

**CONSOLIDATED ANNUAL PERFORMANCE
AND
EVALUATION REPORT
for the
City of Charlottesville
and the
Thomas Jefferson HOME Consortium**

Reporting Period: July 1, 2007 - June 30, 2008

**Submitted to HUD
September 30, 2008**



Prepared by
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NARRATIVE

1. Assessment of Five-Year Goals and Objectives

The Consolidated Plan for the City of Charlottesville and the Thomas Jefferson HOME Consortium covering the program year 2007 - 2008 was prepared and adopted in 2003. It identifies both regional and local goals and objectives. The five-year broad goals were:

Goals From Year 2003 Consolidated Plan

Housing or Community Development Need Addressed:	5 Year Broad Goal from Consolidated Plan Locality: Albemarle
Rehabilitation of substandard houses	Leverage a variety of funds to rehabilitate 15-25 owner occupied homes each year
Affordable rental housing	Preserve and expand the supply of affordable rental properties; assist renters through tenant-based rental assistance programs.
Land use and housing development	Provide and encourage development of a variety of affordable housing in Growth Areas
Assistance to first-time homebuyers	Provide homeownership opportunities to the County's Homebuyer Club graduates
Community development	Expanded support for affordable housing preservation and production with special emphasis on programs designed to promote independence and self-sufficiency
Provide affordable housing for the special needs population	Continue to address the special needs of the elderly, disabled, victims of domestic violence, single parents, etc.

Housing or Community Development Need Addressed:	5 Year Broad Goal from Consolidated Plan: Locality: Charlottesville
Increase opportunities for first-time homebuyers	Enable 30 eligible families to become homeowners
Rehabilitate or replace substandard owner-occupied homes	Study number of substandard homes and rehabilitate 25 most in need
Rehabilitate substandard renter-occupied homes and multi-family units	Research substandard renter-occupied homes and multi-units through PHAR and the Housing Authority to determine specific needs
Provide financial assistance and support services to low income renters and Section 8 housing recipients	Encourage increase in financial assistance and support services to low income renters and Section 8 recipients

Assist special needs groups (elderly, disabled, homeless, and single parent families)	Continue to support programs which assist special needs groups
Encourage a regional approach in the provision of housing for low-income persons and families	Increase communication between members of the Consortium to address the needs of the region as a whole
Preserve neighborhoods, the building blocks of our community, by assisting residents with their housing needs	Preserve and increase programs to assist residents with housing needs
Work force development	Support programs which increase and improve job opportunities

Housing or Community Development Need Addressed:	5 Year Broad Goal from Consolidated Plan Locality: Fluvanna
Emergency and transitional housing	Study the feasibility of developing an emergency or transitional unit
Rehabilitation of substandard owner-occupied houses	Study the number of substandard homes and rehabilitate 15 most in need
Assistance to first-time home buyers	Encourage County planning process to allow for affordable lots
Affordable rental housing	Encourage an increase in affordable rental units; build rental units; implement TBRA program for homeless or near homeless
Community development	Support improved infrastructure for the Fork Union Sanitary District; Economic revitalization in Palmyra and Columbia Assist town of Columbia in ongoing CDBG program

Housing or Community Development Need Addressed:	5 Year Broad Goal from Consolidated Plan Locality: Greene
Assistance to first-time home buyers	Enable eligible families to become home owners
Rehabilitation of substandard owner-occupied houses	Rehabilitate substandard homes with an emphasis on those lacking complete plumbing
Affordable rental housing	Encourage development of affordable rental units
Assist special needs populations	Continue to address the special needs of the elderly, disabled, victims of domestic violence, single parents, etc.
Community development	Support infrastructure improvements along Route 29 business corridor

Housing or Community Development Need Addressed:	5 Year Broad Goal from Consolidated Plan Locality: Louisa
Emergency and transitional housing	Unit occupied at least by 8 families
Rehabilitation of substandard owner-occupied houses	Study the number of substandard homes and rehabilitate 24 most in need
Assistance to first-time home buyers	Encourage County planning process to allow for affordable lots

Affordable rental housing	Encourage increase in affordable rental units, especially for people with disabilities; implement TBRA program for homeless or near homeless families
Community development	Assist Town of Louisa in building new Administration Center with Food Pantry

Housing or Community Development Need Addressed:	5 Year Broad Goal from Consolidated Plan Locality: Nelson
Affordable rental housing	Develop 8 affordable rental units across the County at a scale consistent with the rural character of the County
Rehabilitation of substandard owner-occupied houses	Rehabilitate substandard owner-occupied homes with an emphasis on those without complete plumbing
Assistance to first-time home buyers	Assist first time home buyers, with an emphasis on those who have received home ownership counseling
Community development	Continue adaptive reuse of significant local buildings

Housing or Community Development Need Addressed:	5 Year Broad Goal from Consolidated Plan Locality: Region
Affordable housing for special needs populations	Address the needs of the elderly, developmentally and physically disabled and victims of domestic violence
Coordination of regional affordable housing service providers	Foster cooperation and coordination among affordable housing service providers in the region
Increase affordable rental housing opportunities	Establish security deposit loan program offering counseling and training and loans for security deposits and utilities
Fair housing	Provide public education and outreach on fair housing laws; measure compliance with and support enforcement of fair housing laws through testing
Rehabilitation of substandard housing	Provide rehabilitation of substandard owner occupied housing
Affordable homeownership	Provide affordable homeownership opportunities
Homelessness	Provide tenant-based rental assistance to people who are homeless or near-homeless
Increase affordable housing and community development opportunities	Expansion of regional housing and community development financing capacity
Increase financial literacy awareness and combat predatory lending	Conduct financial literacy trainings

For July 1, 2007 through June 30, 2008, the City of Charlottesville and the Thomas Jefferson HOME Consortium were allocated funding as follows:

HOME Investment Partnership (including ADDI)	\$923,624
Community Development Block Grant:	\$546,657