

CITY OF FREDERICKSBURG, VIRGINIA



COMMUNITY DEVELOPMENT BLOCK GRANT
CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION
REPORT

PROGRAM YEAR 2007/2008

(JULY 1, 2007 TO JUNE 30, 2008)

Prepared by: Office of Planning and Community Development

EXECUTIVE SUMMARY

According to the 2000 Census, 4,522 households, or 56.75 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 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 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 2007-2008 Annual Action Plan and the 2005 Consolidated Plan (5-year strategic plan).

A total of \$304,601.57 in CDBG funds was utilized to assist eligible City residents through a variety of programs including emergency home repair for 10 units, removal of architectural barriers for 6 units, emergency grant assistance to prevent foreclosure and intense financial counseling for 19 LMI individuals, legal assistance and awareness for 858 LMI people, HIV/AIDS education for 437 individuals and support for 15 LMI people, providing food for 235 elderly LMI individuals, furthering fair housing initiatives, and general program administration. An additional \$43,815.30 of public and private funds was leveraged by the CDBG fund recipients in the implementation of the outlined programs.

All Annual Action Plan goals were met or exceeded with the exception of the Direct Homeownership Assistance Program. All of the programs and initiatives outlined in the 2005 Consolidated Plan are still on track to meet the five-year objectives.

CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT
PROGRAM YEAR 2007/2008

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CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT

PROGRAM YEAR 2007/2008

July 1, 2007 – June 30, 2008

INTRODUCTION

This Consolidated Annual Performance and Evaluation Report (CAPER) evaluates Fredericksburg's progress in carrying out the 2007/2008 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 2005 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, 2008 deadline, Fredericksburg adhered to the following schedule for developing its Consolidated Annual Performance and Evaluation Report (CAPER):

July 29, 2008	Advertise for Public Hearing
July 30, 2008	Send Summary CAPER to civic associations and area churches
August 5, 2008	Advertise for Public Hearing Summary ad runs in local newspaper Public Notice that 15-day comment period begins
August 12, 2008	Public Hearing
August 20, 2008	Public Comment period ends
September 9, 2008	City Council final approval
September 23, 2008*	Submission of CAPER to HUD
_____, 2008	HUD assessment

* The two weeks 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 \$237,355 in Community Development Block Grant (CDBG) funding for the 2007/2008 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.....	\$101,955
Direct Homeownership Assistance	\$40,000
Public Services	
Central Virginia Housing Coalition	\$5,000
Rappahannock Legal Services	\$19,200
HIV/AIDS Support Services	\$8,500
Fredericksburg Area Food Bank	\$2,400
Removal of Architectural Barriers	\$18,000
Administration/Oversight and Management.....	\$40,300
Fair Housing	\$500
Public Information.....	\$1,500

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, which includes the Emergency Home Repair Program – During this reporting period, the Planning Department expended \$216,261.67 to perform emergency repairs to ten owner-occupied houses. These investments did not require any matching funds nor leverage any non-Federal resources. The \$114,306.67 above the amount designated in the Annual Action Plan is a portion of unexpended funds accumulated from previous program years. These funds are applied to the housing rehabilitation category as noted in the approved Annual Action Plan. The geographic distribution of investment was three projects in Mayfield (CT4), one in the Airport subdivision (CT4), one in the Downtown Historic District (CT1), one in the Maury School Area (CT1), one in Marye Heights (CT1), one in the Canal Street area (CT1), one in the Central Park Townhouse Subdivision (CT5), one in Normandy Village (CT2).

Direct Homeownership Assistance – Due to the limited turnover of affordable housing units, no applicants utilized this program this year. The City expended \$62.00 of funding to record certificates of satisfactions on existing loans associated with previous benefitting households which met the five-year residency requirements. Staff continues to work with the Central Virginia Housing Coalition and provide outreach through Civic and Neighborhood Associations and the Free Lance-Star newspaper to encourage participation in the program.

Public Services - The Central Virginia Housing Coalition (CVHC) expended \$5,000 to actively

prevent homelessness. With these funds, CVHC was able to provide loans to 19 families threatened with eviction or foreclosure. The same 19 families benefitted from housing counseling by CVHC. This investment did not require any matching contributions but leveraged \$3,400 of non-Federal resources. The geographic distribution was City-wide.

Public Services - Rappahannock Legal Services (RLS) expended \$19,200 to provide housing advocacy and housing consumer education to 858 low income households in the City of Fredericksburg. This investment did not require any matching contributions but leveraged \$3,745 of non-Federal resources. The geographic distribution was City-wide.

Public Services - Fredericksburg Area HIV/AIDS Support Services (FAHASS) used \$8,500 to provide emotional and supportive services to 15 low/moderate income persons living with HIV/AIDS. FAHASS also provided educational material to over 437 low/moderate income persons in Fredericksburg. This investment did not leverage any non-Federal resources nor did it require a matching contribution. The geographic distribution was City-wide.

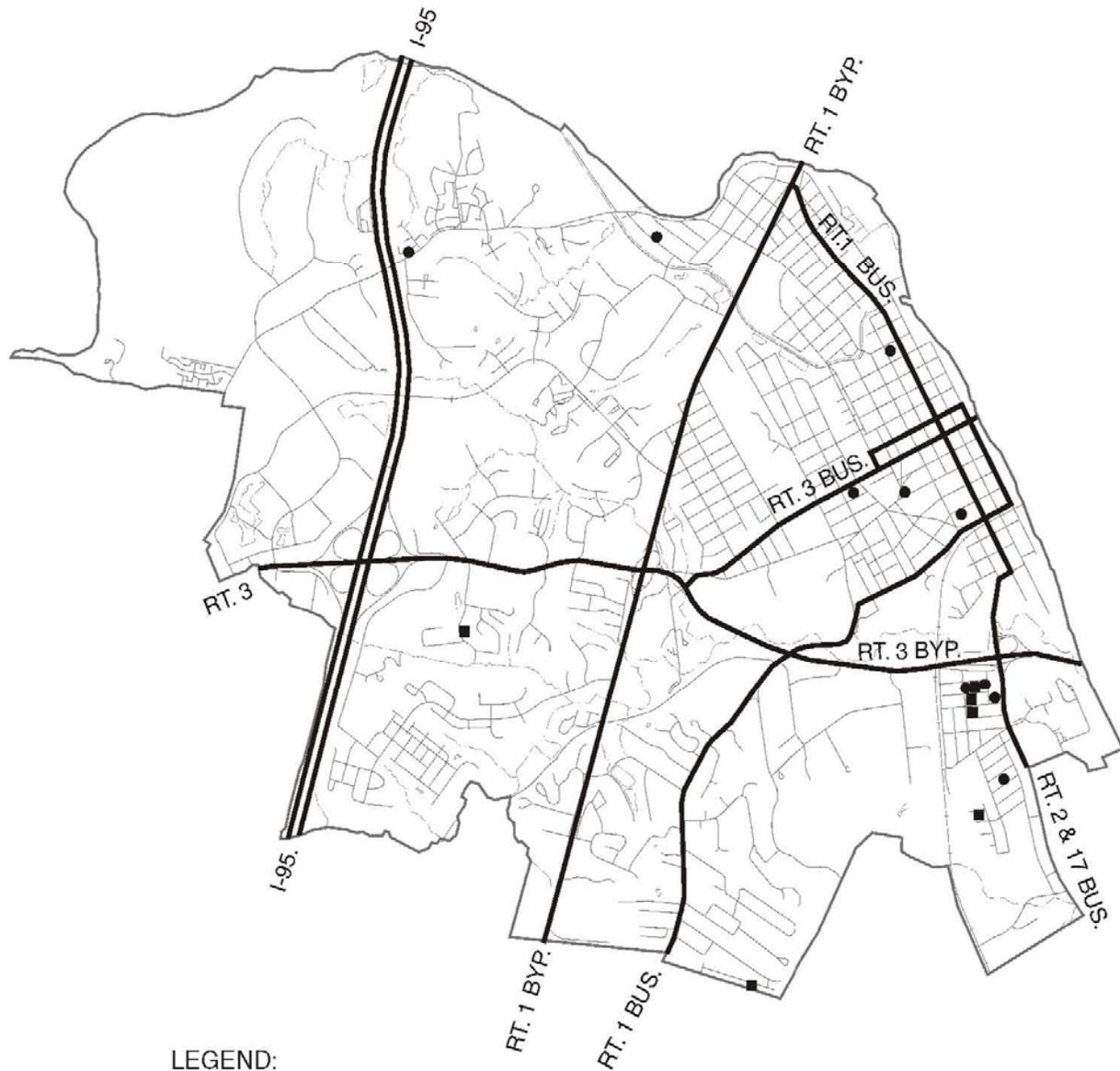
Public Services – The Fredericksburg Area Food Bank used \$2,400 to help administer the Food for Life Brown Bag Program. With these funds, the Food Bank assisted 235 elderly persons in Fredericksburg. This investment did not require any matching contributions but leveraged \$8,039 of non-Federal resources. The geographic distribution was City-wide.

Removal of Architectural Barriers - The disAbility Resource Center expended \$10,877.90 to help maximize the independence and self-sufficiency of six low income persons with disabilities. This investment did not leverage any non-Federal resources nor did it require a matching contribution. Specific work included the installation or repair of three ramps and of three sets of handrails and updating a bathroom with handicap accessible facilities. The geographic distribution of investment was three houses in Mayfield (CT4), one in Airport subdivision (CT4), one in Altoona Subdivision (CT5), and one in Old Greenwich Subdivision (CT3).

Administration/Oversight and Management - The Planning Department used \$40,696.78 in CDBG funds to administer and oversee all CDBG programs during this Program Year. The City contributed an additional \$28,631.30 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 \$1,000.00 to support printing the 2007 Guide to Virginia Landlord-Tenant Law. Other fair housing activities are noted above, under Public Services - Rappahannock Legal Services.

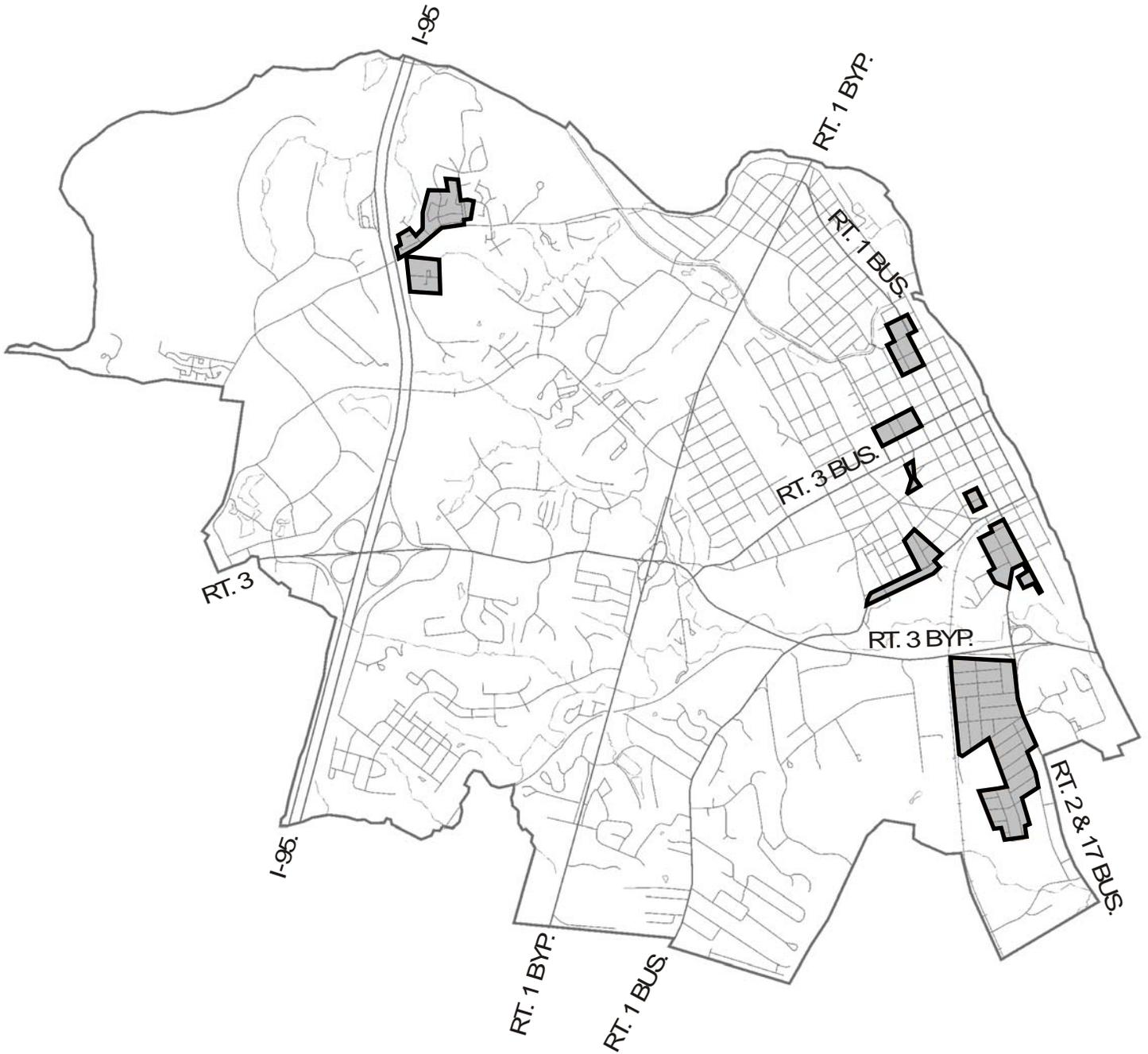
Public Information - The Planning Department expended \$603.22 to provide CDBG information to City residents through the local newspaper, direct mailings, and handouts to office walk-in traffic.



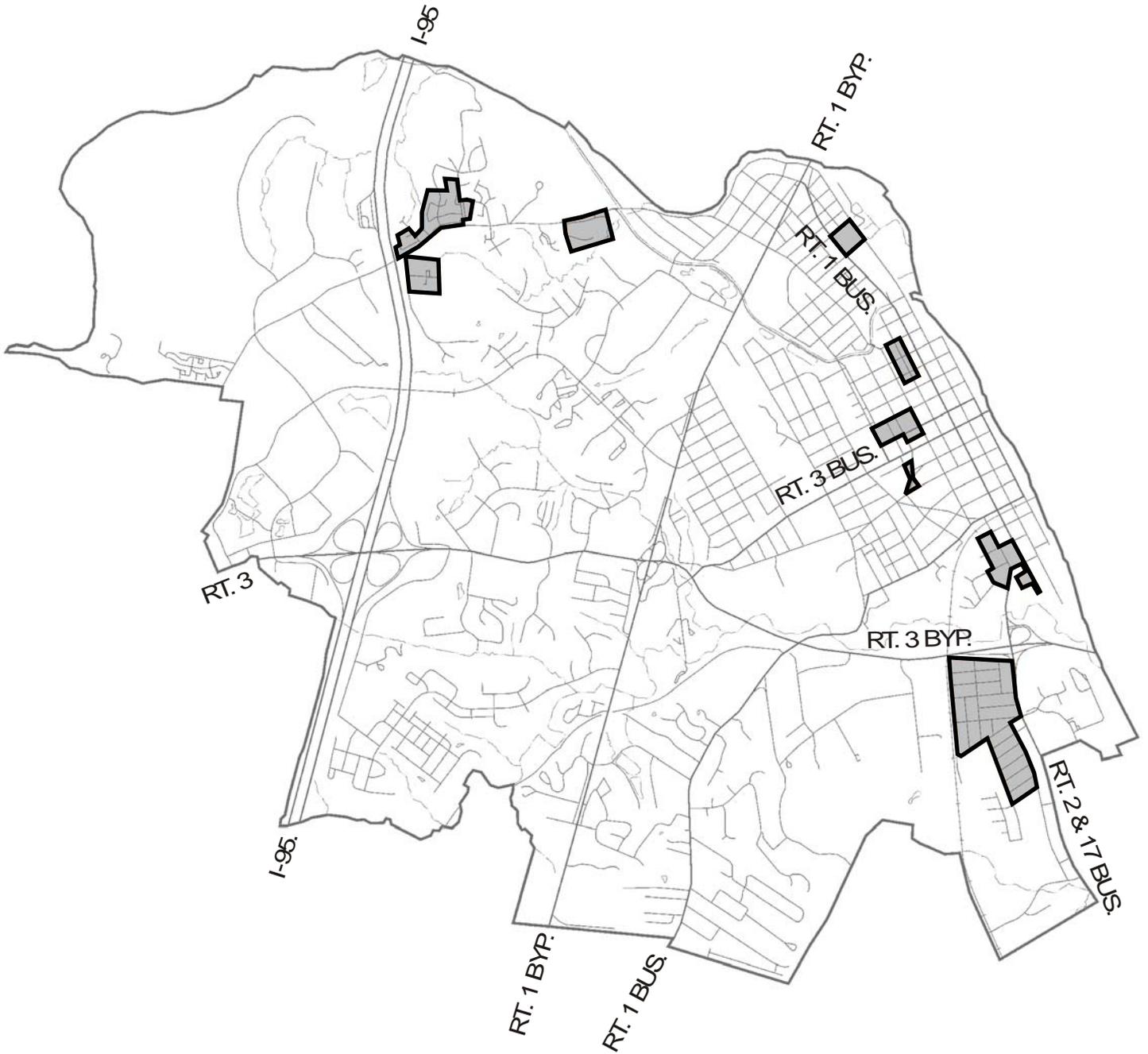
LEGEND:

- EMERGENCY HOME REPAIR
- REMOVAL OF ARCHITECTURAL BARRIERS

Location of CDBG Projects



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 2007/2008 Program Year. All of Fredericksburg's CDBG activities met HUD specified national objectives. All persons assisted were qualifying low/moderate income persons.

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). During the 2007-2008 Program Year, BBC finalized the report and recommendations contained in the new AI were incorporated into the 2008-2009 Annual Action Plan. Some of the recommendations, however; were implemented into the current year programs.

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. Raised visibility of Fair Housing and the complaint process by beginning the development of a new Community Development Block Grant/Fair Housing website within the City's website which will include links to federal and state Fair Housing Acts as well as the Virginia Fair Housing Office's website.
3. 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 staff worked with the City's Transit Department to ensure that the bus system effectively serves all areas of the community.
4. Ensured orderly transfers of assets to facilitate improvement loans by assisting four families to obtain proper title to their homes and become eligible for the Emergency Home Repair Program and other Non-profit programs.
5. Worked to reduce NIMBYism by continuing to implement the Rental Property Maintenance Program to ensure that renters can live in decent housing.

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. Ten low/moderate income households received assistance for such emergency repairs, consisting of twelve African-American individuals and two White individuals. Of the fourteen persons assisted through this program, six are 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 \$11,000 towards City projects and waived \$178.06 in permitting fees. This effort resulted in the rehabilitation of ten homes and one transitional housing facility (the Hope House) in the City during Rebuilding Together (formerly known as Christmas in April) activities. City funds leveraged an estimated \$56,284.69 worth of improvements with these projects. As noted above, this activity occurs without CDBG funding.

Planning staff continued to implement the Direct Homeownership Assistance Program, to help provide down payment and/or closing costs assistance. Unfortunately, no families were able to take advantage of the availability of funds during 2007-2008. Staff has made efforts to increase participation through communication with area Civic Groups, Churches and employers and with articles regarding the program in the Free Lance-Star newspaper. Staff has been working to adapt the Program to allow qualifying households to utilize funds to refinance out of at-risk or high-interest mortgages and into fixed-rate mortgage in an effort to reduce potential foreclosures in the City. This change officially went into effect with the 2008-2009 Annual Action Plan. \$62.00 of funds was expended to record certificates of satisfaction for households which previously benefitted from the program.

Continuum of Care

The overall continuum of care (COC) for homeless persons includes emergency shelter,

transitional housing, permanent housing, and homeless prevention. The Planning staff acts as the lead agency for the Fredericksburg Regional COC and has helped to 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. Long range strategic planning exercises are underway with a formal 10-year Strategic Plan estimated to be adopted by the end of the 2008-2009 Program Year.

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 the City of Fredericksburg and the City contributed \$20,000 for the operation of the 2007-2008 Season which was open 47 nights and served 135 different people (averaging 35 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. This activity does not entail the use of CDBG funds.

Transitional Housing

The City has worked with Hope House through the regional COC. The City also supported the creation of the New Vision CARE Residential Program Facility which supports up to six women, newly released from prison, with housing and counseling services for up to eighteen months. This facility is located in the City of Fredericksburg. The City has also continued to support the Rappahannock Council on Domestic Violence in their planning to provide additional capacity. Currently, when the RCDV shelter (The Haven) is full, families are referred to domestic violence shelters in Culpeper or Dumfries. These activities do not entail the use of CDBG funds.

Permanent Housing

The City supports the Rappahannock Area Community Services Board to provide appropriate housing and support services for mentally ill and mentally

disabled persons. The RACSB is actively developing additional supportive housing throughout the Planning District to meet current needs. This activity does not entail the use of CDBG funds.

Homeless Prevention

1. 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 19 low/moderate income households who faced eviction. The same 19 families also benefitted from intense housing counseling.
2. 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 858 low/moderate income households.
3. Using CDBG funds, FAHASS provided practical assistance (utility assistance, transportation, food, etc.), and emotional assistance to 15 persons living with HIV/AIDS. FAHASS also provided educational material to over 437 persons considered potentially at-risk for HIV/AIDS.

OTHER ACTIONS

This section describes other community development actions that were specified in the 2005 Consolidated Plan and the Annual Action Plan for the 2007/2008 Program Year.

Accomplishments

Removing Obstacles to Meeting Underserved Needs

1. 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.
2. 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.

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 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.

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

1. Continued to make training available for local contractors in the proper procedures for removing and containing lead hazards.
2. Coordinated the lead hazard reduction requirements as an integral part of housing rehabilitation and homeownership assistance programs.

Antipoverty Strategy

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 mentally handicapped/mentally retarded component), 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 economic growth is quite strong and the local unemployment rate is correspondingly low. Fredericksburg's Office of Tourism and Business 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 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.

Overcoming Gaps in the 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. 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 2008.

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 2005 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 Repair	Planned	Actual
		2005: 10	2005: 4 housing units
		2006: 10	2006: 13 housing units
		2007: 10	2007: 10 housing units
		2008: 10	2008:
		2009: 10	2009:
		TOTAL: 50	TOTAL: 27 housing units

	Homeownership Assistance	Planned 2005: 3 buyers 2006: 3 buyers 2007: 3 buyers 2008: 3 buyers 2009: 3 buyers TOTAL: 15 buyers	Actual 2005: 7 buyers 2006: 4 buyers 2007: 0 buyers 2008: 2009: TOTAL: 11 buyers
	Removal of Architectural Barriers	Planned 2005: 3 2006: 3 2007: 3 2008: 3 2009: 3 TOTAL 15	Actual 2005: 6 housing units 2006: 6 housing units 2007: 6 housing units 2008: 2009: TOTAL: 18 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 2005: 10 households 2006: 10 households 2007: 10 households 2008: 10 households 2009: 10 households TOTAL: 50 households	Actual 2005: 21 households 2006: 10 households 2007: 19 households 2008: 2009: TOTAL: 50 households
	Rappahannock Legal Services	Planned 2005: 200 households 2006: 200 households 2007: 200 households 2008: 200 households 2009: 200 households TOTAL: 1,000 households	Actual 2005: 398 households 2006: 778 households 2007: 858 households 2008: 2009: TOTAL: 2,034 households
	FAHASS	Planned 2005: 10 persons 2006: 10 persons 2007: 10 persons 2008: 10 persons 2009: 10 persons TOTAL: 50 persons	Actual 2005: 23 persons 2006: 15 persons 2007: 15 persons 2008: 2009: TOTAL: 53 persons
	Fredericksburg Area Food Bank	Planned 2005: 50 persons 2006: 50 persons 2007: 50 persons 2008: 50 persons 2009: 50 persons TOTAL: 250 persons	Actual 2005: 168 persons 2006: 228 persons 2007: 235 persons 2008: 2009: TOTAL: 631 persons

Program Objectives

There were no changes in Fredericksburg's program objectives during implementation of the 2007/2008 Annual Action Plan. All of the goals listed in the Action Plan with the exception of the Direct Homeownership Assistance Program were met and most exceeded this program year. Staff is making progress in addressing shortfalls from the previous

program years and intends to meet all of the goals in the approved Consolidated Plan.

Displacement

There were absolutely no displacements during the 2007/2008 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 12, 2008, City Council held a public hearing during one of its regularly scheduled meetings. This hearing was advertised on July 29th and August 5th in the Fredericksburg Free Lance-Star. Summary annual reports were also sent directly to civic associations and area churches.

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 on August 5, 2008. 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.

SUMMARY OF PUBLIC COMMENTS

One citizen comment was received during the 15-day public review period. The City resident noted that the programs were great for the low and moderate income population of the City and that the programs should be continued. This minimal public response, however, does not indicate the community is not interested in the City's CDBG programs. The City's planning staff maintains a close liaison with neighborhood organizations and continually seeks help to identify families eligible for CDBG assistance. In addition, staff evaluates its ongoing programs to ensure continued effectiveness in meeting community needs. Neighborhood organizations have typically found this contact to be sufficient. As a consequence, they usually do not provide testimony during formal public participation evaluations.

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 2007/2008 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 2007/2008 Program Year was to rehabilitate or provide emergency repairs to ten dwellings. Staff achieved its goal by providing emergency repairs to a total of ten units. Every household assisted during this Program Year had incomes within 0-50 percent of area median income. Nine of those were below 30 percent of the area median income.

DIRECT HOMEOWNERSHIP ASSISTANCE

The City of Fredericksburg continued to reach out to the community for participation in this program however no eligible households were able to purchase homes during 2007-2008. A public investment of \$62.00 provided certificates of satisfaction to households which previously benefitted from this program and met the five-year residency obligation.

The 2000 census shows a decline of homeownership as a percentage of Fredericksburg's overall housing occupancy. As a consequence, this CDBG program fulfills a critical need. 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.

While annual goals were not met, the program is still on target to meet the five-year goals identified in the 2005 Consolidated Plan.

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 858 households instead of the projected 200. Fredericksburg Area HIV/AIDS Support Services assisted 15 individuals instead of the planned ten. This organization was also able to provide 437 low income, at-risk persons with critical education. The Central Virginia Housing Coalition served nineteen households instead of the projected 10.

A fourth subrecipient, Fredericksburg Area Food Bank, assisted elderly persons living in Fredericksburg with the Food for Life Brown Bag program. This organization assisted 235 elderly 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 subrecipient funding to the disAbility Resource Center to help this organization to remove architectural barriers to independent living. The City's annual goal was to assist three households in this regard. The disAbility Resource Center assisted six households during the Program Year.

This program endeavors to meet the needs identified in the Consolidated Plan. There are enormous barriers for persons with disabilities to overcome, in order to achieve the maximum feasible level of independent living.

ADMINISTRATION

The Planning Department expended \$40,696.78 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 \$28,631.30 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 have been incorporated into the 2008-2009 Annual Action Plan and will continue to be referenced in 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 or Persons (as specified)
Emergency Home Repair	8 households	2 households	None
Direct Homeownership Assistance	None	None	None
Public Services – Rappahannock Legal Services	241 households	514 households	103 Other Multi-Racial-Hispanic
Public Services – FAHASS	7 persons	10 persons	1 White-Non-Hispanic
Public Services – Central Virginia Housing Coalition	12 households	4 households	1 White-Hispanic 2 Other Multi-Racial-Non Hispanic
Public Services – Food Bank	89 persons	136 persons	3 American-Indian/ Native-Alaskan, Non-Hispanic 1 American Indian/Native-Alaskan and White-Non-Hispanic 2 Asian Non-Hispanic 4 Other-Multi Racial-Hispanic
Removal of Architectural Barriers	5 households	1 households	None

PUBLIC INFORMATION

The Planning Department expended \$603.22 to provide CDBG information to City residents.

CONCLUSION

The City of Fredericksburg has met or exceeded its Consolidated Plan goals for Program Year 2007/2008 with the exception of the Direct Homeownership Assistance Program; however the program is still on track to meet the five-year goal identified in the Consolidated Plan. Staff will continue to work at implementing all of the goals of the Consolidated Plan and provide needed assistance to the community.