



DRAFT

Consolidated Annual Performance and Evaluation Report (CAPER)

for the

City of Charlottesville

and the

**Thomas Jefferson HOME
Consortium**

Adopted by:

The City Council of the City of Charlottesville on September 2, 2025

and the

The Commissioners of the Thomas Jefferson Planning District
Commission on September 4, 2025

Submitted to HUD for Review on or before September 28, 2025

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.

While we have accomplished a great deal related to the rehabilitation and preservation of affordable housing through the careful and strategic investment of CDBG and HOME funding, much of our housing-related work is not connected to projects that were completed during the 2024-25 program year, but results instead from long-term large-scale projects that are currently underway and that will be completed in the coming years.

In this work, the HOME Consortium remains committed to: (1) expanding the affordable housing stock; (2) preserving existing supply of affordable housing; and (3) to ensuring access to quality affordable housing for low-income residents. Progress has been made in all three goals. One new homebuyer unit was created and nine homeowner rehabilitations were completed. Meanwhile, quite a few rental units are under development.

The City of Charlottesville continues to make demonstrable progress towards the goals outlined in the 2023-2027 Consolidated Plan, as detailed in the program year 2024-2025 Annual Action Plan. The city's CDBG program has, among other things:

- Supported workforce development and adult literacy programs to enhance participants ability to maintain and enhance employment opportunities and their economic self-sufficiency
- Supported the development of sheltered and accessible spaces for medically fragile families of children receiving counseling services at one of the city's oldest youth-focused nonprofits
- Supported energy-efficiency upgrades for income-eligible homeowners to enable them to qualify for free solar panels from Dominion Energy
- Significantly expanded our partnership with the city's Redevelopment Housing Authority (CRHA) to support the resident services they provide (including financial development and eviction diversion services) and the rehabilitation of dilapidated roofing for several naturally occurring affordable housing units acquired through a novel City/CRHA partnership that will preserve these units for as many as eleven (11) income-eligible households
- Supported a program to train residents of publicly supported housing to help plan the redevelopment of historically underserved neighborhoods
- Supported the expansion and preservation of youth counseling services for children and families impacted by the ongoing COVID pandemic
- Supported a novel program to connect persons transitioning out of homelessness with employment opportunities through expansion of a regional micro-transit partnership

While much work remains to be done, the City of Charlottesville and the members of the HOME Consortium are proud of the work accomplished during the 2024-25 program year. Program staff is currently working with City Council to revise their goals & objectives for the CDBG program, with the potential for increasing emphasis on childcare services, something which continues as a significant challenge for most families in the region.

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
Energy efficiency and environmental stewardship	Affordable Housing Non-Housing Community Development		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	500	6	1.20%
Enhance and improve access to transportation	Non-Housing Community Development		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	500	1	0.20%
Ensure housing access for low income residents	Affordable Housing		Direct Financial Assistance to Homebuyers	Households Assisted	22	0	0.00%
Ensure housing access for low income residents	Affordable Housing		Tenant-based rental assistance / Rapid Rehousing	Households Assisted	24	13	54.17%
Expand the affordable housing stock	Affordable Housing		Rental units constructed	Household Housing Unit	37	1	2.70%

Expand the affordable housing stock	Affordable Housing		Homeowner Housing Added	Household Housing Unit	10	5	50.00%	8
Foster small and local business development	Non-Housing Community Development		Businesses assisted	Businesses Assisted	40	19	47.50%	
Increase access to jobs that pay a living wage	Non-Housing Community Development		Jobs created/retained	Jobs	50	65	130.00%	
Preserve existing supply of affordable housing	Affordable Housing		Rental units rehabilitated	Household Housing Unit	1	0	0.00%	
Preserve existing supply of affordable housing	Affordable Housing		Homeowner Housing Rehabilitated	Household Housing Unit	116	22	18.97%	1
Strengthen living environment & expand opps	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Other	Other	0	0		1
Support homeless and transition to independence	Affordable Housing Homeless		Homelessness Prevention	Persons Assisted	6	258	4,300.00%	
Support investments that aid fair housing choice	Non-Homeless Special Needs Non-Housing Community Development		Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	5	0	0.00%	
Support the expansion of mental health services	Non-Homeless Special Needs		Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	50	0	0.00%	
Support the provision of supportive housing	Affordable Housing Non-Homeless Special Needs		Other	Other	1	0	0.00%	

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.

The City of Charlottesville continues to carefully direct investments of its limited CDBG and HOME funds to address pressing needs within our community. For example, investments of our limited CDBG funds were successful in leveraging as much as \$25,000 in non-federal funds, an amount equal to approximately 6% of our total PY24 CDBG allocation.

The lack of affordable housing options, both homeownership and rental, continues to be a significant challenge for our region, as it is in most metropolitan areas across the country. Specifically, the presence of substandard housing continues to be a pressing need within our community, which we have attempted to address through, among other efforts: support for the work of the Albemarle Housing Improvement Partnership (AHIP) to provide emergency and critical rehabs for income-eligible homeowners; support for energy-efficiency upgrades for income-eligible homeowners through the Local Energy Alliance Program (LEAP) to prepare their homes for free solar panels from Dominion Energy; and an expanded partnership with the city’s Redevelopment Housing Authority (CRHA) to support the resident services they provide (including financial development and eviction diversion services) and the rehabilitation of dilapidated roofing for several naturally-occurring affordable housing units acquired through a novel City/CRHA partnership that will preserve these units for as many as eleven (11) income-eligible households.

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	HOME
White	27	8
Black or African American	36	14
Asian	18	0
American Indian or American Native	1	0
Native Hawaiian or Other Pacific Islander	0	0
Total	82	22
Hispanic	20	0
Not Hispanic	51	22

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

Narrative

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	public - federal	438,617	438,617
HOME	public - federal	1,083,824	781,333

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
10th and Page			
Albemarle County	10	10	
City of Charlottesville	30	30	Changing demographics of city mean LMI population more geographically diverse
Fifeville			
Fluvanna County	10	10	
Greene County	10	10	
Louisa County	30	30	
Nelson County	10	10	
Ridge			

Table 4 – Identify the geographic distribution and location of investments

Narrative

Demographic changes, along with a concerted effort by the city and its affordable housing partners to expand opportunities for low- and moderate-income (LMI) residents by minimizing concentrations of publicly supported housing within a small number of neighborhoods, have expanded the distribution of city residents who may qualify for income-based services supported by the CDBG program.

Consequently, local nonprofit subrecipients have increasingly reported difficulty finding income-eligible candidates for their services within the city's historical priority neighborhoods. The Albemarle Housing Improvement Program (AHIP), for example, contributes significantly to the preservation of existing affordable housing stock across the region through critical and emergency home repairs for income-eligible homeowners. AHIP has noted periodic difficulty identifying eligible clients within historically designated priority neighborhoods while potential beneficiaries exist just outside of those neighborhoods. As a result, the city has increasingly funded efforts that are classified as having a citywide benefit.

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.

The City of Charlottesville continues to provide the required local match of \$0.25 for every dollar of HOME funds utilized by the members of the Consortium, in an amount not less than \$344,696, primarily through the activities of the Charlottesville Affordable Housing Fund (CAHF). (The CAHF is a result of the commitment made by City Council to allocate no less than \$10MM annually to support affordable housing initiatives within the greater Charlottesville region.)

The city continues to work closely with its partners to identify sources of non-federal funds that can be leveraged to support its HUD-funded activities. For example, the city awarded \$50,000 in CDBG funding to support long hoped for accessibility enhancements at the site of one of Charlottesville’s oldest youth-serving nonprofits. This subrecipient is currently in the process of using these funds both to support the enhancements but also as the required local match for several philanthropic grant funding opportunities that, if successful, would provide as much or more than the CDBG funds awarded, possibly resulting a greater than 1:1 leveraged match. Similarly, CDBG-funded activities in 2024-25 leveraged more than \$450,000 in non-federal funds, more than all of that year’s CDBG awards (or \$2.10 leveraged for each \$1 awarded in CDBG funds).

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	9,829,523
2. Match contributed during current Federal fiscal year	344,696
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	10,174,219
4. Match liability for current Federal fiscal year	79,643
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	10,094,576

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
AHIP FY24 CAHF Grant	06/04/2025	117,196	0	0	0	0	0	117,196
CRHA FY23 CAHF Grant	03/11/2025	187,500	0	0	0	0	0	187,500
Habitat FY23 CAHF Grant	03/11/2025	40,000	0	0	0	0	0	40,000

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
153,817	15,957	56,656	0	113,119

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	242,582	0	0	0	66,000	176,582
Number	18	0	0	0	3	15
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	243,248	23,000	220,248			
Number	19	1	18			
Sub-Contracts						
Number	0	0	0			
Dollar Amount	0	0	0			

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition

Parcels Acquired		0	0			
Businesses Displaced		0	0			
Nonprofit Organizations Displaced		0	0			
Households Temporarily Relocated, not Displaced		0	0			
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

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.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	2	0
Number of Non-Homeless households to be provided affordable housing units	33	33
Number of Special-Needs households to be provided affordable housing units	2	0
Total	37	33

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	6	13
Number of households supported through The Production of New Units	8	1
Number of households supported through Rehab of Existing Units	20	19
Number of households supported through Acquisition of Existing Units	1	0
Total	35	33

Table 12 – Number of Households Supported

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

We are currently in the process of developing additional rental units, but the process takes longer than one year.

Discuss how these outcomes will impact future annual action plans.

The current work on the development of new units should begin to be ready for reporting in the 2025 CAPER.

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.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	13	4
Low-income	13	3
Moderate-income	0	2
Total	26	9

Table 13 – Number of Households Served

Narrative Information

Through its close partnership with TJPDC, the City will continue to seek out similar opportunities to blend funding from multiple sources to deliver significant benefits to our community.

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 Blue Ridge Area Coalition for the Homeless (BRACH) Continuum of Care maintains a coordinated system of care so that homelessness in our region is rare, brief, and nonrecurring when possible. BRACH quickly connects individuals and families experiencing homelessness to permanent housing without preconditions and barriers to entry, such as sobriety, treatment, or service participation requirements. A Community Case Review convenes 2 times a month to provide a problem-solving body to area providers working with individuals and families experiencing homelessness. The Community Case Review consists of a convener appointed by BRACH and staffed by representatives from anchor agencies, including PACEM, The Haven, Region Ten, On Our Own, and area Departments of Social Services. Each meeting, the Community Case Review works through the community's By-Name List of everyone known to be experiencing homelessness in the area and documents action steps aimed at quickly resolving homelessness for each person reviewed.

Particularly complex cases are referred to the Community Case Review for solution-focused discussion designed to resolve homelessness quickly and effectively. A coordinated assessment process is used to determine eligibility for available services, collect required data, and develop case plans for individuals and families experiencing homelessness. Coordinated assessment is available every day at The Haven. Households can call the Haven's Homeless Information Line (HIL) to schedule a homeless intake appointment.

BRACH homelessness service providers collect required data elements and enter data into HMIS on a weekly basis to ensure close to real-time community level data and on-time reporting to local, state and federal stakeholders.

BRACH has received Community Solutions funding to conduct a one-year pilot program to enhance outreach beyond the urban center of the region. The City of Charlottesville has provided Capacity Building funding to continue the position after the pilot funding is expended.

BRACH, Region Ten PATH Program, and On Our Own provide street outreach to individuals and families experiencing homelessness, with a focus on those who do not have shelter, to provide them with information and access to services. Region Ten conducts in-reach with Western State Hospital to assist with transitions and community reintegration – clients can come to Region Ten for support. Region Ten PATH program conducts in-reach at The Haven, Mohr Center and SupportWorks Housing (previously Virginia Supportive Housing) to engage guests in mental health treatment and care.

SupportWorks Housing provides supportive housing in the region, addressing the long-term needs of chronically homeless households and individuals. The Premier Circle project, which is using HOME-ARP funds, among many other sources, will transform a hotel into Permanent Supportive Housing, and construction is underway.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City of Charlottesville continued to seek out novel ways to use HUD funding to support programs serving the area's unhoused population, such as through an investment of PY24 CDBG funds in PACEM's Shelter Transportation program to support employment opportunities for shelter clients by providing them with transportation to and from work.

PACEM provides a seasonal, low-barrier emergency shelter to individuals from late October to mid-April using host church sites for shelter and meals. PACEM provides coordinated assessment services to those individuals and families that seek shelter but have not completed a coordinated assessment through Coordinate Entry.

ACPS McKinney-Vento Connection (formerly Families in Crisis) provides emergency hotel/motel vouchers to families experiencing homelessness and complete a coordinated assessment packet, and assists McKinney-Vento Coordinators in the region with addressing the needs of families identified by schools as at risk of homelessness.

Salvation Army provides high-barrier emergency shelter services year-round for individuals and families experiencing homelessness that can maintain sobriety and are looking for work or are working. Salvation Army is currently under construction to increase the number of beds available.

Shelter for Help in Emergency (SHE) provides emergency shelter services year-round for women and children fleeing domestic violence, referred by other emergency shelters and emergency room staff.

Monticello Area Community Action Agency (MACAA) Hope House provides transitional housing and supportive services with a preference for households with children where one adult is working.

These resources provide adequate shelter services to the community in need during the season in which the low-barrier shelter operates. During the warmer months, there are individuals that struggle to identify adequate resources. A day shelter operates daily to provide basic and respite care to all, regardless of whether they are engaged in other shelter services within the continuum. The City of Charlottesville is still working to identify opportunities to develop a year-round, low-barrier overnight shelter.

Community leaders are working together to provide a year-round, overnight shelter, in partnership with local nonprofits and the City of Charlottesville.

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

Prevention staff at The Haven, PACEM, and McKinney Vento services in schools, coordinate activities in communication with area emergency assistance providers including Alliance for Interfaith Ministries (AIM), Pathways Fund, Love, Inc., departments of social services, and area churches whenever possible. Monthly case management is provided to develop and implement a housing stability plan.

Existing rental assistance resources include Pathways through the United Way, the Network2Work Emergency Fund, The Haven, PHA eviction reduction programs, HOPWA through the Blue Ridge Health Department, CSRAP through the City of Charlottesville, and Housing Choice Vouchers in various counties.

The city's CDBG program continued in 2024-25 its partnership with local agencies dedicated to addressing the needs of the unhoused, notably through support of PACEM's novel Shelter Transportation program to connect person transitioning out of homelessness with vital services and employment opportunities.

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

Transition services for this population continues to be a challenge, as it is for most metropolitan areas across the country. The City and TJPDC remain committed to this work, nonetheless.

The Haven provides housing navigation services through the Rapid Rehousing program to assist individuals and families experiencing homelessness to identify available low-income housing resources and negotiate leases. Rapid Rehousing Case Managers serve as a housing navigator to develop relationships with area landlords and provides education on available rental subsidy programs to housing organizations. The Haven provides rapid re-housing services to quickly connect individuals and families experiencing literal homelessness to permanent housing. Rental arrearages and utility bills may be paid if they represent an actual barrier to permanent housing. Rental subsidies may be provided to ensure housing stability. Ongoing eligibility is determined every 90 days. Monthly case management is provided to develop and implement a housing stability plan.

Region Ten operates a HUD-funded permanent supportive housing program for about 33 chronically homeless individuals. Community Case Review prioritizes the most vulnerable individuals with the longest histories of homelessness for this program when there are openings. SupportWorks Housing's The Crossings provides 30 units of permanent supportive housing for chronically homeless individuals in partnership with the Albemarle County Department of Housing and the Charlottesville Redevelopment and Housing Authority (CRHA). The Continuum of Care now includes 153 Permanent Supportive Housing beds, including 25 units that service Veterans, and 38 that are run by Region Ten and funded through HUD.

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

Actions taken to address the needs of public housing

For the 2024-25 program year, the city's CDBG program continued its partnership with the Charlottesville Public Housing Association of Residents (PHAR) to support its mission of "educat[ing] and empower[ing] low-income residents to protect and improve [their] own communities through collective action." This work is in addition to the expanded partnership between the city and CRHA noted elsewhere in this CAPER. (ref. sections CRHA and CR-35)

The redevelopment of Crescent Halls has been completed, housing 105 low income households, focused on providing housing for the elderly and individuals with disabilities.

Phase Two for South First Street, a large public housing redevelopment project, is underway, along with Phase One of Sixth Street.

As a cohort of residents and planners, the Westhaven Planners unanimously voted on a Master Plan for redevelopment of the Westhaven neighborhood.

HVAC and kitchen appliances are being replaced in existing units. Computer labs are being updated and opened at Westhaven and South First Street. Free internet access at Crescent Halls and South First Street are being put in place, with plans to roll out free internet access at all public housing sites in the future.

CRHA is developing a digital literacy education program that they plan to launch in the coming year.

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

Resident Planners continued meeting at all sites throughout the program year. A total of over 500 participants attended this year's meetings. Resident Services hosted over 100 events across sites for residents, with two of these recurring events being resident-led. Other programs were introduced with feedback from residents on type of programs desired. A comprehensive survey is set to launch this summer to get more information about gaps in services and needs of residents.

This year, CRHA launched the Eviction Diversion Program — part of an effort between Resident Services and Housing — to provide intervention and support for those at-risk of eviction.

The Resident Council was re-established at Crescent Halls, now that the building is fully refurbished and inhabited. The group has met regularly to discuss issues. CRHA plans to establish similar councils at other sites.

Actions taken to provide assistance to troubled PHAs

CRHA is the only PHA in the region and is not troubled.

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)

One of the most significant steps taken by the city in recent years is the adoption of a new, more inclusive Zoning Code, developed with the goal of making possible increases in residential density in all neighborhoods within the city and the expansion of the number of affordable homeowner and rental units. This new code, along with City Council's commitment of over \$10,000,000 in 2024 to support a range of Affordable Housing (AH) activities, are together a powerful symbol of the city's commitment to ameliorate the negative effects of public policies that serve as barriers to affordable housing. In addition, the city is also currently exploring a targeted tax abatement strategy to further support the development of affordable housing opportunities.

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

One of the biggest steps taken by the city in recent years to remove obstacles to the development of affordable housing is the development a new, more inclusive zoning code. While great challenges in this work remain, the new zoning code, with its removal of requirements for single-family residences in all neighborhoods and features that allow developers the ability to develop additional units in certain circumstances if they also deliver a certain number of affordable units (or pay a fee in lieu), offers great promise in addressing the areas housing shortage. Additionally, the city and TJPDC continue to coordinate closely to design and implement HUD-funded programs that address the needs of the largest number of underserved individuals as possible, including activities that have the potential of leveraging non-federal funds.

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

The city continues to work with its partners (including AHIP, LEAP, the Piedmont Housing Alliance, and Habitat for Humanity), to identify and remove lead-based paint hazards where they are encountered.

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

Charlottesville continues to provide significant financial resources to help reduce the number of poverty-level families in the City, including by providing CDBG funds to support family self-sufficiency work conducted by the Charlottesville Redevelopment Housing Authority (CRHA) and the International Rescue Committee (IRC), among others. Similarly, the city has once again designated at least \$900,000 for the Charlottesville Supplemental Rental Assistance Program (CSRAP) program to assist families at risk of eviction or other adverse actions.

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

The City and TJPDC continue to emphasize the development and refinement of tightly integrated systems to support our shared strategic goals. Charlottesville, TJPDC and the members of the Thomas Jefferson HOME Consortium (TJHC) work closely together to promote regional cooperation and the creative use of funds so as to maximize the impact of our many programs.

The city also continues to offer unused city office space to area nonprofits, such as the Blue Ridge Area Coalition for the Homeless (BRACH), at below-market rates as a way of supporting their work. This helps integrate these entities into the other work the city is doing while at the same time allowing them to develop a great portion of their scarce resources on their core missions.

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

The Regional Housing Partnership meets quarterly, and engages over 22 organizations who represent public, private, citizen, and for-profit sectors of those working to provide affordable housing in the TJPDC region.

The city and TJPDC work closely together to support social service and housing agencies that are involved in serving special needs populations, including the Jefferson Area Board for Aging (JABA), the Arc of the Piedmont for people with developmental disabilities, Region Ten Community Services Board for people with mental illness and substance abuse and the Independence Resource Center. The Jefferson Area Board for Aging (JABA) assists elderly persons with long-term health care needs, and serves the TJPDC region. JABA partners with senior housing providers in Charlottesville (Timberlake Place, Woods Edge, and Park View Apartments) and in Nelson County (Ryan School Apartments). Regular JABA health screenings and services are provided by JABA nurses at Park View at South Pantops, Ryan School Apartments and Woods Edge Apartments.

The City's Comprehensive Plan Update and Zoning Ordinance Rewrite project has a Steering Committee that is composed of representatives from the Albemarle County, public, University of Virginia, nonprofit organizations, Neighborhood Leaders Group, Charlottesville Redevelopment and Housing Authority (CRHA), Homeless Agency, etc.

The Region Ten Community Services Board provides comprehensive diagnosis, treatment and training for persons with Serious Mental Illness and chemical dependence for persons within the Planning District. Region Ten administers Continuum of Care (CoC) Permanent Supportive Housing projects, using a scattered site model. Region Ten also serves people with housing in apartments or Single Room Occupancy (SRO) units with funding through the Virginia Department of Behavioral Health and Developmental Services (DBHDS). Region Ten administers about 220 Housing Choice Vouchers. Region Ten provides case management services.

The Blue Ridge Health District (BRHD) administers the Housing Opportunities for People With AIDS (HOPWA) program, serving 33 people, with long-term (24 people) or short-term assistance. Qualification for the program is based on a diagnosis of HIV and income. BRHD provides testing, screening, advocacy, housing assistance and case management for people with HIV or those at high risk for HIV infection. The Health District also houses the SSI/SSDI Outreach Access and Recovery (SOAR) program. SOAR is a national program designed to increase access to the disability income benefit programs administered by the Social Security Administration for eligible adults who are experiencing or at risk of homelessness and have a mental illness, physical impairment or co-occurring substance use disorder. BRHD partnered with BRACH to hire a full time SOAR Benefits Coordinator to work with our local homeless population to obtain their Social Security Benefits.

For people with disabilities, housing foundations in the Counties and projects funded through the Charlottesville Affordable Housing Fund (CAHF) in the City include necessary accessibility features as part of the scope of work for rehabilitation and emergency repair projects.

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

One of the greatest insights from the regional Community Needs Assessment conducted during the development of the current FY 2022-2027 Consolidated Plan is the several lack of affordable rental units, both in the city and across the larger metropolitan area served by the Thomas Jefferson HOME Consortium members. This condition is greatly exacerbated by the significant rise of home prices during the course of the COVID pandemic that has driven the median purchase price within the city up on average 3.5% year-over-year, up from approximately \$360,000 in June of 2020 to a little over \$456,000 in June of 2023 according to Redfin calculations of home sales data from MLS and/or public records.

Based on these insights, the city has reemphasized its efforts to preserve and expand the current stock of affordable rental units. For example, the city is in the final stages of approval for funding agreements that will direct our portion of the recent HOME-ARP award to supporting critical rehabilitations necessary to preserve and maintain 7 or more residential rental units as affordable to households at or below 60% of the local Area Median Income (AMI).

Land use and zoning policies have historically been discriminatory in Charlottesville, a practice that has severely limited residential development and the overall supply of housing, especially for residents at the lower end of the income spectrum. These policies are further compounded by community resistance to change the land use policies that reinforce and prioritize preserving existing single-family neighborhoods over the development of new affordable housing that would provide and expand housing options in the community. As mentioned above, the city is working on a wholesale rewrite of its Zoning Ordinance that will emphasize new inclusionary policies and other provisions designed to eliminate long-standing barriers to affordable housing.

The TJPDC has developed the PATH, which connects riders with accessible rides throughout the region,

allowing access to transportation particularly for those who are most greatly disadvantaged. This allows those who live in more challenging locations for transportation, due to housing costs, to be more connected to the places they need to be.

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

The HOME Consortium maintains annual monitoring plans. This year included desk reports from rental providers, as well as a site visit to Nelson County Community Development Foundation (NCCDF), to review their files, procedures, and rental units. NCCDF was found to have excellent files and records, and have completed countless impactful projects in their region.

TJPDC carries out HOME desk reviews throughout the year, with oversight from the Finance Director and Executive Director. On-site visits are not required for subrecipients with no staffing changes, with no significant change in the type of projects carried out, and who have no outstanding findings from previous monitoring visits or financial audits. No sub-recipient will go more than three years without an on-site monitoring visit.

The City of Charlottesville continues to monitor the activities of its CDBG-funded subrecipients, including through analysis of Quarterly Progress Reports (QPRs) and associated accomplishments data, desk reviews and periodic site visits. More in-depth monitoring visits are conducted in partnership with the city's Department of Finance for those subrecipients receiving more than \$100,000 in a given year. Subrecipients found to be in violation or whose files were missing pertinent information will receive notices from the City and will be provided an opportunity to address and correct any problems. The city will conduct follow-up monitoring visits to ensure corrective actions are carried out where necessary.

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.

A virtual public comment period was held from August 15 to September 1, 2025, advertised in the Daily Progress and the Fluvanna Review. The draft CAPER was also made available at City Hall, and on the Thomas Jefferson Planning District Commission (TJPDC) website.

Public hearings were held at two City Council meetings also included a public hearing for the CAPER, as well as the September 4th TJPDC public commission meeting. Input was requested and received from

the Blue Ridge Area Coalition for the Homeless (BRACH), the Charlottesville Redevelopment and Housing Authority (CRHA), Piedmont Housing Alliance (PHA), the Thomas Jefferson Health District, and Region Ten.

The City of Charlottesville engaged in a lengthy period of community engagement regarding the draft 2024-2025 program year CAPER, a process that centered on a public comment period of not less than fifteen (15) days that ran from August 11 through September 1. Public notices of the dates of the public comment period and the scheduled public hearings were published in the local newspapers of record for each participating locality as well as through a News Alert issued by city's Office of Communications alerting recipients to where they can obtain copies of the draft CAPER and/or register to address City Council.

A draft copy of the CAPER report was made available on the website of the Thomas Jefferson Planning District Commission, as has been done in numerous previous years so as to maintain consistency.

In addition, the draft CAPER was presented for public comment at two public hearings before City Council and at least one public hearing of the Commissioners of the Thomas Jefferson Planning District Commission. Members of the public were invited to present comments at each of these hearings and all were advertised through the local papers of record for Charlottesville as well as for the members of the Thomas Jefferson HOME Consortium.

The City of Charlottesville continues the process of updating its Citizen Participation Plan, both to emphasize its commitment to fostering broad community engagement but also to incorporate the best practices featured in HUD's postposed new 2024 rule for localities operating HUD-funded programs. The proposed revision will continue established practices, such as informational sessions and multiple public hearings for proposed plans and evaluation of funded activities, but will also focus on developing new ways of fostering community engagement, such as online survey and electronic distribution of public notices, among others. When reviewed and approved by City Council, the new CPP will serve as a model for the participating localities in the HOME consortium.

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.

The City of Charlottesville continues its commitment to internalizing the growing understanding of the depth and breadth of needs within our community referenced in previous CAPER reports, including the broader regional nature of many of the challenges we face and the consequent importance of fostering strong regional partnerships through, for example, the Thomas Jefferson Planning District Commission, the Thomas Jefferson HOME Consortium, regional economic partnerships, among many others. The high cost of housing and, consequently, the limited options affordable for many people who work in the city but who cannot afford to own or rent here, continues to be a significant challenge for our community, as it does for so many communities across the country.

The city and its many housing-focused partners are in the process of several comprehensive studies that will further enhance our understanding of community needs and, more importantly, the steps needed to address them in a productive manner that brings results for those in our community who need them the most. One significant outgrowth of this developing awareness can be seen in City Council's commitment to commit at least \$10 million per year to support affordable housing initiatives, a commitment that is being delivered upon but which would be challenging even for city's much larger than Charlottesville. (As noted elsewhere in this CAPER (ref § CR-35), the City of Charlottesville committed over \$21 million to support a variety of affordable housing initiatives in 2024.) Similarly, the city continues to work towards a more inclusive zoning environment, including the recent adoption of a new Zoning Code that removes single-family zoning requirements from all residential neighborhoods and that increases the by-right development options available to homeowners seeking to expand residential density and affordable housing options.

The 2024-24 program year planning process reinforces our understanding of how the level of need within our community exceeds the limited funds available. Consequently, continued emphasis will be placed on seeking out opportunities to develop activities that can further leverage the city's investment of scarce CDBG funds.

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

No

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

CR-50 - HOME 24 CFR 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in 24 CFR §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

HOME-assisted rental units are owned and managed by sub-recipients of the Charlottesville HOME Consortium. Sub-recipients share a role in the implementation of the HOME program, including inspection of rental units. For units with tenants using Housing Choice Vouchers, which constitute the majority of rental units, Charlottesville HOME Consortium Sub-recipients have reciprocal agreements to perform inspections on units owned and managed by another subrecipient. For HOME-assisted units with no rental assistance, the sub-recipient performs inspections at least annually to identify any maintenance issues, and to replace smoke detectors and filters. Inspections may be done more frequently, if there is a concern about the tenant. Some subrecipients, such as AHIP, have inspectors on staff. Others hire inspectors to identify the outcomes of contractors' work. All rental units are inspected annually, including the City - and County-assisted units at the Crossings.

TJPCDC conducts site visits, including visits to affordable housing units, with subrecipients. This year, TJPCDC visited properties developed and maintained by Nelson County Community Development Foundation. The sites were maintained in good condition. No issues were detected.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 24 CFR 91.520(e) and 24 CFR 92.351(a)

All HOME projects are carried out by HOME Consortium subrecipients. These organizations have developed extensive networks with agencies and organizations in their localities to create a steady stream of referrals for HOME programs. Public outreach is carried out through a variety of means. The HOME Consortium maintains its Affirmative Marketing Policy, which applies to all projects that involve 5 or more units.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

Program Income information is collected quarterly from subrecipients. Not all subrecipients collect Program Income, because some primarily provide grants or conduct home repairs. Only the City of Charlottesville transfers PI back to TJPCDC for use with their specific subrecipients. This year, the majority of Charlottesville PI went to LEAP, Local Energy Alliance Program, who provide homeowner rehabilitations to City of Charlottesville residents. Other than that, PI was used by NCCDF to reinvest in

their rehabilitation projects, which serve homeowners and homebuyers. Skyline CAP regularly uses their CHDO proceeds to purchase new rental units for low-income tenants.

Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 24 CFR 91.320(j)

Subrecipient organizations maintain continual contact with their local community members, assessing the needs for affordable housing units, homeowner rehabilitation for low-income households, and other needs. The Grants Manager at TJPDC attends regular meetings, listening to the needs and opportunities expressed by service providers, community members, locality staff, and leaders in housing and homelessness efforts. TJPDC participates in the USDA Housing Preservation Grant, allowing subrecipients to increase their rates of rehabilitating low-income housing. TJPDC also participates in the Virginia Eviction Reduction Program, which assists low-income households in addressing rent issues to prevent eviction. The City of Charlottesville provides extensive funding to affordable housing efforts, as evidenced in section 15 of this report, regarding Match funds. Through the RHP, TJPDC hosts summits every two years to increase the connection between private, public, and for-profit organizations that are focused on housing needs.

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	0	0	0	0	0
Total Labor Hours					
Total Section 3 Worker Hours					
Total Targeted Section 3 Worker Hours					

Table 14 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					

Other.					
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Table 15 – Qualitative Efforts - Number of Activities by Program

Narrative

Attachment

City Council Approval



**City Council Meeting Agenda
September 2, 2025**

City Hall Council Chamber
605 E. Main St.
Charlottesville, VA 22902
CERTIFICATIONS

Juandiego R. Wade, Mayor
Brian R. Pinkston, Vice Mayor
Natalie Oschrin
Michael K. Payne
J. Lloyd Snook, III
Kyna Thomas, Clerk

4:00 PM Opening Session

I. Call to Order/Roll Call

II. Agenda Approval APPROVED 5-0 (Pinkston/Snook)

III. Reports

- 1. Report: Sister Cities Commission
- 2. Report: Blue Ridge Juvenile Detention Center
- 3. Report: Historic Resources Committee (2025-2026 Work Plan)

5:30 PM Closed Meeting (if called)

6:30 PM Business Session

IV. Moment of Silence

V. Announcements

VI. Recognitions/Proclamations

- Recognition: Charlottesville High School Boys Varsity Tennis State Champions (Second Straight Year)

VII. Community Matters

VIII. Consent Agenda* APPROVED 5-0 (Snook/Pinkston)

- 4. Minutes: July 7, July 21 and August 4 regular meetings; August 6 joint meeting with the Charlottesville Redevelopment and Housing Authority; August 15-16 Council retreat
- 5. Resolution: #R-25-103 Resolution to Transfer Additional Funds for Electric School Buses in the amount of \$10,032 (2nd reading)
- 6. Resolution: #R-25-104 Resolution Appropriating Opioid Abatement Authority Cooperative Partnership Grant for Fiscal Year 2026 to OAR (Offender Aid and Restoration) for Expanded Specialty Docket Services - \$13,504.43 (2nd reading)
- 7. Resolution: #R-25-105 Resolution Appropriating Virginia Department of Social Services Temporary Aid to Needy Families Grant - \$69,312.67 (2nd reading)
- 8. Resolution: #R-25-106 Resolution to appropriate funds from the Virginia Department of Housing and Community Development- Virginia Homeless Solutions Program in the amount of \$440,885 (2nd reading)
- 9. Resolution: #R-25-107 Resolution for the Consolidated Annual Performance and Evaluation Report (CAPER) for the Program Year 2024-25 Community Development Block Grants and HOME Investment Partnerships Programs (2nd reading)



RESOLUTION #R-25-107
Resolution to Approve the Consolidated Annual Performance and Evaluation Report (CAPER) for the Program Year 2024-25 Community Development Block Grants and HOME Investment Partnerships Programs

WHEREAS the City of Charlottesville has been designated as an Entitlement Community by the United States Department of Housing and Urban Development (“HUD”) and as such is a recipient of federal funds through HUD’s Community Development Block Grant (“CDBG”) & HOME Investment Partnerships (“HOME”) programs; and

WHEREAS the City is a contributing member of the Thomas Jefferson HOME Consortium (“TJHC”) in partnership with the counties of Albemarle, Fluvanna, Greene, Louisa and Nelson, and through the Consortium shares in the benefits of participation in HUD’s HOME program; and

WHEREAS City Council approved a 5-Year Consolidated Plan covering program years 2023-2027 at a public hearing held on May 1, 2023 (#R-23-065) and the associated 1-Year Annual Action Plan (“AAP”) for program year 2024-25 at a public hearing on June 3, 2024 (#R-24-060); and

WHEREAS HUD requires all localities receiving HUD funds to report on their annual accomplishments at the end of each program year through the CAPER;

NOW, THEREFORE, BE IT RESOLVED that the City Council of Charlottesville, Virginia, hereby approves the city’s Program Year 2024-25 CAPER report, as presented here before us.

Date Adopted: September 2, 2025

Certified: *Lynne Thomas*
 Clerk of Council

	<u>Aye</u>	<u>No</u>
Oschrin	<u> x </u>	<u> </u>
Payne	<u> x </u>	<u> </u>
Pinkston	<u> x </u>	<u> </u>
Snook	<u> x </u>	<u> </u>
Wade	<u> x </u>	<u> </u>

TJPDC Resolution



*Serving local governments by providing regional vision,
collaborative leadership, and professional service to develop effective solutions*

RESOLUTION

ADOPTING THE 2024 HOME CDBG CAPER (CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT)

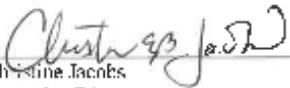
WHEREAS, the Thomas Jefferson Planning District Commission ("the Commission") serves as the Administrative and Planning agent for the HOME Investment Partnership Program's HOME Consortium through an agreement with the City of Charlottesville and;

WHEREAS, the HOME program requires a Consolidated Annual Performance Evaluation Report (CAPER), which includes a review of program goals and outcomes, a report on racial composition, reach funds used, how homeless and special needs populations are served in our region, public housing, and monitoring, and;

WHEREAS, the TJPDC has worked with the City of Charlottesville to prepare the Consolidated Plan, including consultations with community leaders, citizen participation, data compilation and analysis, and consultation with HOME subrecipients;

NOW, THEREFORE, BE IT RESOLVED by the Thomas Jefferson Planning District Commission that it hereby approves the 2024 HOME-CDBG CAPER and authorizes confirmation of that approval to HUD by September 27, 2025.

Adopted by the Thomas Jefferson Planning District Commission at its Monthly Commission Meeting of September 4, 2025, in the City of Charlottesville, Virginia, a quorum being present.


Christine Jacobs
Executive Director


Keita Smith
Commission Chair

9/4/25
Date

9/4/25
Date