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MEMO

To: Members, Thomas Jefferson Planning District Commission
From: Billie Campbell, Chief Operating Officer
Date: October 30, 2008
Re: HOME performance for Program Years 2003 to 2007

Purpose: To review the accomplishments of the HOME Consortium over that five year period covered by the last Consolidated Plan.

Background: The Consolidated Plan sets forth an overall plan to support community development needs, including housing needs, in the Thomas Jefferson Planning District and in the City of Charlottesville for a five-year period. The plan specifically addresses the use of federal funds, including HOME Investment Partnership (HOME) funds awarded to the HOME Consortium and Community Development Block Grant (CDBG) funds received annually by the City of Charlottesville. TJPDC prepares the HOME portion of the Consolidated Plan and administers HOME funds for the Consortium. Each September, TJPDC and the City submit the Consolidated Annual Performance and Evaluation Report (CAPER) to HUD to report on the accomplishments of the program year that ended the previous June 30.

Issues: The 5-year Consolidated Plan submitted in May 2003 covered Program Year 2003 (July 1, 2003 to June 30, 2004) to Program Year 2007 (July 1, 2007 to June 30, 2008). CAPERs were submitted in September after each program year. HUD does not require a summary of accomplishments over the 5-year period covered by the Consolidated Plan. Commissioners requested a performance report for 2003-2007 at their May 2008 meeting, when the new Consolidated Plan was adopted.

Goals in the Consolidated Plan span funding streams, including, but not limited to, Regional and State HOME, local funds, Rural Development, CDBG, state funds, private foundations, Housing Choice Vouchers, VHDA, and low-income tax credits. TJPDC tracks completed projects only for HOME-funded projects and does not have data on projects carried out with other funding. Many projects do combine funding streams, and accomplishments include projects using HOME funds as the sole funding source or in combination with other funding streams. In the CAPER for Program Year 2007, the Housing Directors Council noted that projects now generally require combining funds from various sources. This creates significant administrative and planning burdens for staff of housing foundations.

Enclosed materials include:

- The first four pages of the CAPER submitted September 30, 2008, summarizing the accomplishments for the year and listing the goals from Year 2003 Consolidated Plan.
- A table summarizing the completed projects over the past five years. In that time period, a total of 234 projects were completed, with expenditures totaling almost \$5 million. Most projects provide down-payment assistance for first-time homebuyers or rehabilitation for owner-occupied homes. New construction, acquisition and rehabilitation and rental development projects generally represent projects funded by the 15% set-aside of HOME funds for Community Housing Development Organizations (CHDOs). Some projects represent multiple units and the summary total reflects projects and not the total number of units.

Action Needed: This report is provided for information only.