



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