

CITY OF FREDERICKSBURG, VIRGINIA



COMMUNITY DEVELOPMENT BLOCK GRANT  
ANNUAL ACTION PLAN

PROGRAM YEAR 2017-2018  
(JULY 1, 2017 TO JUNE 30, 2018)

Prepared by: COMMUNITY PLANNING AND BUILDING

## **Expected Resources**

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

#### **Introduction**

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 third Annual Action Plan from the 2015 Consolidated Plan (5-year strategic plan). It identifies activities that the City will undertake in the 2017-2018 program year to address priority needs in the community. The Plan describes the resources available, the programs and projects to be funded and the proposed accomplishments for the 2017-2018 program year.

An estimated total of \$157,679.00 is available for programming to carry out the Action Plan activities for the next program year. This amount represents a five percent decrease from the 2016-2017 program year allocation.

Current objectives include owner occupied emergency housing repair for 7 units, removal of architectural barriers for 3 units, emergency grant assistance to prevent eviction and intense financial counseling for 32 LMI households, legal assistance and awareness for 150 LMI people, HIV/AIDS support services for 11 LMI people, providing food for 200 elderly or disabled LMI individuals, closing costs and/or down payment assistance for 2 LMI families purchasing a home in the City, furthering fair housing initiatives, and general program administration. The Action Plan outlines other housing and community development actions to be taken in accordance with the Consolidated Plan including the prevention of homelessness, the reduction of lead-based paint hazards, removal of barriers to affordable housing development, and addressing underserved needs.

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 2				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public-Federal	Acquisition; Admin and Planning, Housing Rehab and Modification; Public Services	\$157,679	0	0	\$157,679	\$315,358	Expected amount for remainder of the plan assumes allocations and program income will follow a similar trend for the remaining years

**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**

**Community Development Block Grant (CDBG)**

The CDBG program is targeted toward the development of viable urban communities. Its primary beneficiaries are low- and moderate-income persons/households. The City receives grant money directly from HUD, according to a statutory formula that measures the needs of the community.

Eligible activity types are numerous and include neighborhood revitalization, economic development, provision of improved community facilities, prevention and elimination of slums, and other activities assisting low- and moderate-income families. There are no matching requirements for CDBG funding. However, the City of Fredericksburg will support its CDBG-funded priorities by funding roughly forty percent of the Community Development Planner position salary and benefits through its general fund.

**Continuum of Care Funding**

In December 2016, HUD announced that the Fredericksburg Regional Continuum of Care would receive \$273,731 in Fiscal Year 2016 Continuum of Care Program Competition funding.

The George Washington Regional Commission (GWRC) received a one-year renewal grant in the amount of \$55,125 for continued administration of the local Homeless Management Information System (HMIS). The HMIS is a data collection software program designed to capture information over time on the characteristics of persons experiencing homelessness. This information enhances coordination among agencies to more effectively provide services, including housing placement, medical treatment, and access to a network of other funding and resources.

GWRC also received a \$10,502 planning grant to offset administrative expenses associated with acting as lead agency for the Fredericksburg Regional Continuum of Care.

Micah Ecumenical Ministries received three one-year renewal grants in the amounts of \$113,966, \$54,173, and \$39,965 to provide permanent supportive housing for persons experiencing chronic homelessness, as defined by HUD. These grants fund unit leasing, supportive services, and administration costs for 29 permanent supportive housing beds.

All agencies 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. Each agency is required to individually meet the CoC program competition's 25% match requirement.

The City of Fredericksburg receives no Continuum of Care funding.

## **NON-FEDERAL RESOURCES – STATE**

### **Virginia Homeless Solutions Program**

In July 2016, the Virginia Department of Housing and Community Development awarded the Fredericksburg Regional Continuum of Care \$1,154,274 in Fiscal Year 2017 Virginia Homeless Solutions Program (VHSP) funding. This represented a 4% increase over current VHSP funding, excluding HOPWA.

Empowerhouse received \$48,803 to support emergency shelter operations for domestic violence survivors and their families and to cover administration costs.

Fredericksburg Area HIV/AIDS Support Services (FAHASS) received \$99,320 in HOPWA funding to provide housing and supportive services for persons with HIV/AIDS.

GWRC received \$25,000 to support planning and HMIS activities.

Loisann's Hope House received \$19,098 to support coordinated assessment activities as well as cover HMIS and administration costs.

Micah Ecumenical Ministries received \$37,040 to support coordinated assessment activities, support shelter operations for the medical respite shelter, and cover HMIS costs.

Northern Virginia Family Service received \$260,114 to administer homelessness diversion and prevention programming. A portion of this funding provides direct financial assistance to households that are imminently at-risk of becoming homeless. The other portion supports salary and benefits for two housing counselors.

Thurman Brisben Center received \$107,273 to support coordinated assessment activities and shelter operations as well as cover HMIS and administration costs.

The CoC received \$557,626 in rapid re-housing funding. Empowerhouse, Loisann's Hope House, Micah Ecumenical Ministries, and Thurman Brisben Center each administered a portion of this funding as part of the community-wide approach to rapid re-housing.

## **NON-FEDERAL RESOURCES - LOCAL**

### **Tax Relief for Certain Rehabilitated Structures**

The City of Fredericksburg grants partial real estate tax exemptions for rehabilitated real estate that meets tax exemption criteria. Both single-family and multi-family dwelling units can potentially qualify for the program. If a dwelling unit qualifies for tax exemption, the increase in real estate value resulting from rehabilitation will be excused from taxation for seven years on a declining scale.

### **Tax Exemption Program for Elderly and/or Disabled**

The City also provides real estate tax exemptions for the elderly and/or disabled persons who meet certain income criteria. Depending upon the combined income of the program participant and spouse or other

relatives residing with that person, a certain percentage of real estate taxes can be exempted from payment. Program participants, however, are required to own and occupy the property as their sole dwelling place.

#### **PRIVATE RESOURCES - FOR-PROFIT**

##### **Fredericksburg Area Builders Association (FABA)**

The Fredericksburg Area Builders Association (FABA) provides homeownership opportunities for local families and assists in raising funds to help the working homeless to find permanent shelter.

#### **PRIVATE RESOURCES - NON-PROFIT**

##### **Lend-A-Hand Program / Intense Financial Counseling**

The Lend-A-Hand Program provides assistance to qualifying families threatened with eviction or foreclosure while Intense Financial Counseling helps low-income residents to maintain financial independence. These funds are raised locally by the Central Virginia Housing Coalition, with the assistance of the Fredericksburg Area Association of Realtors, the Fredericksburg Area Builders Association and local churches. Both programs are administered by the Central Virginia Housing Coalition and include budget counseling.

##### **Central Virginia Housing Coalition Homebuyer Programs**

The Central Virginia Housing Coalition (CVHC) has four homebuyer programs. The first is the SPARC (Sponsoring Partnerships and Revitalizing Communities) Program to build or rehabilitate housing for low-income families. The second program is a partnership with local builders called Helping Hand for Homebuyers. This program helps provide closing costs to low- and moderate-income first time homebuyers. The third program is a partnership with VHDA to administer Single Family Regional Loan Funds to provide low interest mortgage financing for low income homebuyers. The fourth is the Neighborhood Stabilization Program which enables CVHC to purchase foreclosed home, make needed repairs, and resell to eligible low- to moderate-income homebuyers. The Coalition also provides housing credit and budget counseling as a related component of these programs.

##### **Habitat for Humanity**

The Greater Fredericksburg Habitat for Humanity affiliate established itself in 1995 to work in partnership with businesses, governments, and citizens to build lives as well as houses. Habitat volunteers assist selected needy persons to construct their first homes. This organization emphasizes community and homeowner participation. In 2017, Habitat for Humanity will continue its 2020 Vision campaign to have 20 homes under construction by 2020. City staff will continue to work with the agency to assist City residents who cannot be served through the Emergency Home Repair Program.

##### **Rebuilding Together (formerly known as Christmas in April)**

Rebuilding Together is a volunteer program that brings together a variety of resources within a community to repair and rehabilitate homes for low-income, elderly, and disabled homeowners. This program obtains donations of skilled and unskilled labor as well as materials to renovate homes region-wide during a workday in April. This is a nation-wide program and the Fredericksburg area activities have always been

a positive contribution to this community. City staff will work with the agency to assist City residents who cannot be served through the Emergency Home Repair Program.

**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**

## **Annual Goals and Objectives**

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Maintain supply of affordable housing through rehabilitation of existing owner-occupied housing	2016	2017	Housing	Citywide	Sustain affordable housing stock; eliminate substandard housing conditions and energy inefficiency	CDBG: \$78,680	Homeowner Housing Rehabilitated: 7 Household Housing Unit
2	Minimize the declining percentage of City homeowners by facilitating homeownership opportunities	2016	2017	Housing	Citywide	Increase homeownership	CDBG: \$10,400	Homeowner Housing Rehabilitated: 3 Household Housing Unit
3	Provide for increased accessibility to housing by persons with physical disabilities	2016	2017	Housing	Citywide	Increase accessibility for persons with disabilities	CDBG: \$13,420	Direct Financial Assistance to Homebuyers: 2 Households Assisted
4	Assist persons at risk of becoming homeless	2016	2017	Public Service	Citywide	Homelessness prevention	CDBG: \$8,750	Public service activities for Low/Moderate Income Housing Benefit: 32 Households Assisted
5	Provide food for elderly or frail special needs population	2016	2017	Public Service	Citywide	Supportive service needs for LMI frail/elderly	CDBG: \$1,850	Public service activities other than Low/Moderate Income Housing Benefit: 379 Persons Assisted

6	Provide housing and support services for persons with HIV/AIDS	2016	2017	Public Service	Citywide	Supportive Services for HIV/AIDS	CDBG: \$3,500	Public service activities other than Low/Moderate Income Housing Benefit: 86 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 7 Households Assisted
7	Provide free civil legal services for LMI individuals experiencing housing crises	2016	2017	Public Service	Citywide	Supportive Services for LMI individuals	CDBG: \$8,400	Public service activities for Low/Moderate Income Housing Benefit: 150 Households Assisted

Table 2 – Goals Summary

# 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 - Rappahannock Legal Services
5	Public Service - Fredericksburg Area HIV/AIDS Support Services
6	Program Administration
7	Fair Housing
8	Public Information
9	Direct Homeownership Assistance
10	Public Service - Fredericksburg Area Food Bank

Table 3 – Project Information

**Describe the reasons for allocation priorities and any obstacles to addressing**

## underserved needs

In partnership with the agencies listed above, the City of Fredericksburg has been delivering high value, high impact CDBG-funded programming for two decades. Staff takes careful measure to ensure that the limited funding addresses as many of the City's high priority housing and non-housing community development as possible. In fact, the diminishing entitlement funding represents the most significant gap in the provision of these housing and public service programs. In the five years since the development of the previous Consolidated Plan, the City's annual allocation has decreased by roughly \$100,000.

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

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

## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	Housing Rehabilitation Assistance
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Housing Rehabilitation
	<b>Needs Addressed</b>	Housing Rehabilitation
	<b>Funding</b>	CDBG: \$78,680
	<b>Description</b>	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.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Seven (7) LMI households will benefit from the proposed activities.
	<b>Location Description</b>	Housing rehabilitation will take place throughout the jurisdiction.

	<b>Planned Activities</b>	The City will facilitate emergency repair of roofs, plumbing, and electrical hazards for qualifying LMI households in an effort to maintain existing affordable housing stock.
2	<b>Project Name</b>	Removal of Architectural Barriers
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Remove Architectural Barriers to Housing
	<b>Needs Addressed</b>	Lack of Affordable, Accessible Housing
	<b>Funding</b>	CDBG: \$10,400
	<b>Description</b>	The City will provide limited architectural modifications to the homes of LMI persons with disabilities to maximize their independence and self-sufficiency.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Three (3) households will benefit from the proposed activities
	<b>Location Description</b>	The Removal of Architectural Barriers Program will occur throughout the jurisdiction.
	<b>Planned Activities</b>	The City will provide limited architectural modifications to the homes of LMI persons with disabilities to maximize their independence and self-sufficiency.
3	<b>Project Name</b>	Public Service - Central Virginia Housing Coalition
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Prevent Foreclosure/Eviction
	<b>Needs Addressed</b>	Homelessness Prevention Non-Housing Support Services
	<b>Funding</b>	CDBG: \$8,750
	<b>Description</b>	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.

	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Twenty Seven (32) households will benefit from the proposed activities.
	<b>Location Description</b>	The Lend-A-Hand and Intense Financial Counseling will be provided to households throughout the jurisdiction.
	<b>Planned Activities</b>	Provide funding to assist the Central Virginia Housing Coalition (CVHC) to operate its Lend-A-Hand and the Intense Financial Counseling programs. Lend-A-Hand provides emergency grants to households threatened with eviction or foreclosure. Intensive Financial Counseling helps maintain financial independence of LMI households.
4	<b>Project Name</b>	Public Service - Rappahannock Legal Services
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Legal Services and Fair Housing Advocacy
	<b>Needs Addressed</b>	Homelessness Prevention Non-Housing Support Services
	<b>Funding</b>	CDBG: \$8,400
	<b>Description</b>	Provide funding to Rappahannock Legal Services (RLS) to increase their capacity to provide assistance to LMI individuals and their families threatened with eviction, foreclosure, and utility shut-offs. RLS also assists clients to locate and obtain decent affordable housing.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	RLS will help prevent homelessness and/or assist in obtaining affordable housing for One Hundred Fifty (150) households.
	<b>Location Description</b>	RLS will provide services throughout the jurisdiction.

	<b>Planned Activities</b>	Provide funding to Rappahannock Legal Services (RLS) to increase their capacity to provide assistance to LMI individuals and their families threatened with eviction, foreclosure, and utility shut-offs. RLS also assists clients to locate and obtain decent affordable housing.
5	<b>Project Name</b>	Public Service - Fredericksburg Area HIV/AIDS Support Services
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Housing and Support Services - HIV/AIDS
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG: \$3,500
	<b>Description</b>	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.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	FAHASS will provide housing assistance for fourteen (7) households, and education/testing for 75 individuals.
	<b>Location Description</b>	These activities will occur throughout the jurisdiction.
	<b>Planned Activities</b>	Provide funding to assist Fredericksburg HIV/AIDS Support Services (FAHASS) to serve low and moderate income residents living with HIV/AIDS. This project will also provide education assistance and testing to at-risk persons in the City.
6	<b>Project Name</b>	Program Administration
	<b>Target Area</b>	n/a
	<b>Goals Supported</b>	Housing Rehabilitation Increase Homeownership Remove Architectural Barriers to Housing Prevent Foreclosure/Eviction Provide Food for Elderly/Disabled Housing and Support Services - HIV/AIDS Legal Services and Fair Housing Advocacy
	<b>Needs Addressed</b>	n/a

	<b>Funding</b>	CDBG: \$29,500
	<b>Description</b>	Provide oversight, management, monitoring, and coordination of the CDBG program.
	<b>Target Date</b>	6/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	n/a
	<b>Location Description</b>	715 Princess Anne Street Fredericksburg, Virginia 22401
	<b>Planned Activities</b>	Provide oversight, management, monitoring, and coordination of the CDBG program.
<b>7</b>	<b>Project Name</b>	Fair Housing
	<b>Target Area</b>	n/a
	<b>Goals Supported</b>	Program Administration
	<b>Needs Addressed</b>	n/a
	<b>Funding</b>	CDBG: \$225
	<b>Description</b>	Engage in specific fair housing activities.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	n/a
	<b>Location Description</b>	n/a
	<b>Planned Activities</b>	n/a
<b>8</b>	<b>Project Name</b>	Public Information
	<b>Target Area</b>	n/a
	<b>Goals Supported</b>	Program Administration
	<b>Needs Addressed</b>	n/a
	<b>Funding</b>	CDBG: \$800

	<b>Description</b>	Provide public information regarding the CDBG program.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	n/a
	<b>Location Description</b>	715 Princess Anne Street Fredericksburg, Virginia 22401
	<b>Planned Activities</b>	Provide public information about the CDBG program.
9	<b>Project Name</b>	Direct Homeownership Assistance
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Increase Homeownership
	<b>Needs Addressed</b>	Lack of Affordable, Accessible Housing
	<b>Funding</b>	CDBG: \$13,420
	<b>Description</b>	The City will assist low and moderate income homebuyers with specific down payment and closing costs to help promote homeownership.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The Direct Homeownership Assistance Program (DHA) will assist two (2) LMI households interested in purchasing in the City.
	<b>Location Description</b>	This activity will occur throughout the jurisdiction
	<b>Planned Activities</b>	The City will assist low and moderate income homebuyers with specific down payment and closing costs to help promote homeownership.
10	<b>Project Name</b>	Public Service - Fredericksburg Area Food Bank
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Provide Food for Elderly/Disabled
	<b>Needs Addressed</b>	Non-Housing Support Services
	<b>Funding</b>	CDBG: \$1,850

	<b>Description</b>	Provide food to qualifying elderly persons through the Food for Life Brown Bag Program.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The Fredericksburg Area Food Bank will provide food for Three Hundred Sixty nine (379) elderly persons through the Food for Life Brown Bag program.
	<b>Location Description</b>	This activity will occur throughout the jurisdiction.
	<b>Planned Activities</b>	Provide food to qualifying elderly persons through the Food for Life Brown Bag Program.

## **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**

<b>Target Area</b>	<b>Percentage of Funds</b>
Citywide	<b>100 percent</b>

**Table 4 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

#### **Discussion**

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

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

# Affordable Housing

## AP-55 Affordable Housing – 91.220(g)

### Introduction

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

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

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

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

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	0
Non-Homeless	226
Special-Needs	97
Total	323

**Table 5 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	36
The Production of New Units	0
Rehab of Existing Units	10
Acquisition of Existing Units	2
Total	48

**Table 6 - One Year Goals for Affordable Housing by Support Type**

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

There is no public housing within 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**

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

### **Introduction**

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

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

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

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

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

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

## **Addressing the emergency and transitional housing needs of homeless persons**

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

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

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

provide key points of interface between people experiencing or at-risk for homelessness and potential prevention services.

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

### **Introduction:**

**Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

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

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

### **Discussion:**

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

#### **Actions planned to address obstacles to meeting underserved needs**

A community development program must be continuously evaluated to ensure needs are being effectively met. A part of this analysis includes identification of obstacles to meeting underserved needs, as was done during development of the 2015 Consolidated Plan. The City of Fredericksburg will 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. City staff worked with the regional Continuum of Care to conduct a regional point-in-time count of homeless persons on the night of January 28, 2016. Unsheltered and sheltered homeless totals are not finalized as of yet.

#### **Actions planned to foster and maintain affordable housing**

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

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

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

To help maintain Fredericksburg's affordable rental properties, the City implemented a Rental Property Inspection Program; however due to budgetary constraints the formally scheduled inspection program was discontinued during the 2010-2011 program year. Inspections are still

available to City residents on a complaint basis. This effort does not require the use of CDBG funds, but even with limited availability furthers the City's community development and fair housing goals to maintain the existing housing stock in a safe and sanitary condition.

### **Actions planned to reduce lead-based paint hazards**

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

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

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

### **Actions planned to reduce the number of poverty-level families**

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

### **Actions planned to develop institutional structure**

The institutional structure for delivering CDBG-funded programs and services includes a diverse group of agencies and organizations. Overall coordination occurs on a regional level through such groups at the Fredericksburg Regional Continuum of Care and through regional committees for social services and affordable housing coordinated by the George Washington Regional Commission. The Central Virginia Housing Coalition also administers the Housing Choice Voucher Program for the entire Planning District.

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

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