

**Summary of Local Goals from the 2008 Consolidated Plan
and FY 08 - 09 Measurable Objectives**

Note: Unless otherwise designated, the Objective for 2008-2009 activities is “Decent Housing” and the Outcome is “Affordability”

Locality: Albemarle			
Housing or Community Development Need Addressed:	5 Year Broad Goal from 2008 Strategic Plan:	2008-2009 1 Year Measurable Objective from Action Plan:	Source of Funds to Achieve Goal:
Rehabilitation of Substandard Houses	Leverage a variety of funds to rehabilitate 15-25 owner occupied homes year	HOME funds will be used to leverage other funding sources for 7 homes per year	Consortium HOME; Local funds; Rural Development; CDBG; State funds; Private foundations and fundraising
Affordable Rental Housing	Preserve and expand the supply of affordable rental properties; assist renters through tenant-based rental assistance programs	Support the applications for low-income housing tax credits to preserve 170 existing affordable units and create 128 new affordable units	HOME; Local funds; Project-based Housing Choice Vouchers; State funds; VHDA; Private foundations; Rural Development; Consortium CHDO and State CHDO; State CDBG
Land Use and Housing Development	Refine the County’s Affordable Housing Policy to promote creation of affordable units with long-term affordability requirements	Use existing proffer system to promote private development of affordable units (15% of newly-created units as a result of rezoning) and/or cash contribution to a housing fund	Local funds; Private funds
Assistance to First-Time Homebuyers	Provide homebuyer assistance and below-market-rate mortgages to lower-income homebuyers who live and or work in Albemarle County	25 lower-income homeowners per year	State HOME; Local funds; VHDA; Private mortgage lenders, private funds
Community Development	Participate in development of the state’s CDBG program to promote redevelopment and housing production		State CDBG; Local funds; Low-income housing tax credits

Provide Affordable Housing for the Special Needs Population	Promote development of housing to meet special needs of various populations	Support the development of 38 new senior apartments and the renovation of 28 existing senior apartments.	State and Local CHDO; Rural Development; Low-income housing tax credits; Local funds; Project-based Housing Choice Vouchers
Emergency Home Repair	Provide emergency repairs to 25-30 homes per year	Provide emergency repairs to 25 – 30 homes	Local funds; Rural Development; CDBG; State funds; Private foundations and fundraising
Locality: Charlottesville			
Housing or Community Development Need Addressed:	5 Year Broad Goal from Strategic Plan:	2008 - 2009 1 Year Measurable Objective from Action Plan:	Source of Funds to Achieve Goal:
Increase opportunities for first-time homebuyers	Enable 50 eligible families to become homeowners	HOME funds to support 10 families, City funds to support 5 families through Workforce Housing Fund, 5 families through Habitat. Objective: Decent housing - Outcome: affordability.	CDBG, VHDA, HOME, ADDI, City funds, private funds
Rehabilitate or replace substandard owner-occupied homes	Study number of substandard homes and provide rehabilitative services to 40 homes	HOME funds to support the rehabilitation of 3 substandard owner-occupied homes, City funds to support the rehab of 12 owner-occupied homes Objective: Decent housing - Outcome: affordability.	CDBG, HOME, City funds
Rehabilitate substandard renter-occupied homes and multi-family units	Continue partnerships with community entities to establish and maintain rental units for low/moderate income renters	Research additional opportunities to supplement existing partnerships. Projects underway: Dogwood Housing, Monticello Vista Apartments, Cynthianna Apts. Objective: Decent housing - Outcome: affordability.	CDBG, HOME, City funds, Federal Tax Credits
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	Pre and post-incarceration services; Financial education and outreach classes, foreclosure prevention assistance. Objective: Decent housing - Outcome: affordability.	CDBG

Assist special needs groups (elderly, disabled, homeless, persons with HIV/AIDS and single parent families)	Continue to support programs which assist special needs groups	Homeless shelter expansion, rental assistance to 6 persons with HIV/AIDS, counseling assistance to 50 people in OAR program. Objective: Decent housing - Outcome: affordability.	CDBG
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	Define and implement work program for various housing committees – City; City/County/UVA; Housing Directors Council	CDBG
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	Paint program assistance to 10 homes, 6 homeowner rehabilitation grants, 2 handicap access grants, and make 6 units more energy efficient. Objective: Suitable Living Environment, Outcome: Sustainability.	CDBG, City funds
Work Force Development	Support programs which increase and improve job opportunities	Post incarceration services to residents re-entering the workforce, Financial literacy and education classes, GED classes	CDBG
Locality: Fluvanna			
Housing or Community Development Need Addressed:	5 Year Broad Goal from Strategic Plan:	2008 - 2009 1 Year Measurable Objective from Action Plan:	Source of Funds to Achieve Goal:
Emergency and Transitional Housing	Study the feasibility of developing transitional unit		
Rehabilitation of Substandard Owner-Occupied Houses	Rehabilitate 10 homes	Rehabilitate 2 homes	HOME State IPR
Assistance to first Time Home Buyers	Expand opportunities with County Assistance	Assist 2 homebuyers County Comp Plan to include strong Affordable Housing Guidelines	HOME Fluvanna County Private funds
Affordable Rental Housing	Expand rental opportunities in County	Build one unit of rental housing	HOME F/L HF
Community Development	Support infrastructure improvements for water and sewer		State CDBG Rural Development

Emergency Home Repair	Continue EmHR Program	Repairs to 20 homes	State EmHR Program Rural Development F/L HF
Locality: Greene			
Housing or Community Development Need Addressed:	5 Year Broad Goal from Strategic Plan:	2008 - 2009 1 Year Measurable Objective from Action Plan:	Source of Funds to Achieve Goal:
Assistance to first Time Home Buyers	Enable eligible families to become home owners	2 Families will receive ADDI Downpayment assistance to purchase a home. Objective: Decent housing – Outcome: affordability	State Regional loan Fund; Consortium HOME, ADDI, Private funds
Rehabilitation of Substandard Owner-Occupied Houses	Rehabilitate substandard homes with an emphasis on those lacking complete plumbing	1 Family will obtain rehab and Indoor Plumbing using HOME and IPR funding. Objective: Decent housing – Outcome: affordability	State Indoor Plumbing Funds; Consortium HOME to be used for additional rehabilitations
Affordable Rental Housing	Encourage development of affordable rental units		HOME Consortium
Assist Special Needs Populations	Continue to address the special needs of the elderly, disabled, victims of domestic violence, single parents, etc.		HOME Consortium
Community Development	Support infrastructure improvements along Route 29 Business Corridor and the Stanardsville area		Rural Development
Locality: Louisa			
Housing or Community Development Need Addressed:	5 Year Broad Goal from Strategic Plan:	2008 - 2009 1 Year Measurable Objective from Action Plan:	Source of Funds to Achieve Goal:
Emergency and Transitional Housing	Continued operation of Transitional Home	VonHemert Home occupied by 3 tenants	F/L HF
Rehabilitation of Substandard Owner-Occupied Houses	Rehabilitate 10 homes	Rehabilitate 2 homes	HOME State IPR

Assistance to first Time Home Buyers	Expand opportunities with County Assistance	Assist 6 homebuyers	HOME Louisa County Downpayment Fund, Private funds
Affordable Rental Housing	Expand rental opportunities	Manage 8 units	VHDA F/L HF
Community Development	Support infrastructure improvements for water and sewer		State CDBG Rural Development
Emergency Home Repairs	Continue EmHR Program	Repairs to 20 homes	State EmHR Program Rural Development F/L HF
Locality: Nelson			
Housing or Community Development Need Addressed:	5 Year Broad Goal from Strategic Plan:	2008 - 2009 1 Year Measurable Objective from Action Plan:	Source of Funds to Achieve Goal:
Affordable Rental Housing	Develop 8 affordable rental units across the County at a scale consistent with rural character of County	Develop 2 affordable rental units, planning for multi-unit, rent-to-own project in Shipman.	HOME funds, DHCD planning grants, VHDA and FHLBA fund programs
Rehabilitation of Substandard Owner-Occupied Houses	Rehabilitate substandard owner-occupied homes with an emphasis on those without complete indoor plumbing	Two indoor plumbing rehabs complete.	DHCD IP/Rehab funds, HOME, Program Income, Rural Development, SERCAP
Assistance to first Time Home Buyers	Assist First Time Homebuyers with an emphasis on those who have received home ownership counseling	Assist 3 First Time Homebuyers w/ counseling, downpayment assistance.	Regional loan fund, HOME, ADDI, VHDA, Rural Development, private funds
Community Development	Continue collaborative efforts with other agencies to fund local projects	Grant funding, project management for walking trail at Ryan Senior Apts. Grant funds for Dental Trailer: Objective: Suitable Living Environment. Outcome: Sustainability	NCCDF fundraising, CACF, Blue Moon Fund, Oak Hill Fund
Emergency Repair	Continue safety and accessibility repair program for elderly and disabled	Three repairs for elderly	NCCDF funds, Rural Dev.

Locality: Region			
Housing or Community Development Need Addressed:	5 Year Broad Goal from Strategic Plan:	2008 - 2009 1 Year Measurable Objective from Action Plan:	Source of Funds to Achieve Goal:
Affordable Housing for Special Needs Populations	Address the needs of the elderly, developmentally and physically disabled and victims of domestic violence	Initiate SRO project for homeless & near-homeless. Complete a feasibility study on homesharing for the elderly, people with disabilities and low-income persons.	Consortium HOME; CHDO Loan Fund, VHDA, DHCD, local funds, private funds
Coordination of Regional Affordable Housing Service Providers	Foster cooperation and coordination among affordable housing service providers in the region	Distribute Housing Action Agenda from "Finding Common Ground;" explore partnerships to increase the stock of affordable housing in the region.	HOME Consortium
Increase Affordable Rental Housing Opportunities	Foster awareness of the need for affordable rental housing in the region	Disseminate findings of State of Housing Report Promote accessory dwelling units and other accessory units.	Local funds, private funds
Fair Housing	Provide public education, outreach and counseling on fair housing laws; measure compliance with and support enforcement of fair housing laws through testing; reduce the racial disparity in high-cost lending	Complete an Analysis of Impediments to Fair Housing Choice, to include testing initiative and further analysis of racial disparity in high-cost lending; conduct fair housing seminars; distribute fair housing materials, implement public awareness campaign, respond to complaints/inquiries	HOME Consortium; other sources available: local funds and HUD, through Piedmont Housing Alliance
Rehabilitation of Substandard Housing	Provide rehabilitation of substandard owner occupied housing	Rehabilitate substandard housing in all six localities; rehabilitate housing owned by low income elderly citizens	HOME Consortium, IPR, state funds, local funds
Affordable Homeownership	Provide affordable homeownership opportunities	Provide assistance to first time homebuyers; increase number of low income homebuyers in the region.	HOME Consortium, local funds, private funds

Homelessness	Implement recommendations in the Community Plan to End Homelessness	Finalize and publicize plan Launch regional coordinating body	HOME Consortium, Thomas Jefferson Area Coalition for the Homeless.
Increase Affordable Housing and Community Development Opportunities	Expansion of regional housing and community development financing capacity	Provide technical assistance on proffer language and impact fees Encourage Mixed-Use/Mixed Income public-private partnerships	CDFI Fund, local funds, VHDA, DHCD, Rural Development, private funds
Increase Financial Literacy Awareness and Combat Predatory Lending	Conduct financial literacy trainings and strengthen counseling	Develop a protocol for intervening in individual cases Collect and disseminate information on reverse mortgages	CDBG, Consortium HOME, private funds
Emergency Home Repair	Promote awareness of the need for Emergency Home Repair	Develop and distribute materials on emergency home repair	HOME, Local funds, private funds