred Focus, a weekly e-newsletter that goes out every Thursday and keeps you up-to-date on Fredericksburg business and tourism information and events. This week's [edition](#).

Have you heard?
Chatham Bridge is closing for construction in late May 2020

Amelia Street

Chatham Bridge

FREDERICKSBURG VISITORS CENTER

Caroline Street

Kings Highway

Charles Street



Chatham Bridge is closing summer 2020-fall 2021 for an improvement project. Travelers should follow the detour to cross the Rappahannock River between downtown Fredericksburg and Stafford County.

Specific bridge closure date to be announced on message boards and at the Virginia Department of Transportation (VDOT) project page. Stay updated!

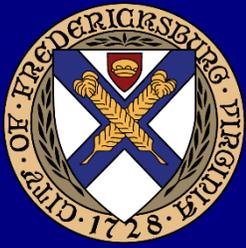
www.virginiadot.org/chathambridge

VDOT Fredericksburg District

(540) 899-4288



****** All meetings are subject to change due to COVID-19 impacts ******



CITY COUNCIL MEETINGS & EVENTS CALENDAR

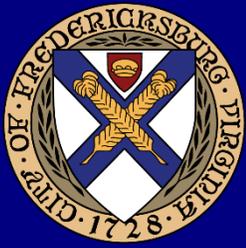
City Hall Council Chambers, 715 Princess Anne Street, Fredericksburg, VA 22401

5/12/20	5:30 p.m.	Work Session <ul style="list-style-type: none"> • FY 21 Budget 	Virtual
	7:30 p.m.	Regular Session Public Hearing School Budget First reading of School Budget	Virtual
5/20/20 Wednesday	6:00 p.m.	Second reading of School Budget	Virtual
5/26/20	5:30 p.m.	Work Session <ul style="list-style-type: none"> • FY 21 Budget 	Virtual
	7:30 p.m.	Regular Session FY 21 City Budget Public Hearing	Virtual
6/9/20	5:30 p.m.	Work Session <ul style="list-style-type: none"> • City Council Budget Propositions 	Virtual
	7:30 p.m.	Regular Session First reading of City Budget	Virtual
6/23/20	7:30 p.m.	Regular Session Second reading of City Budget	Virtual

Future Work Session Topics: Economic Development Incentives, Action on UDO Text Amendment from 2018: Paying Taxes at Approval Instead of Application, and New FEMA Flood Plain Maps.

Updated May 6 at 9:30 a.m.

****** All meetings are subject to change due to COVID-19 impacts ******



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