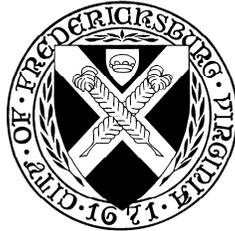


CITY OF FREDERICKSBURG, VIRGINIA



COMMUNITY DEVELOPMENT BLOCK GRANT
CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION
REPORT

PROGRAM YEAR 2010/2011

(JULY 1, 2010 TO JUNE 30, 2011)

Prepared by: Office of Planning and Community Development



MOTION: ELLIS

SECOND: HOWE

September 13, 2011
Regular Meeting
Resolution No. 11-80

RE: APPROVING THE 2010-2011 CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT FOR COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAMS

ACTION: APPROVED; Ayes: 7 ; Nays: 0

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

WHEREAS, the Department of Planning and Community Development, which administers these funds, develops a Consolidated Annual Performance and Evaluation Report (CAPER) for submittal to the United States Department of Housing and Urban Development (HUD), to show that these funds were expended according to the adopted Annual Action Plan; and

WHEREAS, the CAPER evaluates how the City's community development programs have met specified needs and also provides for a public review of these programs.

NOW, THEREFORE BE IT RESOLVED, that the Council of the City of Fredericksburg in Virginia, pursuant to a full public participation process, approves the 2010/2011 CAPER.

BE IT FURTHER RESOLVED that the City Manager is authorized to forward the approved CAPER to HUD, for further review and approval.

Votes:

Ayes: Tomzak, Greenlaw, Devine, Ellis, Howe, Paolucci, Solley

Nays: None

Absent from Vote: None

Absent from Meeting: None

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. 11-80 duly adopted at a meeting of the City Council meeting held September 13, 2011 at which a quorum was present and voted.



Tonya B. Lacey
Clerk of Council

EXECUTIVE SUMMARY

According to the U.S. Census Bureau's 2006-2008 American Community Survey, 5,540 households, or 64.72 percent of the households in the City of Fredericksburg met the Department of Housing and Urban Development's (HUD) definition of low or moderate income (LMI) households. These households have an increasingly more difficult time finding or maintaining affordable housing and other fundamental community services. They have limited funds to meet daily needs and to ensure safe and stable living environments for their families. The City of Fredericksburg uses its Community Development Block Grant (CDBG) funds to provide qualifying individuals and families with necessary housing assistance and public services.

This is the City of Fredericksburg's Consolidated Annual Performance and Evaluation Report (CAPER) of programs undertaken in accordance with the 2010-2011 Annual Action Plan and the 2010 Consolidated Plan (5-year strategic plan).

A total of \$180,934.96 in CDBG funds was utilized to assist eligible City residents through a variety of programs including emergency home repair for 8 units, removal of architectural barriers to promote accessibility at three homes, emergency grant assistance to prevent foreclosure and intense financial counseling for 22 LMI households, legal assistance and awareness for 450 LMI people, HIV/AIDS education and testing for 615 individuals, financial assistance for 10 LMI individuals and mental health support for 34 LMI individuals living with HIV/AIDS, providing food for 316 elderly and/or disabled LMI individuals, furthering fair housing initiatives, public information, and general program administration. An additional \$147,288.92 of public and private funds was leveraged by CDBG fund recipients to support the implementation of the outlined programs. An additional amount of federal funding exceeding \$1.1 million has been granted to CoC recipients due to the City's leadership over the last two years.

The City of Fredericksburg has met or exceeded its 2010 Consolidated Plan goals as originally identified for Program Year 2010/2011 with the exception of the Direct Homeownership Assistance Program and the Emergency Home Repair Program. Even with these exceptions, programs are on track to meet the 5-year goals outlined in the 2010 Consolidated Plan.

CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT
PROGRAM YEAR 2010/2011

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CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT

PROGRAM YEAR 2010/2011

July 1, 2010 – June 30, 2011

INTRODUCTION

This Consolidated Annual Performance and Evaluation Report (CAPER) evaluates Fredericksburg's progress in carrying out the 2010/2011 Action Plan for Community Development Programs. This annual report also assesses the City's success in addressing the five-year priorities and objectives contained in its 2010 Consolidated Plan. The report is organized to be consistent with its related Action Plan, so interested citizens can easily compare these documents and readily assess the City's performance in meeting its stated community development goals.

SUMMARY OF THE ANNUAL PERFORMANCE REPORTING PROCESS

The annual performance reporting process is dictated by the need to provide the U.S. Department of Housing and Urban Development (HUD) with a completed assessment within 90 days of the end of the Program Year. This federal agency also requires that this report be the subject of a public hearing and a 15-day public review and comment period. To meet the September 28, 2011 deadline, Fredericksburg adhered to the following schedule for developing its Consolidated Annual Performance and Evaluation Report (CAPER):

August 4, 2011	Send Summary CAPER to civic associations and area churches Send Summary ad to local newspaper
August 9, 2011	Advertise for Public Hearing
August 9, 2011	Summary ad runs in local newspaper Public Notice that 15-day comment period begins
August 23, 2011	Public Hearing
August 24, 2011	Public Comment period ends
September 13, 2011	City Council final approval
September 23, 2011*	Submission of CAPER to HUD
September 28, 2011	HUD assessment

* The week between City Council approval and submission of the report to HUD is used by staff to review and fine tune the data entered into HUD's Integrated Disbursement and Information System (IDIS).

ANNUAL PERFORMANCE

RESOURCES MADE AVAILABLE WITHIN THE JURISDICTION

The City of Fredericksburg received \$250,749 in Community Development Block Grant (CDBG) funding for the 2010/2011 Program Year. These funds supported a variety of programs including housing rehabilitation and public services. The allocation of these resources, as stated in the Annual Action Plan and approved by City Council, is shown below:

Housing Rehabilitation Assistance.....	\$112,380
Direct Homeownership Assistance	\$40,500
Public Services	
Central Virginia Housing Coalition	\$8,000
Rappahannock Legal Services	\$18,300
HIV/AIDS Support Services	\$8,000
Fredericksburg Area Food Bank	\$2,600
Removal of Architectural Barriers	\$14,269
Administration/Oversight and Management.....	\$45,400
Fair Housing	\$500
Public Information.....	\$800

INVESTMENT OF AVAILABLE RESOURCES

The Office of Planning and Community Development implements the City's CDBG programs. Activities accomplished by other agencies, under CDBG subrecipient agreements, also come under Planning Department oversight.

Housing Rehabilitation (Emergency Home Repair Program) – During this reporting period, the Planning Department expended \$89,295.66 to perform emergency repairs to eight owner-occupied houses. These investments did not require any matching funds nor leverage any non-Federal resources. The geographic distribution of investment was one project in the Royal District area (CT1), one in Elmhurst Neighborhood (CT2), two in Canterbury Subdivision (CT4), one in Airport Subdivision (CT4), and three in Mayfield Subdivision (CT4).

Direct Homeownership Assistance – The City provided \$832 to provide a lead based paint hazard evaluation for one household and certificates of satisfaction to households who previously received assistance to help purchase homes in Fredericksburg. The lead risk assessment report identified several lead hazards; however, the seller would not agree to have the remediation performed prior to closing as required by the program, therefore, the applicant was not able to benefit from additional assistance through the Direct Homeownership Assistance Program. Staff continues to work with the Central Virginia Housing Coalition and provide outreach through civic and neighborhood associations and community events to encourage participation in the program.

Public Services - The Central Virginia Housing Coalition (CVHC) expended \$5,807.30 to actively prevent homelessness. With these funds, CVHC was able to provide emergency grants to 22 families threatened with eviction or foreclosure. The same 22 families benefitted from housing and budget counseling administered by CVHC. This investment did not require any matching contributions but leveraged \$14,928 of non-Federal resources. The geographic distribution was City-wide.

Public Services - Rappahannock Legal Services (RLS) expended \$18,300 to provide housing advocacy and housing consumer education to 450 very low- to extremely low-income households in the City of Fredericksburg. This investment did not require any matching contributions but leveraged \$15,000 of non-Federal resources. The geographic distribution was City-wide.

Public Services - Fredericksburg Area HIV/AIDS Support Services (FAHASS) used \$8,000 to provide practical support services to avoid eviction for 10 individuals and mental health case management to avoid crisis for 34 individuals. FAHASS also provided educational material and/or testing kits to 615 low/moderate income persons in Fredericksburg. This investment did not require any matching contributions but leveraged \$34,936 of non-Federal resources. The geographic distribution was City-wide.

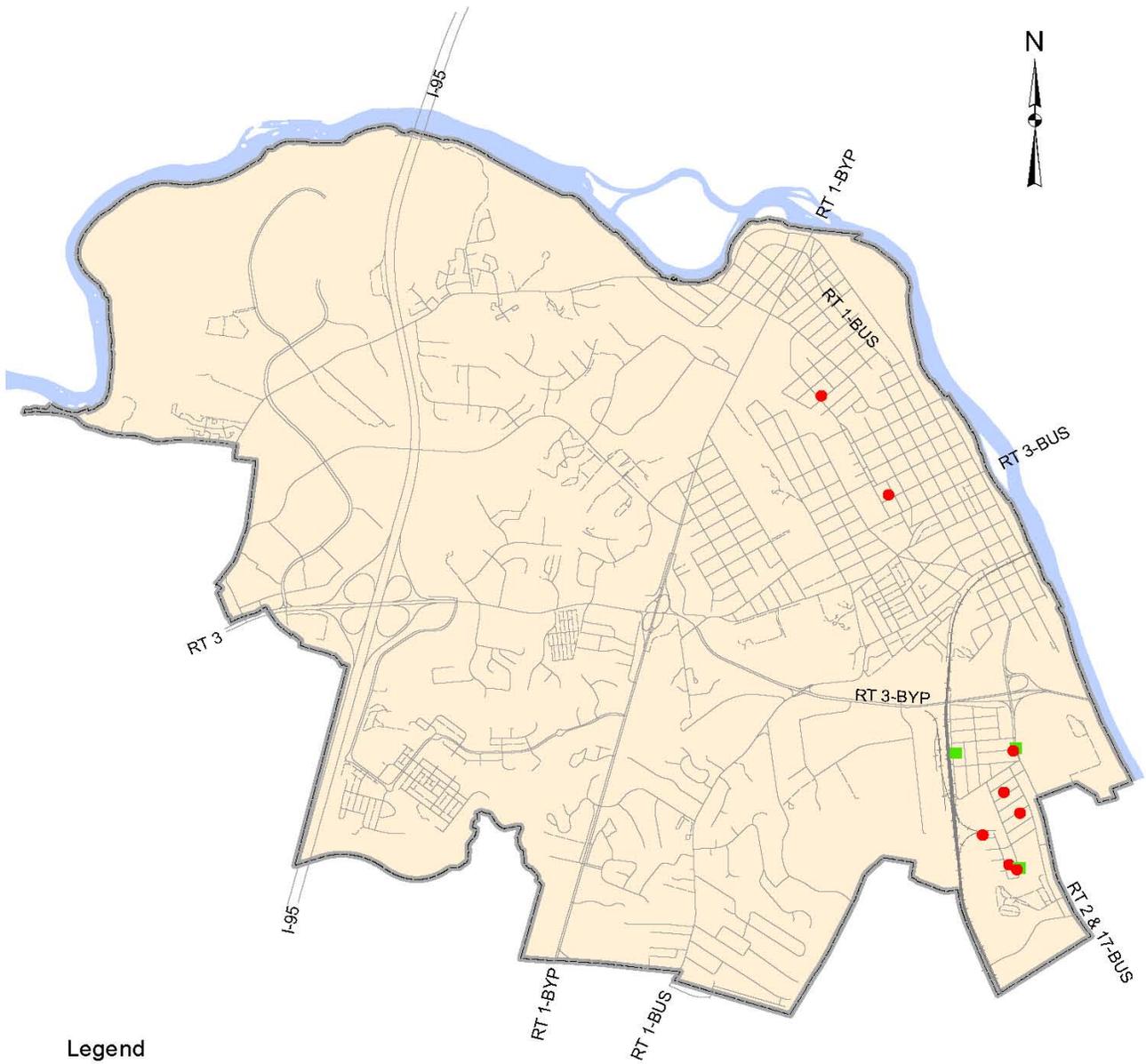
Public Services – The Fredericksburg Area Food Bank used \$2,600 to help administer the Food for Life Brown Bag Program. With these funds, the Food Bank assisted 316 elderly and/or disabled persons in Fredericksburg. This investment did not require any matching contributions but leveraged \$51,708.89 of non-Federal resources. The geographic distribution was City-wide.

Removal of Architectural Barriers - The Planning Department expended \$9,400 to help maximize the independence and self-sufficiency of three low income households of persons with disabilities. This investment did not leverage any non-Federal resources nor did it require a matching contribution. Specific work included the installation of several hand railings, installation of a new ramp, repair of an existing ramp, and updating a bathroom with handicap accessible facilities. The geographic distribution of investment in the three houses was one in Canterbury Subdivision (CT4) and two in Mayfield (CT4).

Administration/Oversight and Management - The Planning Department used \$45,855.86 in CDBG funds to administer and oversee all CDBG programs during this Program Year. The City contributed an additional \$27,306.03 of City General Funds for administration/oversight and management of the CDBG programs and efforts to coordinate other assistance for low and moderate income residents of the City.

Fair Housing - This activity included \$500 to support printing the 2011 Guide to Virginia Landlord-Tenant Law. This investment did not require any matching contributions but leveraged \$3,410.00 of non-Federal resources to develop the document. Other fair housing activities are noted above, under Public Services - Rappahannock Legal Services, and on page 11 under Fair Housing.

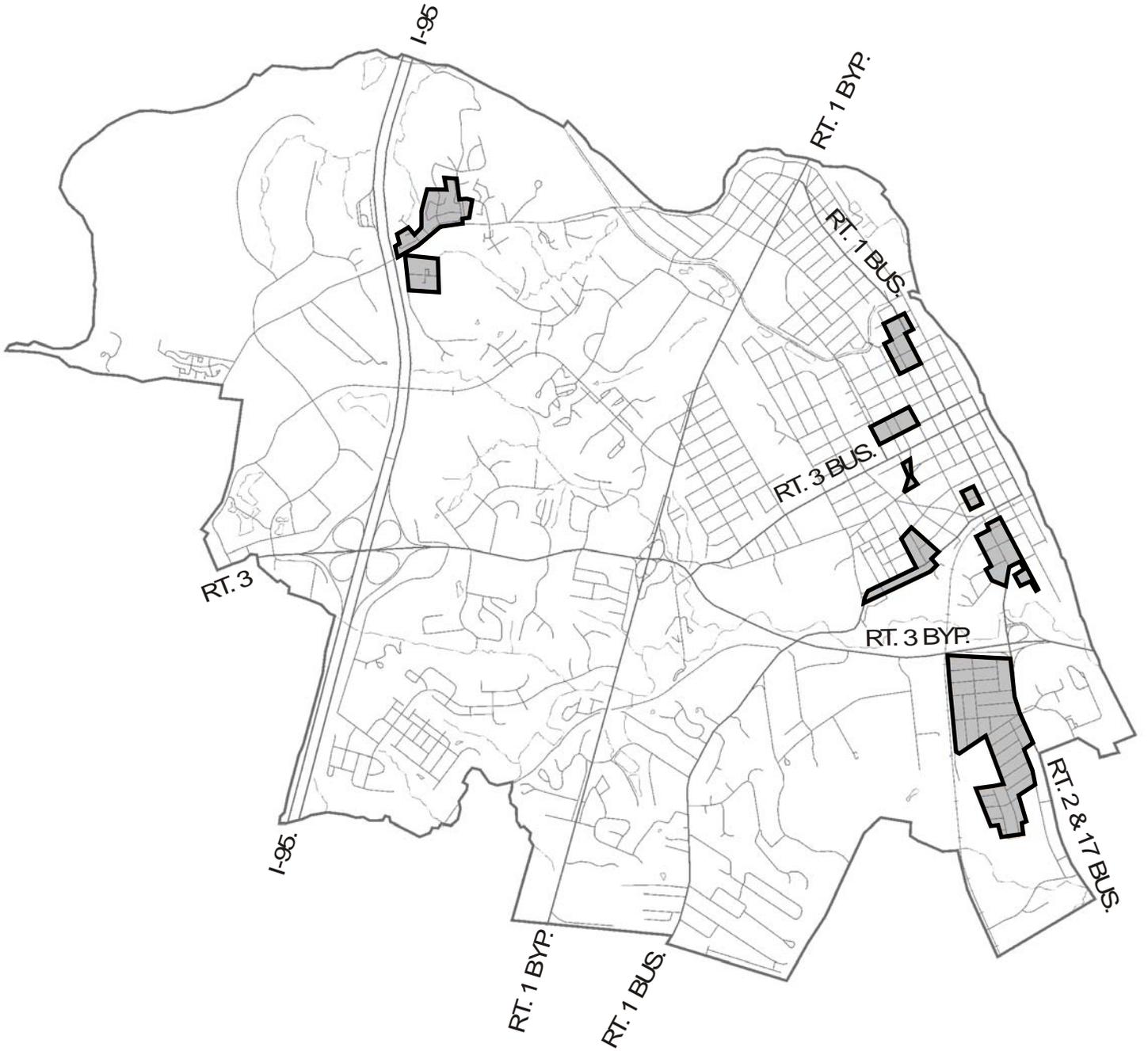
Public Information - The Planning Department expended \$344.14 to provide CDBG information to City residents through the local newspaper, direct mailings, and handouts to office walk-in traffic.



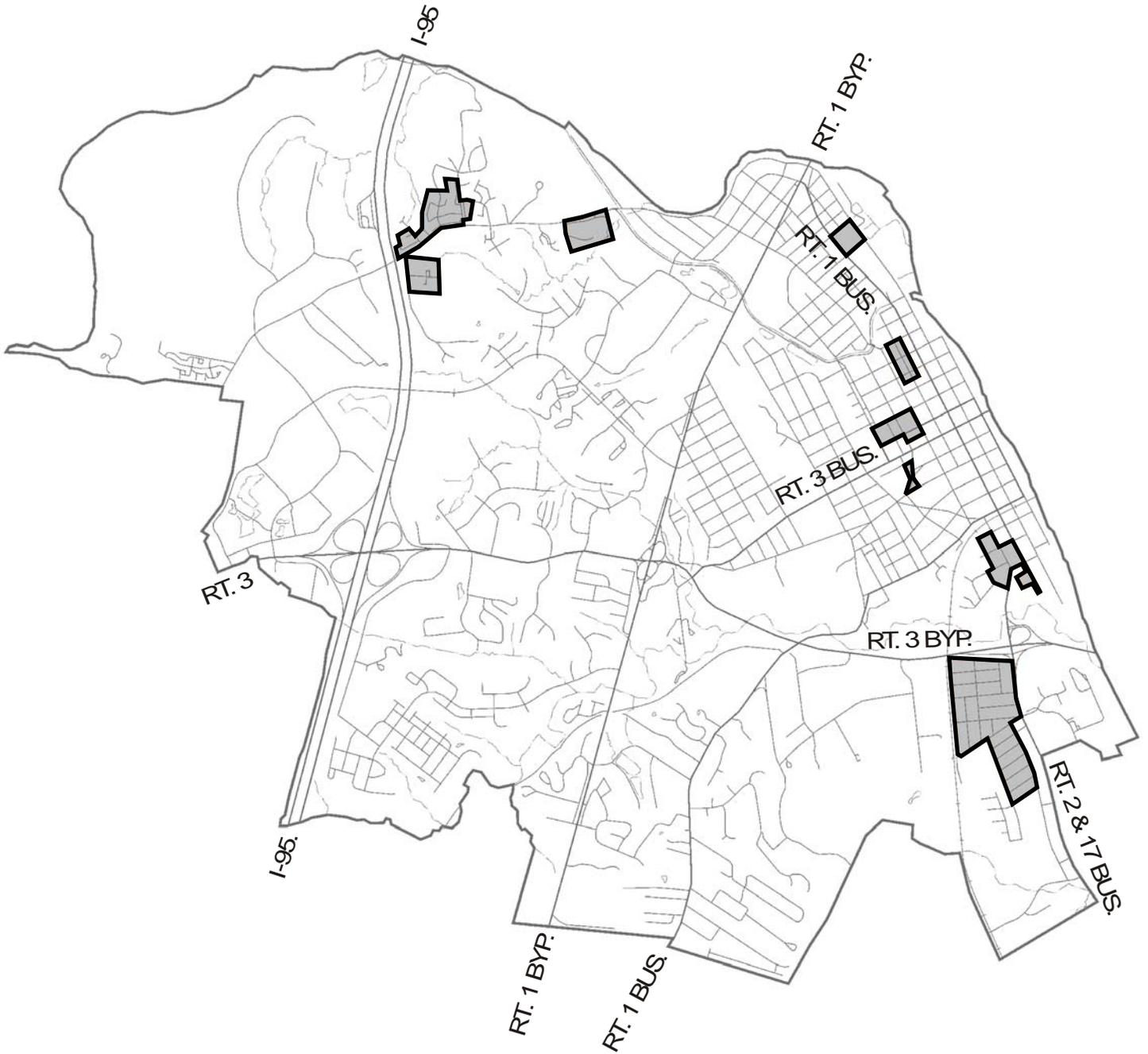
Legend

- Emergency Home Repair (8)
- Removal of Architectural Barriers (3)

Location Of
Completed CDBG Projects
 2010 - 2011



Areas of Minority Concentration



Areas of Low and Moderate Income Concentration

HOUSEHOLDS AND PERSONS ASSISTED

This section describes the priorities contained in the Consolidated Plan as well as the accomplishments of the 2010/2011 Program Year. All of Fredericksburg's CDBG activities met HUD specified national objectives. All persons assisted were qualifying low/moderate income persons.

Affordable Housing

Accomplishments

1. Staff continued to implement the successful Emergency Home Repair Program, which assists residents to eliminate electrical hazards as well as to obtain emergency roof and plumbing repairs. Eight very low to extremely low income households consisting of seven African-American, Non-Hispanic individuals and one White, Non-Hispanic individual received assistance for such emergency repairs. Of the eight persons assisted through this program, seven were elderly and/or disabled. The Emergency Home Repair Program is administered on a first-come, first-served basis.
2. The City supported housing rehabilitation by other organizations and agencies by identifying needy households and by providing non-CDBG funding. The City contributed \$8,000 toward City projects. This effort resulted in the rehabilitation of six homes in the City during Rebuilding Together activities. City funds leveraged an estimated \$9,700 worth of additional improvements (total value of work \$17,700) with these projects in the form of volunteer work and community/business donations. As noted above, this activity occurs without CDBG funding.
3. The City continued to pursue additional resources outside of CDBG funds to foster affordable housing. In 2010-2011, the regional Neighborhood Stabilization Program (NSP) was implemented and resulted in the resale of a previously purchased foreclosed house within the Mayfield Neighborhood in the City of Fredericksburg. The home is the third purchased and resold to a household earning 120% or below the area median income through the NSP. One NSP house in Mayfield remains on the market for resale. Additional funding is available to purchase more foreclosed homes in certain census tracts in the City. Due in part to the NSP efforts, the eligible areas of the City, including the Mayfield Neighborhood, has experienced stability over the 2010-2011 program year and has not had any new bank-owned homes become available for the administering agency, Central Virginia Housing Coalition, to purchase. Planning and Community Development staff continues to be involved with the NSP as part of the Project Management Team and provides program support for all City projects.

4. Planning staff continued to administer the Direct Homeownership Assistance Program, to help provide down payment and/or closing costs assistance. The City provided \$832.00 to provide a lead based paint evaluation for one household and certificates of satisfaction to households who previously received assistance to help purchase homes in Fredericksburg. The lead risk assessment report identified several lead hazards; however, the seller would not agree to have the remediation performed prior to closing as required by the program, therefore, the applicant was not able to benefit from assistance through the Direct Homeownership Assistance Program. Staff has made efforts to increase participation through communication with area real estate agents, lenders, civic groups, churches and employers and through outreach at community events.

Fair Housing

The City developed an initial Fair Housing Plan in 1996 and incorporated its findings and goals, updated as appropriate, into its Consolidated Plans. The increasing complexity of analyzing Home Mortgage Disclosure Act (HMDA) data, however, caused the City to hire BBC Research and Consulting to update its Analysis of Impediments to Fair Housing Choice (AI). In July 2007, BBC finalized the report and recommendations contained in the new AI were incorporated into the 2010-2011 Annual Action Plan.

Accomplishments in areas related to Fair Housing were as follows:

1. Increased awareness and knowledge of fair housing by providing funding (as noted above) to Rappahannock Legal Services, to help this organization provide education and counseling related to the Virginia Residential Landlord Tenant Act, to persons in the 0-80 percent of median income range.
2. Increased landlord awareness of fair housing by directly notifying all City landlords (controlling approximately 1,300 different properties) of federal and state legislation regulating fair housing by letter in December 2010.
3. Raised visibility of Fair Housing and the complaint process by maintaining the Community Development Block Grant/Fair Housing website within the City's website which includes a description of CDBG programs, a definition of fair housing, general fair housing information, landlord tenant guidance, and links to HUD and the Virginia Fair Housing Office's website to get more information or to file a complaint. (<http://www.fredericksburgva.gov/Departments/Planning/index.aspx?id=501>)
4. Provided outreach through the distribution of fair housing materials to 18 individuals. These individuals included landlords and renters who contacted the City's Planning and Community Development Department. The Guide to Virginia Landlord-Tenant Law and Local Rental Housing in Planning District 16 was provided free of charge.

5. Assisted residents with special needs to have full access to housing and services by ensuring that a variety of housing types are included in the City's 2007 updated Comprehensive Plan. Units range from apartments to single-family detached dwellings. This variety should help to maintain and enhance homeownership levels as well as provide additional rental opportunities. In addition, Planning and Community Development staff worked with the City's Transit Department to ensure that the bus system effectively serves all areas of the community.
6. Ensured orderly transfers of assets to facilitate improvement loans by assisting one household to obtain proper title to their home and become eligible for the Emergency Home Repair Program and other non-profit organization programs. City staff also consulted with the Rappahannock Legal Services to ensure that assistance with will preparation is available to eligible clients through the organization.
7. Worked to reduce NIMBYism by continuing to implement the Rental Property Maintenance Program, through individual requests, to ensure that renters can live in decent housing. In addition, efforts that address neighborhood conditions by promoting housing rehab and ownership continued through the implementation of CDBG programs.

Continuum of Care

The overall continuum of care (CoC) for homeless persons includes emergency shelter, transitional housing, permanent housing, and homeless prevention. The Planning and Community Development Department acts as the lead agency for the Fredericksburg Regional CoC. As the elected chairperson, Planning staff has helped to convene monthly meetings, conduct regional point-in-time homeless counts, and to develop regional CoC grant applications to address continuing funding. This regional liaison is ongoing throughout the year. The CoC has recently made efforts to strengthen its membership and reach out to area stakeholders including homeless and formerly homeless individuals for participation.

Accomplishments

Cold Weather Shelter

The City works closely with Micah Ecumenical Ministries, which manages area's only cold weather shelter. This facility is located in Stafford County, approximately 5 miles north of the City. Fredericksburg contributed \$16,150 for the operation of the 2010-2011 season which was open 71 nights and served 144 different people (averaging 33 people/night). This activity does not entail the use of CDBG funds.

Emergency Shelter

The City works closely with the Thurman Brisben Center, which is the region's largest programmatic shelter. This facility is located in the City of Fredericksburg. During the 2010-2011 program year, the City contributed \$67,210 for the operation of the facility. During that period, 736 unduplicated individuals comprising 109 families with 162 children were given shelter and supportive services. Of these sheltered individuals, approximately 41% moved on to permanent housing. This activity does not entail the use of CDBG funds.

The City continues to support the Rappahannock Council on Domestic Violence (RCDV) with funding in the amount of \$9,350 to aid in the agency's support of victims of domestic violence and their children. Of the total amount, \$1,931 was used to support the Haven which provides emergency shelter for up to 23 women and children at a time (with a maximum 2 month stay) in a local home at an undisclosed address. The average stay per person is 3 weeks. During the 2010-2011 program year, 127 women with their 115 children were provided shelter, safety and support at the Haven. Of those, 59 (38 adults and 21 children) originated from the City of Fredericksburg. The number of persons served at the Haven shelter who originated from the City more than doubled from 2010 when only 28 were City residents. Approximately 22% of households served moved into stable housing. Only 22% of victims receiving on-going support from RCDV seek shelter or housing support. This activity does not entail the use of CDBG funds.

Micah Ecumenical Ministries in partnership with the Rappahannock Area Community Services Board established the new Residential Recovery House as a respite program for the chronic homeless with medical and mental health conditions. The program is located at 1512 Princess Anne Street (former site of the RACSB Crisis Stabilization Program). A total of 77 individuals were served in FY2010-11. Twenty-two (22) moved into permanent housing and are no longer homeless.

Transitional Housing

The City works closely with Hope House, which is a two-year transitional housing (TH) facility serving single mothers and their children. This facility is located in the City of Fredericksburg. During the 2010-2011 program year, the City contributed \$18,660 for the operation of the facility. During that period, 53 unduplicated individuals comprising of 18 families with 35 children were given shelter and support including child care, employment training, and financial counseling. Of the nine families which left the facility, eighty-nine 89% moved on to permanent housing. This activity does not entail the use of CDBG funds.

The City also contributed \$21,614.88 of its Community Development Block Grant funds issued under the American Recovery and Reinvestment Act of 2009

(ARRA) to replace the roof and HVAC and related repairs to 900 Lafayette Boulevard. This building will provide four new TH units serving women and their children at Hope House. The City's Public Works Department also assisted with a waterline connection to serve the new TH units. The City's project included the restoration of the street surface over the trench in Lafayette Boulevard after the connection was made. The work valued at \$7,650.

RCDV started a new program as a result of a direct grant to the agency from the federal government. In January 2010, a transitional housing program to serve victims of domestic violence started with federal funding from the U.S. Department of Justice, Office on Violence Against Women. This transitional housing program helps victims of domestic violence move into scattered site rental housing and remain there with rental subsidies for up to a two-year period until they transition into stable permanent housing. It aids families that need more than two months to transition from crisis to independence. Four (4) households originating from the City were served by the end of this fiscal year (June 30, 2011) including 2 families (2 women with 3 children) from the City. Twenty-eight (28) adults and 43 children were placed by the end of FY 2011. RCDV pays for employment services through Rappahannock Goodwill Industries with funds from this grant and most of the 28 participants received specialized services to obtain or retain employment. This program will continue into the 2012 fiscal year and does not entail the use of CDBG funding.

Permanent Supportive Housing

During the 2010-2011 Program Year, Micah Ecumenical Ministries utilized its \$63,264 in HUD funding (awarded July 7, 2010) to provide permanent housing rental assistance to seven chronically homeless persons. Of those served, one person was a veteran. As of June 30, 2011, a total of 78 people have received assistance through Micah's Supportive Housing Program since it began in January of 2008. Fifty-one (51) were actively enrolled at the end of the 2010-2011 program year. Of the 27 persons who exited the program, 4 transitioned into other permanent housing, 9 clients successfully transitioned from Micah financial support but remain in permanent housing, 4 returned to homelessness, 2 left the region, 1 was permanently hospitalized, 3 were incarcerated, and 4 passed away.

On April 28, 2011, U.S. Housing and Urban Development (HUD) Secretary Shaun Donovan announced that for the second year in a row, the Fredericksburg Regional Continuum of Care (CoC) will receive new federal funding for a local homeless program. Micah Ecumenical Ministries will receive \$62,988.00 over a two-year period to expand its Journey Program to benefit homeless individuals living in the Fredericksburg region. The local non-profit organization will also receive \$27,031.00 in bonus funding for one year, resulting in a total award amount of \$90,019.00. Through the Journey Program, rental subsidies will be provided to open the door to permanent housing for at least 20 homeless

persons, including 2 homeless veterans, 6 homeless children, and 12 persons who have been continuously struggling with homelessness for a year or more or who have had at least four episodes of homelessness in the past three years (HUD's definition of chronically homeless). In addition, Micah will leverage other resources to ensure that the newly housed clients will have stability in their residence and work toward financial independence over the subsidy period and beyond.

Special Needs

The City supports efforts of the Rappahannock Area Community Services Board (RACSB) to provide appropriate housing and support services for to individuals with psychiatric and intellectual disabilities. The RACSB is actively developing additional supportive housing throughout the Planning District to meet current needs. The following is a list of accomplishments serving special needs populations in Fredericksburg. Each activity was completed without the use of CDBG funding.

- RACSB opened The Sunshine Lady House for Mental Health Wellness & Recovery in November 2009. The 12-bed residential crisis stabilization program assists adults experiencing acute psychiatric crisis. A total of 566 individuals have been served in the new, expanded facility. In FY 2011 (July 1, 2010 through June 30, 2011), 356 individuals utilized the crisis stabilization program, previously located on Princess Anne Street as a six-bed facility prior to construction of the new facility on Wolfe Street.
- RACSB opened the new Lafayette Boulevard Boarding House in 2010, an eight-bed long-term boarding house for adults with serious mental illness who require 24-hour staff support.
- A total of 20 adults with an intellectual disability reside in supervised apartment programs within the City. These individuals utilize the public transportation system to get to work as well as for shopping and recreational activities. Supervised apartment programs allow individuals to live in an apartment and have staff onsite providing 24-hour support. This offers a greater level of independence than a group home.
- Another six adults with an intellectual disability live in a community group home within the City.
- A total of 16 individuals with psychiatric disabilities reside in supervised apartment programs in several locations within the City.
- RACSB delivers critical Supported Living services (SLP) to 35 additional people in more than 30 individual apartments across the city.

Homeless Prevention

The City used CDBG funds to help maintain the Central Virginia Housing Coalition's Lend-A-Hand program for homeless prevention. With these funds, this organization was able to provide financial assistance to 22 low/moderate income households who faced eviction. The same 22 households also benefitted from intense housing and budget counseling.

The City's CDBG program provided funds to Rappahannock Legal Services, whose focus is also homeless prevention. This organization provided housing advocacy assistance and housing consumer education to 450 low/moderate income households.

Using CDBG funds, FAHASS provided practical assistance (utility/rent payments, transportation, food, etc.) to 10 persons and emotional assistance to 34 persons living with HIV/AIDS. FAHASS also provided educational material and/or testing kits to 615 persons considered potentially at-risk for HIV/AIDS.

Homelessness Prevention and Rapid Rehousing Program (HPRP)

On September 9, 2009, Virginia Governor Tim Kaine announced that the Thurman Brisben Center, on behalf of the Fredericksburg Regional Continuum of Care (CoC), was awarded of \$727,262 in Homelessness Prevention and Rapid Rehousing Program funds to prevent and reduce homelessness for eligible households. The two-year program provides short term assistance with utilities and/or rental payments in order to prevent eviction and avoid new cases of homelessness. Funds are also used to re-house individuals and families who are already homeless by providing security deposits and/or rental payments. This effort is reopening the door to permanent housing and reducing the number of homeless households in the Fredericksburg area. A portion of the grant funds are specifically designated for assisting the needs of families with children and re-housing chronically homeless individuals. All eligible households have incomes at or below 50% of the area median income per HUD's Section 8 guidelines.

During the 2010-2011 Program Year (July 1, 2010-June 30, 2011), \$200,763 in assistance has been expended to provide assistance to 232 individuals in 84 households. Eighty-one percent (79%) of the assistance has been provided in homeless prevention efforts and 21% of the assistance has been used to re-house homeless households. This activity does not entail the use of CDBG funds.

OTHER ACTIONS

This section describes other community development actions that were specified in the 2010 Consolidated Plan and the Annual Action Plan for the 2010/2011 Program Year.

Accomplishments

Removing Obstacles to Meeting Underserved Needs

Planning staff continued to implement the Emergency Home Repair Program, to maximize available funding for housing rehabilitation. This program provides the means to repair leaking roofs and plumbing (to mitigate water damage) as well as to repair electrical systems (to remove safety hazards). This program operates on a first-come, first-served basis and demand has been high, as revealed by an active waiting list.

Planning staff continued to implement the Direct Homeownership Assistance Program to expand homeownership opportunities available to low/moderate income City residents. This program provides specific closing costs and down payment assistance to qualifying households.

The Homeless Management Information System (HMIS) continued to expand the number of service providers utilizing the system and inputting data on clients served. The HMIS is a shared database administered by the George Washington Regional Commission through a CoC supported HUD grant. The system is accessed via the Internet and tracks the provision of services to the Region's chronically homeless population and those at risk of homelessness. As of the "point-in-time count" conducted in January 2011, there were 280 homeless adults and children as defined by HUD and an additional 600 homeless adults and children as defined by the HEARTH Act (12 adults) and the U.S. Department of Education (588 children). Tracking those services has the dual benefit of ensuring that homeless persons are efficiently receiving services to which they are entitled while minimizing waste and abuse, such as "double dipping." The system also reduces intake time as service providers are alleviated of entering data for a client once they are in the system regardless of their entry point. To date, the operation of the HMIS has been heralded by the CoC as an unqualified success and this effort has been strongly supported by the member localities of Planning District 16 including the City of Fredericksburg.

Fostering and Maintaining Affordable Housing

Fredericksburg has consistently supported affordable housing through its CDBG programs. CDBG funded activities with a strong homeownership emphasis include the Direct Homeownership Assistance Program and the Emergency Home Repair Program. Homeownership assistance helps qualifying families to become homeowners. Emergency home repair assistance addresses high cost maintenance items to keep the homes of qualifying families intact and habitable.

The City continued to pursue additional resources outside of CDBG funds to foster affordable housing. In 2010-2011, the regional Neighborhood Stabilization Program (NSP) was implemented and resulted in the resale of a previously purchased foreclosed house within the City of Fredericksburg, located in the Mayfield neighborhood. The home is the third purchased and resold to a household earning 120% or below the area median income through the NSP. One NSP house in Mayfield remains on the market for resale. Additional funding is available to purchase more foreclosed homes in certain Census Tracts in the City. Due in part to the NSP efforts, the eligible areas of the City, including the Mayfield Neighborhood, has experienced stability over the 2010-2011 program year and has not had any new bank-owned homes become available for the administering agency, Central Virginia Housing Coalition, to purchase. Planning and Community Development staff continues to be involved with the NSP as part of the Project Management Team and provides program support for all City projects.

Removing Barriers to Affordable Housing

The City has established flexible zoning requirements for setbacks and parking, to encourage in-fill development in established neighborhoods. City staff also considers whether to waive water availability fees for new units on a case by case basis, as another means to make new housing affordable.

Evaluating and Reducing Lead-Based Paint Hazards

The City continued to implement the Federal regulations for reduction of lead-based paint hazards. City staff accomplished the following related tasks during this past program year.

1. Coordinated the lead hazard reduction requirements as an integral part of housing rehabilitation, removal of architectural barriers, and homeownership assistance programs.
2. Raised visibility of the potential hazards associated with lead-based paint by maintaining a Community Development Block Grant/Lead-Based Paint Hazards website within the City's website which provides general information, guidance to residents and contractors on how to renovate structures built prior to 1978 safely, links to the Environmental Protection Agency and HUD websites, and contact information for the local health department for individuals who may have concerns about lead poisoning.

<http://www.fredericksburgva.gov/Departments/Planning/index.aspx?id=502>

Reducing the Number of Poverty Level Families

The City's community development programs are indirectly related to reducing the number of poverty level families. Applicable programs include the Emergency Home Repair Program, the regionally administered Housing Choice Voucher Program (including a component to serve people with cognitive impairments), Food for Life

Program, existing local tax relief for the elderly and/or disabled persons, and homeless prevention programs through the Central Virginia Housing Coalition, Rappahannock Legal Services, and the Fredericksburg Area HIV/AIDS Support Services. The above programs do not actually increase anyone's income, though. Instead, the City's relatively modest CDBG entitlement is thought to be more effective when directed toward handling high-cost home maintenance items, so low/moderate income persons can use their income for other critical living expenses.

Fredericksburg has no separate economic development component in its CDBG activities. Fredericksburg's Office of Tourism and Economic Development continues to work with developers and investors to establish technological and industrial plants, as well as to develop the retail and service sectors that provide new jobs for low/moderate income persons.

To ensure that economic growth and job opportunity benefits all Fredericksburg residents, the FREDericksburg Regional Transit System links people and jobs. The FRED fleet travels on routes that have been carefully developed in response to community input and to ensure community access for elderly, low/moderate income, and mobility impaired persons.

Developing Institutional Structure

The Fredericksburg Planning staff has worked with the region's social service agencies, the George Washington Regional Commission, and a host of service providers and non-profit organizations to develop the Fredericksburg Regional Continuum of Care. City staff also acts as the lead agency and elected chairperson. The Fredericksburg Regional CoC planning group has the support of the local governments in Planning District 16 and will submit a CoC grant application to HUD in 2011.

Enhancing Coordination

There is no public housing in Fredericksburg with which to coordinate. Administration of the Housing Choice Voucher Program for rental assistance, on the other hand, has been consolidated for all regional localities under the Central Virginia Housing Coalition. The Fredericksburg Regional CoC continues to strengthen its membership and meet on a monthly basis to more effectively coordinate homeless intervention.

Public Housing Improvements and Resident Initiatives

There is no public housing within the City of Fredericksburg.

Ensuring Compliance with Program and Comprehensive Planning Requirements

The Planning staff continues to ensure that each contractual agreement for the use of CDBG funds relates to the housing strategies identified in the Consolidated Plan and the applicable Annual Action Plan. Subrecipients formally agree to adhere to all applicable statutory and regulatory requirements. Subrecipients must also submit quarterly performance reports and a final annual report.

In evaluating annual performance, it is important to examine how the expenditure of funds relates to the priorities, needs, and goals of the 2010 Consolidated Plan. The following summary shows the City's progress in meeting its stated five-year goals:

National Objectives	Program	Planned/Actual Projects by Program Year	
Benefit to Low/Moderate Income Persons – Housing	Emergency Home Repair	Planned 2010: 10 housing units 2011: 10 housing units 2012: 10 housing units 2013: 10 housing units 2014: 10 housing units TOTAL: 50 housing units	Actual 2010: 8 housing units 2011: 2012: 2013: 2014: TOTAL: 8 housing units
	Homeownership Assistance	Planned 2010: 3 buyers 2011: 3 buyers 2012: 3 buyers 2013: 3 buyers 2014: 3 buyers TOTAL: 15 buyers	Actual 2010: 0 buyers 2011: 2012: 2013: 2014: TOTAL: 0 buyers
	Removal of Architectural Barriers	Planned 2010: 3 housing units 2011: 3 housing units 2012: 3 housing units 2013: 3 housing units 2014: 3 housing units TOTAL: 15 housing units	Actual 2010: 3 housing units 2011: 2012: 2013: 2014: TOTAL: 3 housing units

Fredericksburg’s CDBG subrecipients provide the homeless prevention element of the City’s Continuum of Care, through the following public services:

NATIONAL OBJECTIVE	PROGRAM	PLANNED/ACTUAL ASSISTANCE by PROGRAM YEAR	
Benefit to Low/Moderate Income Persons – Public Service	Central Virginia Housing Coalition	Planned 2010: 10 households 2011: 10 households 2012: 10 households 2013: 10 households 2014: 10 households TOTAL: 50 households	Actual 2010: 22 households 2011: 2012: 2013: 2014: TOTAL: 22 households
	Rappahannock Legal Services	Planned 2010: 200 persons 2011: 200 persons 2012: 200 persons 2013: 200 persons 2014: 200 persons TOTAL: 1,000 persons	Actual 2010: 450 persons 2011: 2012: 2013: 2014: TOTAL: 450 persons
	FAHASS	Planned 2010: 10 persons 2011: 10 persons 2012: 10 persons 2013: 10 persons 2014: 10 persons TOTAL: 50 persons	Actual 2010: 44 persons 2011: 2012: 2013: 2014: TOTAL: 44 persons
	Fredericksburg Area Food Bank	Planned 2010: 50 persons 2011: 50 persons 2012: 50 persons 2013: 50 persons 2014: 50 persons TOTAL: 250 persons	Actual 2010: 316 persons 2011: 2012: 2013: 2014: TOTAL: 316 persons

Program Objectives

There were no changes in Fredericksburg's program objectives during implementation of the 2010/2011 original Annual Action Plan. All of the goals listed in the Action Plan with the exception of the Direct Homeownership Assistance Program and the Emergency Home Repair Program were met and most exceeded this program year. The City dealt with unavoidable delays in complying with the SAFE Act which limited its ability to assist 10 households through the Emergency Home Repair Program. Even with these exceptions, programs are on track to meet the 5-year goals outlined in the 2010 Consolidated Plan.

Displacement

There were absolutely no displacements during the 2010/2011 Program Year. During the implementation of CDBG programs the City of Fredericksburg provides temporary living accommodations, as necessary, but seeks to avoid permanent displacement entirely. The Fredericksburg City Council formally adopted a Residential Anti-Displacement and Relocation Assistance Plan on April 23, 1996 that adheres to applicable Federal statutes.

PUBLIC PARTICIPATION

PUBLIC HEARING

On August 23, 2011, City Council held a public hearing during one of its regularly scheduled meetings. This hearing was advertised on August 9th and 16th in the Fredericksburg Free Lance-Star newspaper. Summary annual reports were also sent directly to civic associations, area churches, and interested parties. Two persons offered comments at the public hearing. The Community Action Specialist from the disAbility Resource Center acknowledged that many of the programs implemented in the 2010-2011 program year served people with low incomes and persons with disabilities. He also noted a need for additional funding to serve the growing hardships of this population. An advocate for persons with disabilities suggested that administrative funding be reduced to support additional funding of the Removal of Architectural Barriers program. This comment is noted and will be considered during the development of the 2012-2013 Annual Action Plan.

PUBLIC NOTICE

To give the public a reasonable opportunity to review and comment on the completed CAPER, the City published a summary of this annual performance report and notice of a 15-day comment period in the local newspaper. The summary and public notice ran in the Fredericksburg Free Lance-Star newspaper on August 9, 2011. This notice stated that the full document was available for review in the Office of Planning and Community Development as well as in the Central Rappahannock Regional Library and on the City's website www.fredericksburgva.gov. In addition, this notice was mailed directly to neighborhood civic associations and selected churches with which the Planning staff has worked and those identified in the Citizen Participation Plan.

SUMMARY OF PUBLIC COMMENTS

In addition to the public comments at the public hearing, two public comments were received during the 15-day public review period which was open August 10-24, 2011. On August 24, a City resident provided a letter suggesting a redistribution of funding for various services including HIV/AIDS supportive services, housing for the homeless, and administrative activities. On August 24, a member of the disAbility Resource Center's Adult Advocacy Team (A-Team) submitted a letter suggesting ways to reduce the rate of HIV/AIDS in the community and requesting verification of various public service programs and costs. Staff has noted these comments in the CAPER and has made the requested information available. Changes to funding allocations and program initiatives will be considered with the development of the 2012-2013 Annual Action Plan.

ASSESSMENT OF ANNUAL PERFORMANCE

The City of Fredericksburg demonstrated an exceptional effort to achieve the community development goals specified in its Annual Action Plan. During the 2010/2011 Program Year, the City continued to implement established programs to maximize the impact of its community development funds. Specific areas of endeavor were as follows:

1. Emergency Home Repairs
2. Direct Homeownership Assistance
3. Public Services
4. Removal of Architectural Barriers
5. Administration
6. Affirmatively Furthering Fair Housing
7. Public Information

There were no economic development activities undertaken with CDBG funds.

EMERGENCY REPAIRS

Planning staff continued to implement its Emergency Home Repair Program to assist low income citizens to repair leaking roofs, plumbing, and/or electrical hazards. The City's goal for the 2010/2011 Program Year was to rehabilitate or provide emergency repairs to ten dwellings. Staff just missed its goal of emergency repairs, completing a total of eight units, due to unavoidable delays achieving compliance with the SAFE Act. Every household assisted during this Program Year had incomes within 0-50 percent of area median income. Four of those were below 30 percent of the area median income.

DIRECT HOMEOWNERSHIP ASSISTANCE

Planning staff continued to administer the Direct Homeownership Assistance Program, to help provide down payment and/or closing costs assistance. The City assisted one eligible applicant with a lead based paint evaluation and provided certificates of satisfaction to households who previously received assistance to help purchase homes in Fredericksburg. The lead risk assessment report identified several lead hazards; however, the seller would not agree to have the remediation performed prior to closing as required by the program, therefore, the applicant was not able to benefit from assistance through the Direct Homeownership Assistance Program. Staff continues to work with the Central Virginia Housing Coalition and provide outreach through Civic and Neighborhood Associations and community events to encourage participation in the program.

According to the U.S. Census Bureau's 2006-2008 American Community Survey (2009 data sets), there are 335 extremely low-income owner-occupied households in Fredericksburg. This number comprises 10.4 percent of all owner-occupied housing

units in the City, which is a slight increase since the 2000 Census. In 2000 there were 284 extremely low-income owner households, which comprised 10 percent of all City owner households. This stability attests to the City's concerted efforts and programs to maintain and promote affordable housing. Staff will continue to reach out to the community through contact with civic groups and churches, advertisements/articles in the local paper and coordination with Central Virginia Housing Coalition and area employers to encourage utilization of the program funds.

ACQUISITION

There were no CDBG funds used for acquisition this program year.

PUBLIC SERVICES

Homeless prevention occurred through three non-profit organizations with subrecipient contracts. Rappahannock Legal Services provided assistance to 450 households instead of the projected 200. Fredericksburg Area HIV/AIDS Support Services assisted 44 individuals instead of the planned ten. This organization was also able to provide 615 low income, at-risk persons with critical education and/or testing to prevent the spread of the disease. The Central Virginia Housing Coalition served 22 households instead of the projected 10.

A fourth subrecipient, Fredericksburg Area Food Bank, assisted elderly and/or disabled persons living in Fredericksburg with the Food for Life Brown Bag program. This organization assisted 316 elderly and/or disabled people instead of the projected 50.

Most public services funded through Fredericksburg's CDBG program are related to the Continuum of Care. The focus of CDBG funding for Public Services is on preventing homelessness, which has had a strong impact on identified needs. The numbers of individuals and households assisted has routinely exceeded established goals. In addition, 100 percent of the benefit has been to qualifying low/moderate income persons.

REMOVAL OF ARCHITECTURAL BARRIERS

Fredericksburg provided CDBG funding to the support the Removal of Architectural Barriers Program administered by the City's Planning and Community Development Department to help to remove architectural barriers to independent living. The City's annual goal was to assist three households in this regard. The program assisted three households during the 2010/2011 Program Year. Every household assisted during this period had incomes within 0-50 percent of area median income. Two of those were below 30 percent of the area median income.

ADMINISTRATION

The Planning Department expended \$45,855.86 in CDBG funds to administer the City of Fredericksburg's CDBG program. This amount, plus expenses for Fair Housing and Public Information, is within the federally mandated twenty percent cap of Fredericksburg's overall CDBG award. The City contributed an additional \$27,306.03 of City General Fund money toward administration/oversight and management of the CDBG programs and efforts to coordinate other assistance for low and moderate income residents of the City.

AFFIRMATIVELY FURTHERING FAIR HOUSING

Most CDBG Fair Housing activities occurred under the auspices of Rappahannock Legal Services. In addition to providing educational material, Rappahannock Legal Services has a strong Fair Housing Program that provides housing advocacy assistance.

For several years, the City staff conducted research into potential Fair Housing issues by analyzing Home Mortgage Disclosure Act data. This effort became extremely difficult to sustain as banks merged and restructured with increasing frequency, so the City hired a consultant to develop a comprehensive new Analysis of Impediments to Fair Housing Choice (AI). As noted before, the recommendations in the AI were incorporated into the 2010-2011 Annual Action Plan and will continue to be implemented with subsequent annual action plans.

The benefits of all CDBG programs to minority segments of the City's population are shown in the following chart:

Program	Racial and Ethnic Impact		
	Black Non-Hispanic	White Non-Hispanic	Other Households (H) or Persons (P) (as specified)
Emergency Home Repair	7 households	1 households	None
Direct Homeownership Assistance	None	None	None
Public Services – Rappahannock Legal Services	186 persons	158 persons	17 White, Hispanic (P) 13 Asian, Non-Hispanic (P) 13 American-Indian/ Native-Alaskan, Non-Hispanic (P) 3 Black/African American & White, Non-Hispanic (P) 60 Other Multi-Racial, Hispanic (P)
Public Services – FAHASS	18 persons	11 persons	1 White, Hispanic (P) 1 American-Indian/ Native-Alaskan, Non-Hispanic (P) 3 Other Multi Racial, Non-Hispanic (P)
Public Services – Central Virginia Housing Coalition	18 households	4 households	None
Public Services – Food Bank	173 persons	129 persons	10 White, Hispanic (P) 2 Asian, Non-Hispanic (P) 1 American-Indian/ Native-Alaskan, Non-Hispanic (P) 1 Native Hawaiian / Other Pacific Islander, Non-Hispanic (P)
Removal of Architectural Barriers	3 households	None	None

PUBLIC INFORMATION

The Planning Department expended \$344.14 to provide CDBG information to City residents.

CONCLUSION

The City of Fredericksburg has met or exceeded its 2010 Consolidated Plan goals as originally identified for Program Year 2010/2011 with the exception of the Direct Homeownership Assistance Program and the Emergency Home Repair Program. Even with these exceptions, programs are on track to meet the 5-year goals outlined in the 2010 Consolidated Plan.