

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.

The following accomplishments were made in PY 2021 using Chesterfield County CDBG and HOME funds:

Create and Sustain Affordable Housing

- Project: HOMES rehabilitated the homes of 8 low-moderate-income residents through their HOME grant-funded comprehensive home repair program. They rehabilitated the homes of 30 LMI residents through their CDBG-grant funded critical home repair program, and served 7 households with lead-based paint related repair work.
- Richmond Habitat for Humanity provided home repairs for 8 LMI residents through their critical home repair program.
- Rebuilding Together of Richmond provided 5 homeowners with home repairs through their Homeowners Safe at Home program.
- HOME, Inc. provided 4 income-eligible homebuyers with down payment assistance to enable first-time homeownership with HOME funds.
- CDBG funding was provided for Maggie Walker Community Land Trust to acquire 1 home to rehabilitate and sell to an income-eligible homebuyer. Two additional homes were acquired and rehabbed by MWCLT in Chesterfield with private philanthropic funding.
- HOME CHDO funded was provided to Project:HOMES to construct 21307 Jackson Street in PY19, and the work was finally completed and homeowner moved in during PY21.
- CDBG funding was awarded to BHC's Colbrook and Horner affordable housing projects and will produce 205 units when construction is complete.

Preserve and Improve Existing Communities

- The Home Repair and Rehabilitation programs preserve and improve existing communities by completing deferred maintenance on properties in communities where homes are older, and many occupants are aging in place on a limited, fixed income.

Promote Healthy and Self-Sufficient Families

- LISC used CDBG funds to support their Financial Opportunity Centers, where 132 chesterfield residents received financial and employment coaching. One of the FOCs closed during the program year, which decreased the number of Chesterfield clients served.
- Residents of the Route One Corridor (approximately 11,920) benefited from the Route One Association for Revitalization's programming which included neighborhood clean-up campaigns and crime prevention training.
- As the CDBG-CV activities are associated with the PY19 Annual Action Plan, those outcomes are not tracked in this table, but during PY21 many accomplishments were made related to this goal using CDBG-CV funding, like CIS's student support program which provided services to 314 students, HumanKind's employment navigation program, where 298 Chesterfield residents were served, and PHA's Housing Resource Line, which provided service to 612 Chesterfield residents in search of housing resources.

The data in Table 1 below did not all auto-populate correctly, and a portion of data was manually entered to ensure accuracy. For example, the report did not pick up on the actual numbers for the goal outcome indicator of "direct financial assistance to homebuyers", where Housing Opportunities Made Equal provided 4 LMI homebuyers in Chesterfield with down-payment assistance. The expected and actuals needed to be manually edited to reflect the accurate numbers for "rental units constructed" and "homeowner housing added". The beneficiary data for LISC's Financial Opportunity Center and ROAR did not auto-populate under "public service activities other than low/moderate income housing benefit". This was manually corrected. Lastly, all of the "actuals" in Table 2 "Accomplishments-Strategic Plan to Date" had to be manually updated to ensure that last year's (project year 2020) accomplishments were included. For example, the 58-homeowner housing rehabilitated figure for PY21 was added to 46, the number of homeowner housing rehabilitated last year, in PY20, for the total of 104.

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
Create and Sustain Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0		10	0	0.00%
Create and Sustain Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$	Rental units constructed	Household Housing Unit	0	0		205	0	0.00%
Create and Sustain Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Added	Household Housing Unit	4	4	100.00%	1	2	200.00%
Create and Sustain Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	350	104	29.71%	50	58	116.00%
Create and Sustain Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$	Direct Financial Assistance to Homebuyers	Households Assisted	35	9	25.71%	8	4	50.00%
Preserve and Improve Existing Communities	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	40000	0	0.00%			

Preserve and Improve Existing Communities	Non-Housing Community Development	CDBG: \$	Buildings Demolished	Buildings	1	0	0.00%			
Preserve and Improve Existing Communities	Non-Housing Community Development	CDBG: \$	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	80	0	0.00%			
Promote Healthy and Self Sufficient Families	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	10000	12825	128.25%	16000	12052	75.33%

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.

Chesterfield County undertook several activities with CDBG funds during the 2021-2022 program year to benefit low- and moderate-income residents and to address the goals and objectives of the PY2020-PY2024 Consolidated Plan. HUD encourages grantees to take a locally targeted approach to the investment of their federal funds to focus on neighborhood revitalization. The county utilized this concept, and for the PY 2021 Request for Proposal process, placed high priority on applications serving "priority funding areas". The majority of these areas were CDBG eligible census block groups that are located along the major commercial corridors in the county (Jefferson Davis Highway, Midlothian Turnpike, and Hull Street Rd), as well as the Village of Ettrick, as the revitalization need is visible in these places. Housing rehabilitation projects were prioritized as these areas have high concentrations of older housing stock in need of rehabilitation, and the county exceeded our goal by 8 houses in PY21. Much of the county's focus during PY21 continued to be on pandemic response and utilizing the CDBG-CV funds provided by HUD to prepare, prevent, and respond to COVID-19.

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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	212	3
Black or African American	224	21
Asian	5	0
American Indian or American Native	2	0
Native Hawaiian or Other Pacific Islander	1	0
Total	444	24
Hispanic	179	0
Not Hispanic	265	24

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

Narrative

In PY2021, a little over half of the families assisted were non-white minorities. For CDBG, 52% OF those assisted were non-white, while for HOME, 87.5% were non-white. 44% of those assisted with CDBG identified as Hispanic, while none of the families assisted with HOME funding identified as Hispanic. The United States Census Bureau July 1, 2021 population demographic estimate for Chesterfield County estimate the percentage of the population identifying as "White alone" at 67%, identifying as "Black or African American" at 25%, and identifying as "Hispanic of Latino" at 10%. (United States Census Bureau QuickFacts for Chesterfield County, VA, <https://www.census.gov/quickfacts/chesterfieldcountyvirginia>)

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	1,781,389	1,389,168
HOME	public - federal	586,058	555,614

Table 3 - Resources Made Available

Narrative

The amount expended during Program Year 2021 was determined from the PR-07 Report (Drawdown Report by Voucher Number) and the report was generated just for the PY21 timeframe (July 1, 2021 - June 30, 2022), and takes into account all CDBG and HOME expenditures, regardless of grant year the funds came from.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Eastern Hull Street Corridor	6	3.3	
Eastern Midlothian Turnpike Corridor	0	0.9	
Ettrick	6	8	
JEFFERSON DAVIS HIGHWAY CORRIDOR	19	41.4	

Table 4 – Identify the geographic distribution and location of investments

Narrative

69% of all CDBG and HOME funds were allocated for countywide activities, while 31% of funds were planned to be utilized in 3 target areas - the Town of Ettrick (6%), Jefferson Davis Highway Corridor (19%), and Eastern Hull Street Corridor (6%).

- 46.4% of CDBG and HOME funds were actually allocated for countywide activities in PY21.
- In Ettrick, slightly more funding than anticipated was spent, as more home repair projects occurred in this area in PY21.
- In the Jefferson Davis Highway Corridor, 41.40% of funds were spent. More was spent than planned due to prior year funds being spent on older projects that wrapped up in PY21, such as Bermuda Estates Site Improvements, which is located in the Jefferson Davis Highway Corridor. Additionally, funds were spent on BHC's Winchester Forest development located in this target area.
- 3.3% of funds were spent in the Eastern Hull Street Corridor target area, as less home repair

projects than anticipated occurred there in PY21.

- 0.90% of funds were spent in the Eastern Midlothian Turnpike Corridor target area - all of which were on home repair projects.

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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 required match of \$114,379.36 was satisfied from excess match from prior federal fiscal year, non-federal sources, and foregone taxes, fees, charges, as shown in the table below.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	1,484,912
2. Match contributed during current Federal fiscal year	113,583
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	1,598,495
4. Match liability for current Federal fiscal year	114,379
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	1,484,116

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
13210 Echo Ridge	08/19/2020	0	10	0	0	0	0	10
1507 Spruce Avenue	08/25/2020	0	10	0	0	0	0	10
21512 Court Street	09/17/2020	0	10	0	0	0	0	10
Project: HOMES Volunteer Services	07/01/2020	30,000	0	0	0	0	0	30,000
Project: HOMES Weatherization Program	07/01/2020	58,553	0	0	0	0	0	58,553
Wells Fargo Down Payment Assistance-Homewoners hip	09/30/2020	25,000	0	0	0	0	0	25,000

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
\$	\$	\$	\$	\$
0	42,536	22,715	0	19,821

Table 7 – Program Income

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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	231,294	0	0	0	0	231,294
Number	8	0	0	0	0	8
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	0	0	0			
Number	0	0	0			
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

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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	0	0
Number of Non-Homeless households to be provided affordable housing units	0	0
Number of Special-Needs households to be provided affordable housing units	0	0
Total	0	0

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	205	1
Number of households supported through Rehab of Existing Units	50	58
Number of households supported through Acquisition of Existing Units	1	1
Total	256	60

Table 12 – Number of Households Supported

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

Beginning in March 2020 and persisting to the present, delays related to COVID-19 has affected construction schedules and the cost of materials. Surging demand for building materials and construction labor, both multi-family and single family, supply chain disruptions due to covid have further strained the financial constraints of affordable housing developers. In short project costs have increased and project timelines have grown. The one-year goal for 205 rental units constructed was not met during PY21, in part due to covid related delays, as well as the environmental review processes

needed for Better Housing Coalition's Colbrook and Horner affordable housing projects. These projects should begin construction during PY23. However, BHC's Winchester Forest project, which was delayed in PY20, is under construction and anticipated to be completed by Spring 2023, which will produce 160 affordable units. Although housing construction is still seeing delays, in PY21, our nonprofit partners that run the home repair and rehab programs have begun to adapt to the new conditions and met the rehab goals more easily this year.

The one unit that was produced in PY21 was 21307 Jackson Street, a Project HOMES CHDO project from PY19 that saw a series of delays from the start. Construction was completed in PY21, and a new first-time homeowner moved in.

During PY21 funds were reprogrammed and MWCLT's Acquisition Program was reduced in scope to just acquire 1 house in PY21 instead of 3, which they did accomplish. However, it was not without difficulty as the housing market has become extremely competitive in the county, making it difficult to find appropriate properties to acquire for the program.

Discuss how these outcomes will impact future annual action plans.

As the competitive housing market appears to be here to stay, we will acknowledge this and adapt as we make plans in the future for projects that involve acquiring existing units. Additionally, as demand for home repair continues to increase, we plan to significantly increase the amount of CDBG funding allocated towards our home repair programs in future years, starting with the PY22 Annual Action Plan.

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	12	1
Low-income	14	2
Moderate-income	10	3
Total	36	6

Table 13 – Number of Households Served

Narrative Information

Where family size is required to determine the eligibility of the housing activity, most families fell in the "low-income" category. Combining CDBG and HOME, 13 extremely low-income households, 16 low-income households, and 13 moderate-income households were served in PY21.

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 County's Department of Social Services works with Homeward, a local non-profit that manages the Richmond Regional Continuum of Care (9 localities) for homeless services, as a connection point for homeless individuals to services, entry into shelters and connection to trained service providers via the homeless crisis telephone line. Homeward also employs field agents that meet homeless individuals where they are physically and are able to provide information on available resources for individuals who are homeless. Homeward also manages a program to help individuals who have experienced abuse or trauma find safe housing in a shelter in order to prevent those individuals from becoming homeless as they endeavor to flee their abusive situation. One of Homeward's key organizational functions is to conduct the data analysis and research involved in the coordination of homeless services in the region, and in PY21, Homeward utilized CDBG-CV funding to continue with these efforts. Chesterfield County staff also reach out to individual homeless shelters in the Commonwealth of Virginia and to local religious charities that are able to provide emergency funding for housing and or transportation to at risk individuals that will enable individuals to find resolution to immediate threats.

Chesterfield County contracted with Corporation for Supportive Housing (CSH) to begin data collection/analysis for the HOME-ARP Allocation Plan. The HOME-ARP funds will be able to be utilized for projects/programs that address the needs of homeless persons.

Addressing the emergency shelter and transitional housing needs of homeless persons

Chesterfield County partners with non-profit providers such as CARITAS, Home Again, and the YMCA that provide emergency shelter and support services to homeless individuals and families. Additionally, an existing CDBG subrecipient, Homeward, began focusing significantly on non-congregate shelters when the COVID-19 pandemic began in March of 2020 with the goal to slow the spread of COVID among homeless persons in the Richmond region. Homeward was provided with ERA funding to help support the needed COVID-19 operational changes for homeless shelters, flexible financial assistance for families facing eviction and funding to help families move from temporary housing in places like motels and hotels to more stable and permanent rental housing.

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

The County employs a network of programs that assist individuals and families and financially sponsors many organizations that offer assistance. The Chesterfield County Department of Social Services administers a program for families at or below 200% of the federal line that provides rent supplements for qualifying families.

During PY21, the county continued to provide CDBG-CV funding to nonprofits such as HumanKind, Latinos in VA, and Health Brigade, all of which ran programs that helped families meet non-housing needs that helped maintain housing stability.

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

Chesterfield County's Department of Social Services staff participated in training with the U.S. Department of Veteran's Affairs to be better understand and help homeless and suicidal veterans access the many available programs. Chesterfield County Community Policing staff also received special training on how to engage with homeless residents, and specific training for helping homeless veterans. Additionally, DSS is contracted with the Virginia Housing Development Authority to administer the Housing Choice Voucher Program (tenant-based vouchers) in Chesterfield County.

In PY20, the organization HandUp was awarded CDBG-CV funding to help run their Veteran Service Center, where homeless veterans will be given access to personal hygiene services (showers and laundry), nutritious meals, and COVID-19 protection kits to help remain healthy throughout the pandemic, and this center continues to serve the homeless veteran population through PY21 and into the future.

Our work with Corporation for Supportive Housing to develop our HOME-ARP Allocation Plan, which began in PY21, will also inform ways to address the needs of these populations transition to permanent housing.

Emergency Rental Assistance (ERA) funding was provided to two different non-profit, homeless services providers for programs focused on housing stabilization services. Non-profit partner Homeward used funding to provide a regional non-congregate shelter with resources needed to expand and amend operating procedures to comply with Covid-19 safety protocols. The shelter housed 49 Chesterfield residents over an 8-month time period.

ERA funds allowed Housing Families First, a non-profit focused on helping homeless families, to offer small, (typically less than \$3,000,) one time, emergency housing assistance payments and funding for critical housing case management/navigation which allowed families facing homelessness (due to financial hardships related to the pandemic) to resolve those matters and remain in stable housing or to clear barriers preventing them from accessing more long term and stable housing. More than 200 families were assisted over a 6-month time period.

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

Actions taken to address the needs of public housing

N/A

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

N/A

Actions taken to provide assistance to troubled PHAs

N/A

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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)

In April of 2021, Chesterfield County completed an update to its Analysis of Impediments to Fair Housing Choice (AI) as part of a regional effort with PlanRVA, Henrico County, and the cities of Richmond, Petersburg, Hopewell, and Colonial Heights. The decision to have a regional AI completed was made based on the fact that housing markets do not observe rigid city/county boundaries, so the solutions to address housing needs should be coordinated at the regional level. The final report identified impediments to fair housing and barriers to affordable housing in Chesterfield, along with recommendations for addressing these barriers.

The impediments/barriers identified most related to the negative effects of public policies that serve as barriers to affordable housing is as follows:

- Restrictive land use codes and development standards limit affordable multifamily and missing middle housing development. These include limited by-right zoning for multifamily housing - 3 percent of land is zoned for multifamily and missing middle housing: 20-acre minimums for multifamily development; lack of fee waivers for affordable housing (except in revitalization areas and for senior housing); and limits on the number of unrelated residents living together.

During PY21, the county has taken the following steps to address the above barriers:

- Chesterfield Planning Department has been working on a zoning modification review, where the current zoning code that limits by-right development of multifamily housing are being examined.
- County staff in Community Enhancement and the Planning Department have been working on the development of a Housing Diversity Strategy for the County with assistance and input from a task force made up of individuals in the nonprofit housing, social service, and construction industries. Part of this process will include examining the recommendations in the AI, like the recommendation to create a county housing trust fund.
- To ameliorate the negative effects, the county continues to use CDBG and HOME dollars to support new affordable housing development where possible, as well as down payment assistance program for low-income, first-time homebuyers in the county.

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

There is a large and consistent need for critical home repairs and maintenance in some of the county's older neighborhoods. Therefore, in PY21, a significant portion of CDBG funds were allocated towards

home repair and maintenance for low- to moderate-income residents through 3 housing nonprofits - project: HOMES, Habitat for Humanity, and Rebuilding Together.

Additionally, to assist low- to moderate-income county residents with gaining access to homeownership opportunities during a time where the market is very competitive, in PY21 HOME funds were provided to Housing Opportunities Made Equal to provide down payment and closing cost assistance to four first-time homebuyers.

Lastly, in PY21, the County began planning for the use of HOME-ARP funds, which will be used to address the needs of those who are homeless or at risk of homeless, an underserved group in Chesterfield.

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

All CDBG and HOME activities in Chesterfield County which involve the purchase or repair/renovation of houses built prior to 1978 follow federal lead-based paint regulations. During the implementation of these activities, appropriate steps are taken depending on the level of funding for the unit when lead-based paint is detected or presumed to be present. Sub-recipient staff is trained on lead-based paint requirements (HUD Lead Safe Work Practice Certification; EPA Renovation, Repair and Painting Certification; and Healthy Homes for Community Health Worker Certification) and practices and each homeowner in a pre-1978 home is provided the EPA/HUD booklet "Protect Your Family from Lead in Your Home". Homeowners in repair/rehabilitation programs also receive the EPA booklet "The Lead-Safe Certified Guide to Renovate Right". A signature noting receipt of these documents is placed in each client file. Contractors used for repair/rehabilitation work are all EPA-certified under 40CFR Part 745.82 and 745.84.

The Virginia Department of Health, through the Lead Safe Virginia program, published the Zip Codes that have 0.27% of the housing built before 1950 and/or an increased prevalence of children with elevated blood lead levels per available data. There are no Chesterfield County Zip Codes identified as High-Risk.

All Medicaid enrolled children are required to be tested at one and two years of age. Risk factors for other children include but are not limited to children living in a High-Risk Zip Code, children living in or regularly visiting a house or day care center built before 1950, children living with an adult whose job or hobby involves exposure to lead, and children who are a recent refugee, immigrant, or adopted from outside the United States.

The county received \$1,580,285 in federal Lead-Based Paint Hazard Control and Healthy Homes Supplement grant funding in 2020 to mitigate lead-based hazards countywide. This program is available to homes built prior to 1978 with documented lead-based paint hazards, benefiting income-qualified households with young children and/or pregnant women. Program funding remediates lead-based paint hazards that can affect the health and development of younger children. Program funding is available through September 2023 and is intended to provide assistance to 53 households. As of September 2022,

this program has received formal interest from 130 households, with remediation services provided to 17 households, with eight additional households pending lead hazard assessments and/or lead remediation services. The county continues an aggressive marketing campaign to reach additional income qualified households in older homes countywide. The county uses CDBG as local match for this program.

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

- The Chesterfield-Colonial Heights Department of Social Services provides residents with a gateway to connect to all social services and financial support being provided by local, State, and federal government agencies as well as private and charitable agencies to facilitate the development of programs to empower communities to strengthen families and neighborhoods. DSS offers assistance and access to emergency needs, employment services, family planning services, health related services information and referral services, protective services to children, and determinations and re-determinations of eligibility for public assistance programs.
- Chesterfield County Public School System offers GED certification and other adult education evening courses through the Technical Center and other school sites to enable residents to obtain additional education and to improve knowledge and skill sets to assist in obtaining better paying employment.
- The County's Cooperative Extension Office offers money management courses to educate residents and improve knowledge of handling personal finances and how to improve one's credit rating.
- Chesterfield County Department of Community Enhancement funded Local Initiative Support Corporation in PY 2021 to provide financial counseling to low-to-moderate income residents. Additionally, the Department of Community Enhancement funded a nonprofit organization called Humankind to provide a program that offers low-interest vehicles loans to Chesterfield residents via their Ways to Work Program. As the pandemic began and associated shutdowns led to higher rates of unemployment, both LISC and HumanKind adapted their programs slightly to also help out clients whose employment and income were impacted by the pandemic. With CARES Act funding, Humankind was able to hire a Career Navigator and employment coach to assist individuals more adequately in searching for a new career. LISC was also funded with CDBG-CV in PY21 to run a micro-business grant program, which disperses small grants to businesses with 5 or fewer employees that had seen financial impacts attributed to the COVID-19 pandemic.

Additionally, the County's Department of Economic Development plays a key role in expanding employment opportunities in Chesterfield County, which works toward increasing household incomes. The Department of Economic Development will continue its work to cultivate new business in support of creation of decent wage jobs that offer opportunities for advancement.

- • The Business Expansion Incentive Fund (BEIF), which was established for the purpose of securing job-creating economic development opportunities through the preservation and

expansion of existing business in Chesterfield County. BEIF assistance may be in the form of a low-interest loan or a grant. Applications are made to the Chesterfield County Economic Development Department.

- Companies making donations to neighborhood organizations conducting approved community assistance programs for impoverished people may get a tax credit for 45% of the total donation. Activities include emergency assistance, housing assistance, crime prevention programs, job training, and education assistance.
- The County's Economic Development Department has a small business program manager that works with small businesses to provide information and assistance. Additionally, several seminars and informational sessions are held each year to offer assistance on a wider scale. In August 2017, a fulltime Small Business Development Assistant position was added as well.
- In spring 2020, Economic Development launched their COVID-19 Back in Business (BiB) grant program, which provided small grants to Chesterfield businesses whose operations were impacted by COVID-19 and the related shutdowns.

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

As the Lead Agency in developing this CAPER, the Department of Community Enhancement is responsible for oversight, administration, and distribution of CDBG and HOME funds. As reported last year, there were no gaps in the institutional structure during the 2021-2022 Program Year. The Chesterfield County Consolidated Plan is carried out by a myriad of experienced capable nonprofit organizations and county departments. Chesterfield County prides itself on a long track record of successful partnerships among public and private sector entities. The delivery system for the Consolidated Plan programs and services are no exception. Communication and cooperation between Department of Community Enhancement and the partner agencies and organizations that administer projects and activities are strong.

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

Actions taken in PY21 include:

- Continued participation as an active partner in the Richmond Regional Continuum of Care, addressing homelessness issues in the Richmond metro area.
- Continued participation with the Richmond Community Development Alliance (RCDA), where individuals involved in housing and community development in the Richmond metro area meet monthly to discuss strategies to address local and regional housing needs, issues, and resources.
- Involvement of the Chesterfield Dept. of Social Services throughout the development of the Analysis of Impediments to Fair Housing and the deployment of rent and utility relief and housing stabilization funding provided in the Emergency Rental Assistance Program, as well as the application process for CDBG/HOME funding.

- Continued representation on the regional non-profit Partnership for Housing Affordability.

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

The regional AI completed in April 2021 identified several impediments to fair housing choice, divided into a few different categories:

Impediments to Furthering Fair and Equitable Housing include limited local resources to addressing housing needs, and restrictive land use codes and development standards limiting multifamily and missing middle housing development.

Impediments to Rental Housing Choice includes county's lack of affordable housing and landlords that accept vouchers, especially in job-rich areas.

Impediments to Attaining Homeownership include the lack of affordable ownership products in the county.

Impediments to Accessing High Opportunity Environments include job-rich areas lack affordable housing and transit access limiting employment for the low-income and transit-dependent.

The AI outlined several actions the County can take to improve access to housing. These include:

1. Create a county housing trust fund to address housing needs, such as gap financing in new affordable multifamily developments. Explore increased use of performance agreements to fill funding gaps in affordable housing developments.
2. Commit to funding fair housing education and outreach programs, building on effective programs in place in the region.
3. "Unlock" opportunities to develop needed affordable and mixed-income multifamily housing and facilitate missing middle housing by implementing zoning and land use recommendations.
4. Adopt the county's FHAP and make part of the county's workplan for the newly formed Housing Diversity Task Force.
5. Increase the supply of affordable rental housing by creating a county housing trust fund to address housing needs and fill gaps.
6. Strengthen funding for eviction mediation and diversion programs, building on effective programs in place in the region.
7. Facilitate conversion of mobile home parks into resident owned communities as opportunities arise; consider a model project.
8. Continue to fund home repair programs to improve ability to age in place including home modifications for accessibility
9. Support expansion of the existing Maggie Walker Community Land Trust that is working in localities across the region as a model of affordable homeownership model.

The County has made process in implementing recommendations with the following actions:

- The Board of Supervisors allocated \$4M of State and Local Recovery Funding from the American Recovery Plan Act funding to support affordable housing, and during PY21 the county has awarded this funding to several affordable housing projects.
- MWCLT secured \$400,000 from the Richmond Planning District Commission and \$300,000 from the Crater PDC to aid in the construction of 10 single family homes in Ettrick. This development called Ettrick Landing, secured all approvals during PY21 and construction has begun.
- Project: Homes has begun work on a pilot project to improve the process of and the resulting manufactured housing product. During PY21 they produced 2 replacement units for Bermuda Estates mobile home park.
- Funded a pilot legal assistance program with the Central Virginia Legal Aid Society to prevent and reduce unnecessary evictions. This program continued in PY21 with the 2nd round Emergency Rental Assistance funding from the Treasury Dept.
- In 2019 the County started updating and modifying its zoning code. This effort continues and will include changes to: modernize land use categories, increase flexibility and transparency, improve speed, consistency and predictability of approvals, modernize and align with the County's Comprehensive Plan, and address changing conditions and demographics by allowing by right construction of certain things like accessory dwelling units.

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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

Chesterfield County continually seeks to refine its program management policies and procedures. County departments and local organizations that receive federal grant funds have a single reporting process that uses common measures and assessments. County staff monitored all activities funded through its CDBG and HOME grant programs to ensure that goals are met and federal funds were spent for contracted activities and eligible expenditures. Each program was reviewed for compliance or non-compliance with applicable Consolidated Plan Regulations, Executive Orders, Labor Standards, Equal Employment Opportunity, Environmental and other 504 Federal requirements. Monitoring is accomplished through annual or biennial on-site visits, analysis of quarterly reports, review of subcontracts and bid documents, employee interviews, pre-construction conferences and review of activities in relation to the provisions of the Davis-Bacon Act and Wage procedures. In addition, staff from the County's Accounting Department monitored the amount of funding allocated, committed and expended to assure compliance with the HUD requirements using the County's One Solution financial system and HUD's IDIS system. The County also requires that all sub-recipients submit an annual audit of their financial activities within 90 days of the close of the agency's fiscal year.

Due to the COVID-19 pandemic and in efforts to ensure health and safety of county and subrecipient staff, County staff conducted limited site visits of projects during the 2021-2022 program year to observe funded programs, though many programs were monitoring through virtual meetings, and all programs were subject to desk monitoring to review activities reviewing financial and record keeping procedures, methods for determining income eligibility for programs and services, and outcome measures. All monitoring visits indicated successful programs that showed progress in meeting priority needs and objectives.

Programs Reports: CDBG funded programs submit monthly or quarterly reports depending on their activity schedule and funding. Reports include the number and demographics (income, gender, race, ethnicity, etc.) of beneficiaries and progress toward achieving program goals. Reports are reviewed by Community Enhancement staff to ensure that expenditures are eligible and to monitor the progress of the agency or County department toward achieving its goals and spending the funding properly.

Davis-Bacon Compliance: Community Enhancement staff ensure that procedures were followed and appropriate records are kept, as well as for reviewing certified time sheets to monitor compliance with prevailing wage rates. Pre-construction meetings are held on County projects to provide Davis-Bacon

compliance training to the contractors.

CDBG grant payments to sub-recipients were disbursed from County funds. CDBG funds are then drawn down in IDIS, usually on a monthly basis. Funds received from the U.S. Treasury were deposited in the County's account.

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.

Notice of availability of the draft CAPER was published on September 12, 2022 in the Richmond Times-Dispatch. Citizens were given 15 days to review and provide comment on the document.

The draft CAPER report was made available on the Community Enhancement website at <https://www.chesterfield.gov/1223/Grants> beginning on September 13, 2022.

A public meeting was held virtually via Microsoft Teams on September 21, 2022.

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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.

When the COVID-19 pandemic began in March 2020 some needs shifted for the county's CDBG program, and CDBG-CV funds were allocated accordingly to meet objectives related to preparing, preventing, and responding to the coronavirus. While during PY21 the subrecipients continued utilizing their regular CDBG dollars to meet the goals laid out in the PY21 Annual Action Plan, much of the focus and priority from the public service-based programs shifted to pandemic response and has remained there since the start of the pandemic and throughout PY21.

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

No

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

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CR-50 - HOME 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 §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.

No rental housing was assisted under the HOME program during PY21.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)

The Fair Housing logo and information regarding Fair Housing, including where to file a complaint, is posted on Chesterfield's Department of Community Enhancement's webpage. Fair Housing posters were displayed in the Department of Community Enhancement and at the Department of Social Services buildings. Information about Fair Housing and where to file a complaint is available in the Department of Social Services building that houses the Housing Choice Voucher/Section 8 program, the energy assistance program, and the on-going day care assistance program.

Nonprofit sub-recipients of funding also carry out activities related to affirmatively marketing fair housing. Project: HOMES affirmatively markets housing through articles in local newspapers, listing on internet real estate websites, and information on its own website to publicize the availability of new homes. They participate in the social media outlets Facebook and Twitter. Project: HOMES also uses the Equal Housing Opportunity logo on the application for assistance for housing repair or rehabilitation and on brochures describing the program.

Down payment assistance for first-time homebuyers is through a local non-profit, Housing Opportunities Made Equal, whose mission is Ensuring Equal Access to Housing for All People. This organization provides education and technical assistance to landlords, mortgage companies and the general public. The organization displays the Equal Housing logo on its website and participates in a number of social media outlets, including Facebook, Twitter and YouTube. HOME also conducts fairs throughout the region. All subrecipients display Fair Housing posters where potential clients can see them.

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

Between July 1, 2021 and June 30, 2022, \$42,535.98 in HOME program income was receipted and \$22,714.80 drawn down in IDIS per the PR-09 report. These funds were used on 1 home rehabilitation

activity. The beneficiary of this activity identified as White, 60-80% Area Median Income, single, non-elderly household with a household size of 1.

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

- County staff participates on the Board of Directors for the Partnership for Housing Affordability, a nonprofit dedicated to ensuring that all Richmond area residents have safe, affordable housing
- County staff are active members of the Richmond Community Development Association (RCDA), a group of nonprofit organizations and local governments that focuses on working together to address community development and housing needs of the region.
- HOME funds were provided to a local housing counseling agency to provide assistance with down payment and closing costs for income eligible first-time homebuyers purchasing a home anywhere in the county
- HOME funds were provided to the county's CHDO organization to construct new single-family affordable housing.
- A significant portion of the county's PY21 CDBG funds went towards home repair and home rehabilitation activities for low- and moderate-income residents in the county in efforts to maintain affordable housing in aging neighborhoods.

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	1	0	0	0	0
Total Labor Hours	0				
Total Section 3 Worker Hours	0				
Total Targeted Section 3 Worker Hours	0				

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

The only activity funded in PY21 subject to Section 3 was Better Housing Coalition's Winchester Forest. Funding was provided for pre-construction architecture and engineering fees before construction began, thus no labor hours to track yet. Once the construction begins, Section 3 labor hours will begin to be tracked and logged in IDIS.

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