

CITY OF FREDERICKSBURG, VIRGINIA



COMMUNITY DEVELOPMENT BLOCK GRANT  
CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION  
REPORT  
**DRAFT**

PROGRAM YEAR 2016/2017

(JULY 1, 2016 TO JUNE 30, 2017)

Prepared by: The Community Planning and Building Departmen

## CR-05 - Goals and Outcomes

### Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

### Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Housing and Support Services - HIV/AIDS	Affordable Housing	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	600	286	47.67%	120	123	102.50%
Housing and Support Services - HIV/AIDS	Affordable Housing	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	50	16	32.00%	14	8	57.14%
Housing Rehabilitation	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	40	11	27.50%	8	4	50.00%

Increase Homeownership	Affordable Housing	CDBG: \$	Direct Financial Assistance to Homebuyers	Households Assisted	10	2	20.00%	2	0	0.00%
Legal Services and Fair Housing Advocacy	Affordable Housing	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	700	224	32.00%	150	151	100.67%
Prevent Foreclosure/Eviction	Affordable Housing	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	75	23	30.67%	27	11	40.74%
Provide Food for Elderly/Disabled	Affordable Housing	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1000	804	80.40%	369	435	117.89%
Remove Architectural Barriers to Housing	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	15	5	33.33%	3	3	100.00%

**Table 1 - Accomplishments – Program Year & Strategic Plan to Date**

**Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.**

## CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG
White	192
Black or African American	197
Asian	4
American Indian or American Native	4
Native Hawaiian or Other Pacific Islander	1
<b>Total</b>	<b>398</b>
Hispanic	40
Not Hispanic	358

Table 2 – Table of assistance to racial and ethnic populations by source of funds

### Narrative

Though there are areas of the City with high percentages of minority residents CDBG activities are available City-wide for any qualifying resident.

**CR-15 - Resources and Investments 91.520(a)**

**Identify the resources made available**

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	CDBG	165,977	

Table 3 - Resources Made Available

**Narrative**

**Identify the geographic distribution and location of investments**

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Citywide	100		

Table 4 – Identify the geographic distribution and location of investments

**Narrative**

## **Leveraging**

**Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.**

**CR-20 - Affordable Housing 91.520(b)**

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	<b>One-Year Goal</b>	<b>Actual</b>
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	155	0
Number of Special-Needs households to be provided affordable housing units	211	0
<b>Total</b>	<b>366</b>	<b>0</b>

**Table 5 – Number of Households**

	<b>One-Year Goal</b>	<b>Actual</b>
Number of households supported through Rental Assistance	31	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	11	0
Number of households supported through Acquisition of Existing Units	2	0
<b>Total</b>	<b>44</b>	<b>0</b>

**Table 6 – Number of Households Supported**

**Discuss the difference between goals and outcomes and problems encountered in meeting these goals.**

**Discuss how these outcomes will impact future annual action plans.**

**Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.**



<b>Number of Households Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	0	0
Low-income	0	0
Moderate-income	0	0
<b>Total</b>	<b>0</b>	<b>0</b>

**Table 7 – Number of Households Served**

**Narrative Information**

## **CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)**

**Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:**

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

The City of Fredericksburg participates in the Fredericksburg Regional Continuum of Care's Coordinated Entry System, and refers individuals experiencing homelessness to the community's Central Intake, when appropriate. Community partners work to identify and engage persons experiencing homelessness and connect them to services.

The CoC ensures that all people living unsheltered in the CoC's geographic area are known to and engaged by providers and outreach teams. Micah Ecumenical Ministries works with the street homeless, and primarily identifies and maintains contact with unsheltered persons by offering basic needs services at their hospitality center. Clients engaged with Micah also help to identify others who are unsheltered and may not be accessing services. Case managers visit known camps to outreach those living outside. Additionally, the community's PATH outreach worker engages those with serious mental illness and works to connect them to services.

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

The Fredericksburg Regional Continuum of Care addresses the emergency shelter needs of homeless persons by collectively providing 48 year-round shelter beds for adults without children, 70 year-round shelter beds for families with children, 42 year-round shelter beds for individuals and families fleeing domestic violence, and 8 year-round shelter beds for those exiting the hospital who have no place to stay. Additionally, a 37-bed cold weather shelter runs from mid-November to mid-March to serve those who would otherwise be unsheltered during the winter months. Despite continued efforts to shelter all unsheltered persons experiencing homelessness, there continue to be cases where a household refuses shelter or shelter is not available due to lack of bed space, time expiration, or violent criminal histories. The CoC is engaged to find a solution to provide shelter opportunities for these individuals; in the meantime, Micah's hospitality center offers basic needs assistance when shelter is not an option. Case managers are also on site at the hospitality center to help with job search, disability applications, and access to other community resources. All unsheltered persons are included in the community list for rapid re-housing prioritization; in many cases unsheltered persons have been successfully re-housed from the street.

### **Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections**

**programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

Households experiencing a housing crisis are connected to appropriate resources to prevent homelessness through the Fredericksburg Regional Continuum of Care's Coordinated Entry System. Households who are at risk of losing their housing receive connection to community resources, including housing counseling, financial assistance through faith-based groups, or other related services. Those who are considered most imminently at risk of homelessness are connected to the prevention program at CVHC for case management, financial assistance, and housing location services, as appropriate. The CoC targets its prevention resources to households living in a hotel/motel or with friends/family, who have run out of options and without prevention assistance would become homeless.

The Fredericksburg Regional Continuum of Care has an active Discharge Planning Committee that works together to ensure that persons being discharged from institutions do not enter homelessness. The committee includes representatives from local hospitals, mental health and crisis stabilization providers, jails, probation, departments of social services, and schools.

**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 Fredericksburg Regional Continuum of Care works to reduce length of homelessness through its Housing First approach to homeless services, reduce new cases of homelessness through its prevention and diversion activities, and reduce returns to homelessness through a focus on stabilization and longer-term supports of the community's most vulnerable. The community's rapid re-housing and permanent supportive housing programs are targeted to those least likely to self-resolve to ensure that they are able to transition back into permanent housing as quickly as possible. Those not prioritized for rapid re-housing or permanent supportive housing are assisted in self-resolving through housing-focused shelter case management. The community's housing locator engages landlords who will rent to high-barrier households, including those with poor credit, criminal backgrounds, financial judgments, or inconsistent income, to ensure access to affordable housing units.

The community is committed to the goals of Opening Doors, to end veteran, chronic, family, and youth homelessness. The Fredericksburg Regional CoC has worked alongside other Virginia CoCs in adopting the goal of preventing and ending homelessness among veterans by the end of 2015 by implementing a local veterans initiative, which culminated in Virginia being the first state to functionally end veterans homelessness. Local partners continue to collaborate through the Veterans Working Group, which exchanges updates multiple times per week and meets twice per month to case conference individuals

on the by-name list of veterans experiencing homelessness in our community. While continuing its commitment to the veterans initiative, the CoC is now shifting focus to the goal of ending chronic homelessness by the end of 2017.

**CR-30 - Public Housing 91.220(h); 91.320(j)**

**Actions taken to address the needs of public housing**

**Actions taken to encourage public housing residents to become more involved in management and participate in homeownership**

**Actions taken to provide assistance to troubled PHAs**

## **CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)**

**Actions taken 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. 91.220 (j); 91.320 (i)**

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.

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.

### **Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)**

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.

### **Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

Where home repair and removal of architectural barriers programs were likely to disturb painted surfaces, the project area was tested for lead paint and the most appropriate response followed. Where needed, lead safe work practices were followed. All homeowners were made aware of the potential threat of lead based paint and information was given to the homeowners and residents.

### **Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

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.

#### **Actions taken to develop institutional structure. 91.220(k); 91.320(j)**

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.

#### **Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)**

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 Community Development Planner maintains a good working relationship with CVHC and other groups to be able to refer citizens to their best resources.

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.

**Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)**

Increased awareness and knowledge of fair housing by providing funding 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.

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.

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 2016.

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.

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.

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.



#### **CR-40 - Monitoring 91.220 and 91.230**

**Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

#### **Citizen Participation Plan 91.105(d); 91.115(d)**

**Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

#### **CR-45 - CDBG 91.520(c)**

**Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

**Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?**

**[BEDI grantees] Describe accomplishments and program outcomes during the last year.**

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