

CITY OF FREDERICKSBURG, VIRGINIA



COMMUNITY DEVELOPMENT BLOCK GRANT
CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION
REPORT
DRAFT

PROGRAM YEAR 2015/2016
(JULY 1, 2015 TO JUNE 30, 2016)

Prepared by: The Community Planning and Building Department

EXECUTIVE SUMMARY

According to the HUD Comprehensive Housing Affordability Strategy Data Query Tool, 5,455 households, or 55.78 percent of the households in the City of Fredericksburg meet HUD's 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 2015-2016 Annual Action Plan and the 2010 Consolidated Plan (5-year strategic plan).

A total of \$161,839.85 in CDBG funds was utilized to assist eligible City residents through a variety of programs including emergency home repair for 7 units, removal of architectural barriers to promote accessibility at 2 homes, emergency grant assistance to prevent foreclosure and intense financial counseling for 20 LMI households, legal assistance and awareness for 85 LMI people, HIV/AIDS education and testing for 163 individuals, financial assistance for 4 LMI individuals and mental health support for 4 LMI individuals living with HIV/AIDS, providing food for 369 elderly and/or disabled LMI individuals, furthering fair housing initiatives, public information, and general program administration. An additional \$83,193.29 of public and private funding was leveraged by CDBG agencies to support the implementation of the outlined programs.

The City of Fredericksburg continues to work towards the 2010 Consolidated Plan goals as originally identified or modified in the Annual Action Plan for Program Year 2015/2016 in many instances having met or exceeded program goals.

CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT
PROGRAM YEAR 2015/2016

TABLE OF CONTENTS

INTRODUCTION.....	1
SUMMARY OF THE ANNUAL PERFORMANCE REPORTING PROCESS.....	3
ANNUAL PERFORMANCE	4
RESOURCES MADE AVAILABLE WITHIN THE JURISDICTION	4
INVESTMENT OF AVAILABLE RESOURCES.....	4
HOUSEHOLDS AND PERSONS ASSISTED.....	9
Affordable Housing	9
Fair Housing	9
Continuum of Care.....	11
OTHER ACTIONS	12
Removing Obstacles to Meeting Underserved Needs	12
Fostering and Maintaining Affordable Housing	12
Removing Barriers to Affordable Housing.....	12
Evaluating and Reducing Lead-Based Paint Hazards	12
Reducing the Number of Poverty Level Families	14
Developing Institutional Structure	15
Enhancing Coordination.....	15
Public Housing Improvements and Resident Initiatives	15

Ensuring Compliance with Program and Comprehensive Planning Requirements.....	15
Program Objectives	17
Displacement.....	17
PUBLIC PARTICIPATION.....	18
PUBLIC HEARING	18
PUBLIC NOTICE	18
SUMMARY OF PUBLIC COMMENTS	18
ASSESSMENT OF ANNUAL PERFORMANCE	19
EMERGENCY HOME REPAIR PROGRAM.....	19
DIRECT HOMEOWNERSHIP ASSISTANCE.....	19
ACQUISITION	19
PUBLIC SERVICES	20
REMOVAL OF ARCHITECTURAL BARRIERS.....	20
ADMINISTRATION.....	20
AFFIRMATIVELY FURTHERING FAIR HOUSING	20
MONITORING	22
PUBLIC INFORMATION	22
CONCLUSION.....	22

LIST OF MAPS

LOCATION OF CDBG PROJECTS.....	6
PERCENTAGE OF MINORITY RESIDENTS BY CENSUS BLOCK	7
AREAS OF PREDOMINANTLY LOW- AND MODERATE-INCOME RESIDENTS BY CENSUS BLOCK.....	8

CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT

PROGRAM YEAR 2015/2016

July 1, 2015 – June 30, 2016

INTRODUCTION

This Consolidated Annual Performance and Evaluation Report (CAPER) evaluates Fredericksburg's progress in carrying out the 2015/2016 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, 2015 deadline, Fredericksburg adhered to the following schedule for developing its Consolidated Annual Performance and Evaluation Report (CAPER):

August 9, 2016	Ad to Clerk of Council
August 15, 2016	Send Summary CAPER to civic associations and area churches Send Summary ad to local newspaper
August 16, 2016	Advertise for Public Hearing Summary ad runs in local newspaper Public Notice that 15-day comment period begins
August 30, 2016	Advertise for Public Hearing
September 13, 2016	Public Hearing
September 14, 2016	Public Comment period ends
September 27, 2016	City Council action
September 28, 2016*	Submission of CAPER to HUD

* The period 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 \$157,611 in Community Development Block Grant (CDBG) funding for the 2015/2016 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	\$70,240
Direct Homeownership Assistance	\$17,750
Public Services	
Central Virginia Housing Coalition	\$5,600
Rappahannock Legal Services	\$11,200
HIV/AIDS Support Services	\$5,000
Fredericksburg Regional Food Bank	\$1,800
Removal of Architectural Barriers	\$14,650
Administration/Oversight and Management.....	\$30,021
Fair Housing	\$250
Public Information.....	\$800

INVESTMENT OF AVAILABLE RESOURCES

The Community Planning and Building Department 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 \$82,900.85 to perform emergency repairs to seven owner-occupied houses. These investments did not require any matching funds nor leverage any non-Federal resources. The geographic distribution of investment was two in the Downtown (Census Tract 1), one in Normandy Village (Census Tract 2), two off of Lafayette Blvd (Census Tract 3.02) and two in Mayfield Subdivision (CT4).

Direct Homeownership Assistance – \$15,541 of CDBG expenses were expended to assist in financing the home purchases for two eligible households. This program leveraged \$258,274 in additional private funding for the purchase of two affordable homes in the City. The geographic distribution included one in Mayfield and one in the Braehead subdivision.

Public Services - The Central Virginia Housing Coalition (CVHC) expended \$5,725 to actively prevent homelessness. With these funds, CVHC was able to provide emergency grants to 20 families threatened with eviction or foreclosure. The same 20 families benefitted from housing and budget counseling administered by CVHC. This investment did not require any matching contributions but leveraged \$21,495.47 of non-Federal resources. The geographic distribution was City-wide.

Public Services - Rappahannock Legal Services (RLS) expended \$11,200 to provide housing advocacy and/or housing consumer education to 85 very low - to extremely low -income households in the City of Fredericksburg. This investment did not require any matching contributions but leveraged \$15,250 of non-Federal resources. The geographic distribution was City-wide.

Public Services - Fredericksburg Area HIV/AIDS Support Services (FAHASS) used \$4,248.52 to provide practical support services to avoid eviction for 4 individuals and mental health case management to avoid crisis for 4 individuals. FAHASS also provided educational material and/or testing kits to 163 low/moderate income persons in Fredericksburg. This investment did not require any matching contributions but leveraged \$18,537 of other-Federal (Ryan White) resources. The geographic distribution was City-wide.

Public Services – The Fredericksburg Regional Food Bank used \$1,800 to help administer the Food for Life Brown Bag Program. With these funds, the Food Bank assisted 369 elderly and/or disabled persons in Fredericksburg. This investment did not require any matching contributions but leveraged \$2,999 of non-Federal resources. The geographic distribution was City-wide.

Removal of Architectural Barriers - The Planning Department expended \$9,802 to help maximize the independence and self-sufficiency of three very low - to extremely 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 bathroom modifications at two residences with the installation of ADA height toilet and grab bars. Additional work included the construction of a ramp to create safe access into the home. The geographic distribution of investment was one in the Mayfield Subdivision and one in the lower college heights area.

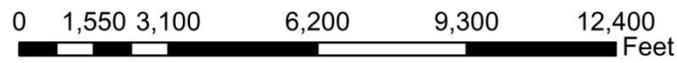
Administration/Oversight and Management - The Planning Department used \$29,825.92 in CDBG funds to administer and oversee all CDBG programs during this Program Year. The City contributed an additional \$24,917.82 of City General Funds for administration/oversight and management of the CDBG programs, efforts to coordinate other assistance for low - and moderate - income residents of the City, and leadership for the Fredericksburg Regional Continuum of Care.

Fair Housing - This activity used \$0.00 to distribute the 2016 Guide to Virginia Landlord-Tenant Law and make referrals to the Rappahannock Legal Services. This investment did not require any matching contributions or leverage any non-Federal resources. Other fair housing activities are noted above, under Public Services - Rappahannock Legal Services, and on page 10 under Fair Housing.

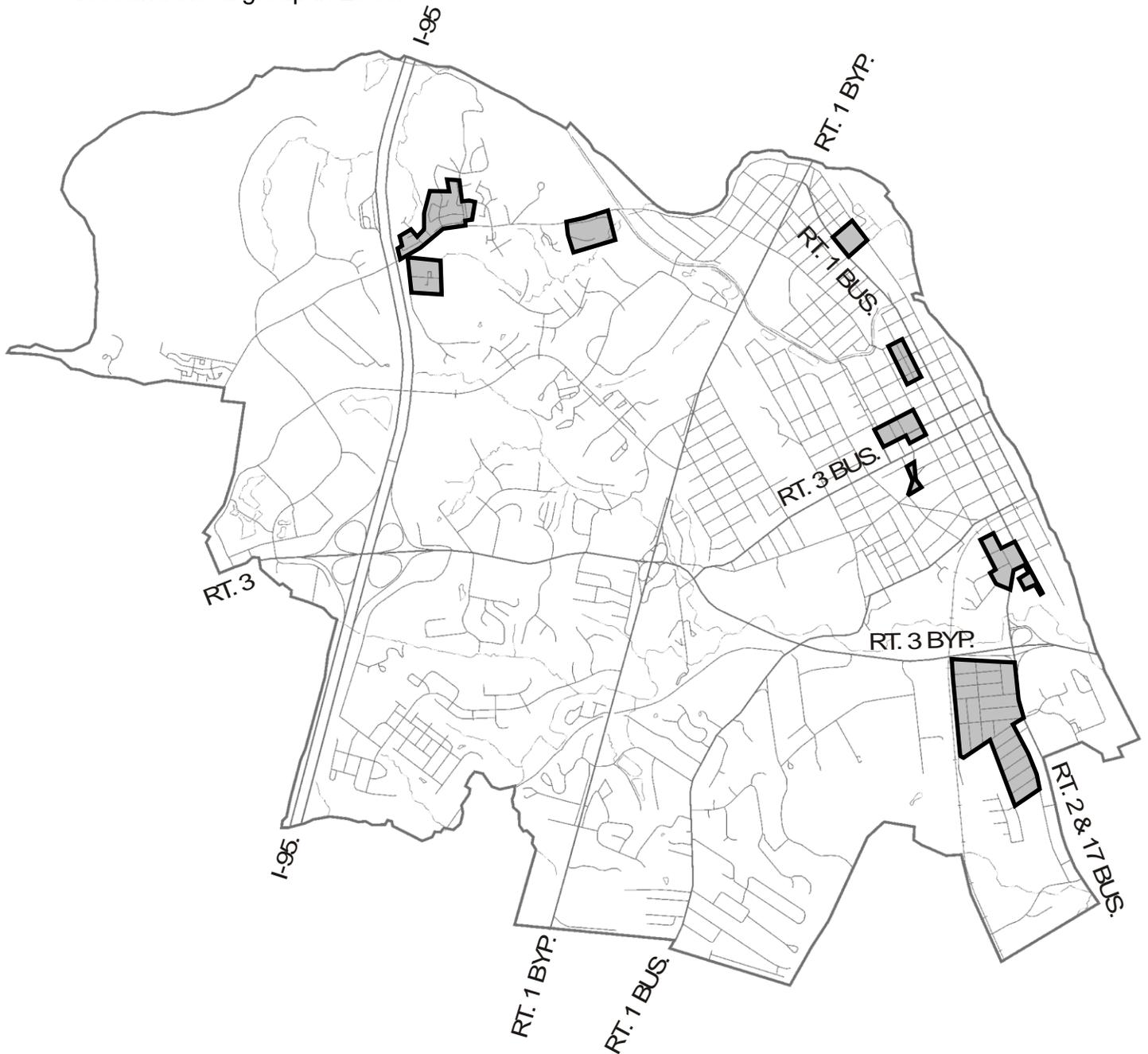
Public Information - The Planning Department expended \$976.26 to provide CDBG information to City residents through the local newspaper, direct mailings, and handouts to office walk-in traffic.

Map I: Location of Completed CDBG Projects 2015-2016

● Removal of Architectural Barriers ■ Emergency Home Repair ▲ Direct Homeownership Assistance



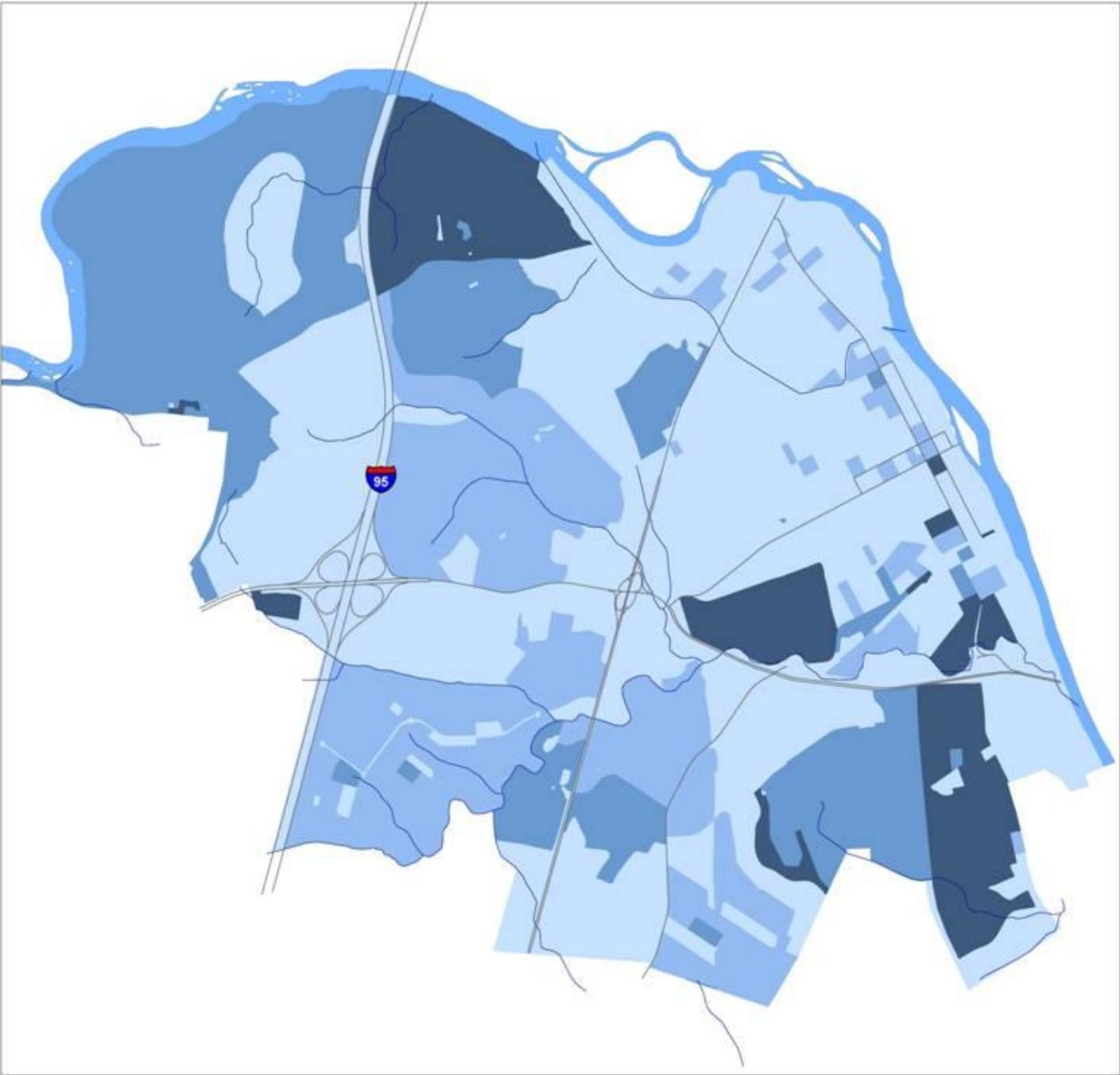
Areas of predominantly low- to moderate-income residents are shown on Map 2: Areas of Predominantly Low- and Moderate-Income Residents by Census Block. These areas are defined as those where greater than fifty percent (50%) of residents have total household incomes which are at or below 80% of the area median income. Data on households and income levels was most recently collected from the U.S. Census by tract and block group in 2000.



Map 2: Areas of Predominantly Low- and Moderate-Income Residents by Census Block

Data Source: U.S. Census 2000

Percentage of Minority Residents by Census Block



Legend

Road Centerlines

— Road Centerlines

Percent of Minority Residents By Block

- < 25 %
- 26 % to 50 %
- 51 % to 75 %
- 76 % to 100 %

Source:
U.S. Census 2010.

0 0.25 0.5 1
Miles

HOUSEHOLDS AND PERSONS ASSISTED

This section describes the priorities contained in the Consolidated Plan as well as the accomplishments of the 2015/2016 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. Seven very low- to extremely low-income households consisting of ten African-Americans and two Caucasians received assistance for such emergency repairs. Of the twelve persons assisted through this program, eight 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 households in need and by providing non-CDBG funding. The City contributed \$5,000 toward City projects. This funding assisted in Rebuilding Together performing repairs to 7 homes. City funds leveraged an estimated \$10,412.21 worth of additional funding and in-kind improvements (total market value of work and materials \$40,503.20) with these projects in the form of volunteer work and community/business donations. As noted above, this activity occurs without CDBG funding.
3. Planning staff continued to administer the Direct Homeownership Assistance Program, to help provide down payment and/or closing costs assistance. Two eligible households qualified for assistance in the 2015-2016 program year helping to leverage \$258,274.26 in private funds. In total, seven persons were assisted through this program.

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). Completed in July 2007, this document was the result of considerable public outreach and concerted research. The AI was updated by Community Planning and Building Department staff with support from interns from the University of Mary Washington in 2012. Section VI of the AI outlines the impediments to fair housing choice identified through the research and interview/survey responses. The five impediments are summarized below. While all relate to housing, not all relate

directly to violations of fair housing laws:

1. Residents experiencing discrimination in housing “do nothing”
2. Lack of affordable housing development
3. Affordable Housing
4. Persons with disabilities face barriers to housing choice
5. NIMBYism (Not in My Back Yard)

The AI also provides recommendations as noted in Fair Housing Action Plan, which includes the following activities:

1. Raise the visibility of fair housing and the complaint process (to address impediments 1, 3, and 4).
2. Consider incentives and alternative funding sources to encourage and increase affordable housing (to address impediments 2, 3, and 4).
3. Increase landlord and resident awareness and knowledge of fair housing (to address impediments 1, 4, and 5).
4. Assist residents with special needs to have full access to housing and services (to address impediment 1 and 4).
5. Help to ensure orderly transfer of property assets, to facilitate home improvement loans (to address impediment 3).
6. Work to reduce incidences of NIMBY (to address impediment 5).

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.

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/index.aspx?nid=393>)

**addressing impediment 1*

2. Provided outreach through the distribution of fair housing materials to approximately 21 individuals. These individuals included landlords and renters who contacted the City’s Community Planning and Building Department. The Guide to Virginia Landlord-Tenant Law and Local Rental Housing in Planning District 16 was provided free of charge. **addressing impediments 1, 3, and 4*
3. Provided outreach to approximately 500 City landlords by including fair housing information in the Landlord License mailing in January 2016. Additional fair

housing information was mailed to approximately 1,200 landlords (residential and commercial) with a bulk mailing about rental properties in June 2015.
**addressing impediments 1, 4 and 5*

4. 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 2015 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, Community Planning and Building Department staff worked with the City's Transit Department to ensure that the bus system effectively serves all areas of the community. **addressing impediments 3 and 4*
5. 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. **addressing impediment 3*
6. 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 rehabilitation and ownership continued through the implementation of CDBG programs. **addressing impediment 5*

Continuum of Care

The overall continuum of care (CoC) for homeless persons includes emergency shelter, transitional housing, permanent housing, and homeless prevention. In an effort to enhance PD-16's housing crisis response system, the CoC transitioned the lead agency and chair duties in 2015 to a full-time CoC Coordinator position at the George Washington Regional Commission (GWRC). The CoC Coordinator was fully funded through federal and state homeless services grants.

In February 2015, GWRC received a VISTA grant. The VISTA project, which is a partnership between GWRC and the Virginia Coalition to End Homelessness, provides CoCs/LPGs in Virginia a VISTA member who will receive training and on-going support from VCEH and partners to assist a local Continuum of Care in meeting shared goals:

- Engaging current and new stakeholders in the local response to homelessness,
- Assessing and improving the local system that responds to homelessness,
- Utilizing data to articulate need and progress and make data-driven decisions (and therefore be more competitive in garnering resources)
- Supporting local program transition to housing

The VISTA at GWRC works 40 hours per week and is funded with a \$10,000 capacity building grant from the Virginia Housing Development Authority (VHDA), the required match.

OTHER ACTIONS

This section describes other community development actions that were specified in the 2010 Consolidated Plan and the Annual Action Plan for the 2014/2015 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.

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.

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

Lead poisoning is dangerous, especially to young children who may ingest small pieces or breathe in dust when lead-based paint chips, flakes, or peels. The result can be

eventual mental retardation, blindness, and possibly death. Houses constructed after 1978 are not likely to contain this hazard, but those constructed prior to this date may have surfaces that need abatement.

The actual number of houses in this category can be determined from the Census Bureau's 2007-2011 American Community Survey data which shows that of 6,138 dwelling units in the City are 1979 stock or earlier. The use of lead in household paint, however, was officially banned by the Lead Paint Poisoning Prevention Act of 1971. As a consequence, while almost all of the houses built before 1960 are likely to have leaded paint, only about 20 percent of the houses built between 1960 and 1979, are likely to have that problem. In addition, the lead hazard is of greater concern when young children are present (6 years of age or young).

The extent of potential lead based paint hazard has been determined from 2007-2011 ACS data based on the age of the City's housing stock. Potential LBP hazards exist in houses constructed before 1980, after which lead based paint was no longer likely to be available. Of the 9,341 dwelling units in Fredericksburg, 6,138 are pre-1980 stock. As noted above, only about 20 percent of the housing units built between 1960 and 1978 are likely to contain lead, which reduces the potential hazard to 3,696 units, or 37.7 percent of City housing. There are 630 units with a potential lead hazard occupied by young children though, so this matter remains of ongoing concern.

Health Department Findings

Testing for lead poisoning in children residing in the City of Fredericksburg is done by the child's pediatrician, as well as repeat testing for children found to have elevated lead levels. The Rappahannock Area Health District (RAHD) takes an active role in following up on any lead reports that it receives and will provide lead testing to a limited number of clients through its school physicals program. A public health nurse contacts the family and provides education regarding lead hazards, recommended management based on lead level, referrals, and household assessment as needed. When indicated, the Virginia Department of Health (VDH) assists the local health department in doing household testing. The public health nurse also contacts the individual's physician to discuss the management plan and VDH recommendations.

Community development staff has accomplished lead-based paint testing, in conjunction with its housing rehabilitation program, to further refine this assessment. While only limited testing has occurred, the results of this activity have shown that there is a wide range in the degree of hazards associated with housing built prior to 1978 and occupied by low- to moderate-income households. Some houses, for instance, had very little lead-based paint present - such as on a door or two - while others had larger amounts - such as a majority of the painted trim. Affected housing occupied by children is the primary concern.

Accomplishments

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/index.aspx?nid=918>)
3. Distributed lead hazard brochures to contractors and CDBG applicants.

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.

The CoC transitioned the lead agency and chair duties in 2015 to a full-time CoC Coordinator position at the George Washington Regional Commission (GWRC). The CoC Coordinator was fully funded through federal and state homeless services grants. Factors contributing to this decision include, the CoC's continued growth, its effort to retool the region's homeless services system, and increased resource commitments to comply with federal and state monitoring expectations. The Fredericksburg Regional CoC planning group has the support of the local governments in Planning District 16.

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 CVHC.

The Fredericksburg Regional CoC continues to strengthen its membership and meet on a monthly basis to more effectively coordinate homeless intervention. CVHC is designated and funded as the Centralized Intake office for servicing households in crisis. CoC members refer households to CVHC to conduct intake and coordinate emergency services for households to prevent homelessness and regain stability.

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 2015 Consolidated Plan. The following summary shows the City's progress in meeting its revised five-year goals:

National Objectives	Program	Planned/Actual Projects by Program Year	
Benefit to Low/Moderate Income Persons – Housing	Emergency Home Repair	Planned 2015: 8 housing units 2016: 8 housing units 2017: 8 housing units 2018: 8 housing units 2019: 8 housing units TOTAL: 40 housing units	Actual 2015: 7 housing units 2016: - housing units 2017: - housing units 2018: - housing units 2019: - housing units TOTAL: 7 housing units
	Homeownership Assistance	Planned 2010: 2 buyers 2011: 2 buyers 2012: 2 buyers 2013: 2 buyers 2014: 2 buyers TOTAL: 10 buyers	Actual 2015: 2 buyers 2016: - buyers 2017: - buyers 2018: - buyers 2019: - buyers TOTAL: 1 buyer
	Removal of Architectural Barriers	Planned 2015: 3 housing units 2016: 3 housing units 2017: 3 housing units 2018: 3 housing units 2019: 3 housing units TOTAL: 15 housing units	Actual 2015: 2 housing units 2016: - housing units 2017: - housing units 2018: - housing units 2019: - housing units TOTAL: 2 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 2015: 20 households 2016: 20 households 2017: 20 households 2018: 20 households 2019: 20 households TOTAL: 100 households	Actual 2015: 20 households 2016: - households 2017: - households 2018: - households 2019: - households TOTAL: 20 households
	Rappahannock Legal Services	Planned 2015: 200 persons 2016: 150 persons 2017: 200 persons 2018: 200 persons 2019: 200 persons TOTAL: 950 persons	Actual 2015: 85 persons 2016: - persons 2017: - persons 2018: - persons 2019: - persons TOTAL: 85 persons
	FAHASS	Planned 2015: 10 persons 2016: 10 persons 2017: 10 persons 2018: 10 persons 2019: 10 persons TOTAL: 50 persons	Actual 2015: 8 persons 2016: - persons 2017: - persons 2018: - persons 2019: - persons TOTAL: 8 persons
	Fredericksburg Regional Food Bank	Planned 2015: 200 persons 2016: 200 persons 2017: 200 persons 2018: 200 persons 2019: 200 persons TOTAL: 1,000 persons	Actual 2015: 369 persons 2016: - persons 2017: - persons 2018: - persons 2019: - persons TOTAL: 369 persons

Program Objectives

There were no changes in Fredericksburg’s program objectives during implementation of the 2015/2016 original Annual Action Plan. While the emergency home repair and removal of architectural barriers program did not meet their objective, every qualified applicant on the program year’s list was served.

Displacement

There was one household displacement during the 2015/2016 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 household was provided housing temporarily during the renovation of their bathroom including abatement of lead materials. 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 September 13, 2016, City Council will hold a public hearing during one of its regularly scheduled meetings. This hearing was advertised on August 16, 2016 and August 30, 2016 in the Free Lance-Star newspaper. Summary annual reports were also sent directly to civic associations, area churches, and interested parties.

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 16, 2016. This notice stated that the full document was available for review in the Community Planning and Building Department 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

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 2014/2015 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 2015/2016 Program Year was to rehabilitate or provide emergency repairs to eight dwellings. Staff did not meet its goal of emergency repairs, completing a total of only seven units. However, this was every qualified applicant on the year's list. Every household assisted during this Program Year had incomes within 0-50 percent of area median income. Five 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. Several households inquired about funding but did not close on a house. Two households were qualified for the program and received assistance this program year. Both households were within the 30-50 percent of area median income range. 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.

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 85 households instead of the projected 200 due to staff turnover. Fredericksburg Area HIV/AIDS Support Services assisted 8 individuals. This organization was also able to provide 163 low-income, at-risk persons with critical education and/or testing to prevent the spread of the disease. The Central Virginia Housing Coalition served 20 households.

A fourth subrecipient, Fredericksburg Regional Food Bank, assisted elderly and/or disabled persons living in Fredericksburg with the Food for Life Brown Bag program. This organization assisted 369 elderly and/or disabled people instead of the projected 200.

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 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 two households during the 2015/2016 Program Year. These two households were the only qualified applicants for the program this year. Two households assisted during this period had incomes within 30-50 percent of area median income.

ADMINISTRATION

The Planning Department expended \$29,852.92 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 (20%) cap of Fredericksburg's overall CDBG award. The City contributed an additional \$24,917.82 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

Fair Housing activities took place 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.

In 2012, City staff updated the comprehensive Analysis of Impediments to Fair Housing Choice (AI). As noted before, the recommendations in the AI were incorporated into the 2015-2016 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 as shown in the following chart:

Program	Racial and Ethnic Impact		
	Black / African American, Non-Hispanic	White, Non-Hispanic	Other Households (H) or Persons (P) (as specified)
Emergency Home Repair	5 households	2 households	None
Direct Homeownership Assistance	1 household	1 household	None
Public Services – Rappahannock Legal Services	27 persons	36 persons	7 White, Hispanic (P) 1 Native Hawaiian, Other Pacific Islander, Hispanic (P) 1 American Indian/Native Alaskan, Non Hispanic (P) 3 Asian and White, Non Hispanic (P) 2 Black/African American and White, Hispanic, (P)
Public Services – FAHASS	8 persons	1 person	None
Public Services – Central Virginia Housing Coalition	16 households	4 households	1 Asian, Non-Hispanic (P)
Public Services – Food Bank	182 persons	161 persons	2 Asian, Non-Hispanic (P) 6 American Indian / Native Alaskan, Non-Hispanic (P) 9 Other Multi-Racial, Non-Hispanic (P) 9 Other Multi-Racial, Hispanic (P)
Removal of Architectural Barriers	3 households	None	None

MONITORING

City programs were monitored by HUD in the spring of 2015. No findings were issued but recommendations were offered. Those recommendations have been incorporated into current programs. City staff will monitor Rappahannock Legal Services and Fredericksburg Area Food Bank in 2016-2017.

PUBLIC INFORMATION

The Planning Department expended \$976.26 to provide CDBG information to City residents.

CONCLUSION

The City of Fredericksburg has met many of its 2015 Consolidated Plan goals as originally identified or modified in the Annual Action Plan for Program Year 2015/2016. Over the five-year Consolidated Plan timeframe, all program goals will meet or exceeded program goals and expectations.