

# 2017 Housing Report

## Introduction

This report provides an overview of City of Charlottesville supported affordable housing projects and programs. The information presented below includes: a summary of ongoing efforts, including Charlottesville Affordable Housing Fund activity; an analysis of the 2025 Goals for Affordable Housing; and a description of new efforts and recently funded projects.

## Ongoing Efforts

The City of Charlottesville currently administers a number of programs to address housing affordability issues impacting City residents. The programs address housing affordability by: 1) making existing housing more affordable for low-income senior, disabled and veteran households; and 2) encouraging the development, redevelopment, renovation and preservation of affordable housing throughout the City's neighborhoods. A description of each of these programs follows, beginning with the programs under the purview of the Commissioner of Revenue.

### *Commissioner of Revenue Programs*

The Commissioner of Revenue administers four programs to increase housing affordability for low-income homeowners and renters residing within the City. The **Real Estate Tax Relief for the Elderly or Permanently Disabled Program** forgives a percentage of the real estate tax assessed during a given taxable year. To qualify for the program, homeowners must be 65 years of age or older or permanently disabled, with combined household incomes no greater than \$50,000 and a net worth less than \$125,000. The **Disabled Veterans Real Estate Tax Exemption Program** is available for any Veteran who: has a U.S. Department of Veteran Affairs confirmed 100% service-related disability, owns the property for which they are seeking the tax exemption, and occupies that property as their primary place of residence. The tax exemption may apply to surviving spouses of disabled Veterans, under certain circumstances. In 2017, a total of 380 elderly/disabled and 10 Veteran households received an average of \$1,299.38 of real estate tax relief and an average of \$2,707.17 real estate exemptions per household respectively.

Homeowners who do not qualify for these programs, may qualify for assistance through the **Charlottesville Housing Affordability Tax Grant Program**, or CHAP. CHAP serves non-elderly/disabled households with annual incomes less than \$50,000 and whose homes are valued at less than \$365,000. In addition, homeowners applying for CHAP assistance must not owe any delinquent real estate taxes or own any other real estate. The program is subject to annual renewal by City Council and, each year the program is renewed, the Commissioner of Revenue mails application materials directly to all homeowners who may qualify for the CHAP grant. In 2017, a total of 707 homeowners received an average CHAP grant amount of \$439.71 each.

Finally, the **Rental Relief Program for the Elderly or Permanently Disabled** provides grants to qualifying renter households to help offset the costs of rental housing. To qualify, applicants must be 65 years of age or older, or permanently disabled, with combined household incomes no greater than \$50,000 and a net worth less than \$125,000. Assistance is provided as a grant with the grant amount based on the previous year's total rent payments. The average grant amount awarded this fiscal year equals \$607.24 per household.

**Table 1: FY 2018 Commissioner of Revenue Housing Affordability Programs**

<b>Program</b>	<b>Households Served</b>	<b>Total Amount</b>
CHAP	707	\$310,875
Real Estate Tax Relief for the Elderly/Disabled	380	\$493,764
Disabled Veterans Real Estate Tax Exemption	10	\$21,071.68
Rental Relief Program for the Elderly/Disabled	382	\$231,965
<b>Total</b>	<b>1,479</b>	<b>\$1,057,675.68</b>

### *Neighborhood Development Services Programs*

In 2009, the City implemented an **Affordable Dwelling Unit (ADU) Ordinance** as a means for encouraging the inclusion of affordable housing in residential and mixed-use development projects undertaken in the City. The ordinance applies to any approved Special Use Permit or Rezoning applications with project densities greater than 1.0 Floor Area Ratio or an equivalent density based on units per acre. For any project meeting these density thresholds, the project developer must: 1) provide ADUs on the development site, 2) provide ADUs at an off-site location within the City, or 3) make a cash contribution to the Charlottesville Affordable Housing Fund (CAHF). To date, the ADU Ordinance has resulted in more than \$1.8 million being contributed to the CAHF and 14 homeownership ADUs being provided, with an additional five rental ADUs in the pipeline (see Table 2).

**Table 2: Affordable Dwelling Unit (ADU) Ordinance Activity to Date**

<b>Project</b>	<b># ADUs</b>	<b>Contribution to CAHF</b>
1011 East Jefferson Street	5	\$0.00
Cedars Court Apartments	0	\$42,407.32
Lochlyn Hill	14	\$0.00
The Pavilion at North Grounds	0	\$278,095.00
The Plaza on West Main	0	\$487,490.59
The Standard	0	\$664,776.63
The Uncommon	0	\$331,450.68
Water Street Promenade	0	\$45,833.26
<b>Total</b>	<b>19</b>	<b>\$1,850,053.48</b>

**Expedited permitting** for affordable housing is provided through the ADU ordinance to encourage provision of affordable units. Under expedited permitting, once a rezoning or special use permit has been approved, site plans submitted for review are acted upon by the director of NDS or the Planning Commission within 21 days of the plan being officially submitted. Expedited permitting also applies to any preliminary site plan application which guarantees that at least 15 percent of all proposed residential units included in the site plan will be affordable to households with incomes no greater than 80 percent of Area Median Income (AMI) for a minimum of 30 years.

To further incentives the development of affordable housing units, NDS offers **reductions in water and sewer connection fees**. The cost reductions apply to the construction of units either for sale or rent to

households earning 80 percent or less of AMI. The amount of reduction is based on the size of the water meter.

Lastly, through its **Free Paint Program**, the City provides paint, primer, caulk and painting supplies to income qualified homeowners (i.e., those with household incomes up to 80 percent AMI) who can least afford to purchase such items to maintain the exterior of their homes. Homeowners may apply for program assistance once every five years.

#### *Support for Charlottesville Redevelopment and Housing Authority Site Redevelopment*

Beginning with the FY 2018 approved budget, the City of Charlottesville is committing a total of \$2.5 million dollars to support the Charlottesville Redevelopment and Housing Authority's public housing redevelopment efforts. The funds will be drawn from the City's Capital Improvement Fund, with an initial \$250,000 set aside in FY 2018, and an additional \$500,000 set aside each fiscal year between FY 2019 and FY 2022.

#### *Housing and Grants Programs*

Located within NDS, the Housing and Grants programs provide funding support for a variety of affordable housing and housing related projects through the Federal HOME Investment Partnership Program (HOME) and the Charlottesville Affordable Housing Fund (CAHF). These funding sources provide direct financial assistance for affordable housing efforts through nonprofit partners, with an emphasis on support for construction of new units, preservation of existing units, and provision of down payment assistance. Housing initiatives funded through both programs must serve individuals and families with incomes equal to or less than 80 percent of AMI as defined by the United States Department of Housing and Urban Development. The most recent figures (effective 4/20/17) can be found in Table 3.

HOME is the largest Federal block grant to state and local governments designed exclusively to create affordable housing for low-income households. Funds can be used to support a wide range of affordable housing related activities including building, buying, and/or rehabilitating affordable housing for rent or homeownership, as well as providing direct rental assistance to low-income households. In Fiscal Year 2017, the HOME program supported a total of 29 housing projects in the city. Activities included: providing down payment assistance for 22 low-income homebuyers, rehabilitation of 23 owner-occupied homes, and two rental housing projects.

**Table 3: Income Limits for City of Charlottesville Housing Programs**

<b>% of AMI</b>	<b>1 person</b>	<b>2 person</b>	<b>3 person</b>	<b>4 person</b>	<b>5 person</b>	<b>6 person</b>	<b>7 person</b>	<b>8 person</b>
30%	\$17,700	\$20,200	\$22,750	\$25,250	\$28,410	\$32,570	\$36,730	\$40,890
50%	\$29,450	\$33,650	\$37,850	\$42,050	\$45,450	\$48,800	\$52,150	\$55,550
60%	\$35,340	\$40,380	\$45,420	\$50,460	\$54,540	\$58,560	\$62,580	\$66,660
80%	\$46,100	\$52,650	\$59,250	\$65,800	\$71,100	\$76,350	\$81,600	\$86,900

Established in 2007, the Charlottesville Affordable Housing Fund, or CAHF, is the City's primary mechanism for promoting and supporting the creation, preservation and rehabilitation of affordable housing within the City. The CAHF is funded through annual allocations from the City's Capital Improvement Program (CIP), as well as developer payments satisfying ADU Ordinance requirements, monthly rental payments related to the Local Energy Alliance Program lease agreement and repayment of any loan balances (i.e., home rehabilitation/preservation loans). The amount of CIP dollars allocated to

the CAHF has increased 43 percent since FY2008, from \$1.75 million to approximately \$2.5 million. Combined with the other CAHF

**Table 4: CAHF Funding by Fiscal Year**

<b>Fiscal Year</b>	<b>CIP Allocation</b>	<b>CIP Plus Program Income and Transfers</b>
2007/2008	\$1,750,000.00	\$1,900,000.00
2008/2009	\$1,400,000.00	\$1,479,500.00
2009/2010	\$1,000,000.00	\$1,034,500.00
2010/2011	\$1,200,000.00	\$1,223,560.12
2011/2012	\$1,410,000.00	\$1,982,284.51
2012/2013	\$760,000.00	\$1,521,514.53
2013/2014	\$1,528,154.00	\$1,663,997.26
2014/2015	\$1,569,322.00	\$1,856,037.43
2015/2016	\$1,569,322.00	\$1,917,301.48
2016/2017	\$1,699,602.00	\$2,613,109.71
2017/2018	\$2,499,602.00	\$3,152,258.00
<b>Total</b>	<b>\$16,386,002.00</b>	<b>\$20,344,332.92</b>

funding sources, the total amount of City dollars allocated to the CAHF exceeds \$20 million. Of this amount, more than \$16 million (or 98 percent of total CAHF allocations) have been directly invested in affordable housing projects, creating or preserving an estimated 807 units of affordable housing since FY2008<sup>1</sup>. (For a complete listing of CAHF investments, please see the table included in Appendix A.)

**Table 5: CAHF Investments in Supported Affordable Units**

<b>Project</b>	<b>Amount (in \$)</b>	<b>Housing Units Assisted</b>
<b>2007/08</b>		
Dogwood Housing purchase & preservation of affordable rental units (loan not grant)	850,000.00	57
Piedmont Housing Alliance - Monticello Vista purchase and preservation	200,000.00	50
Habitat for Humanity (construction of 10 new homes)	220,000.00	10
Albemarle Housing Improvement Program (AHIP) Housing Rehabilitation Program	279,000.00	10
Piedmont Housing Alliance - Virnita Court Apartments rental property preservation	169,000.00	16

<sup>1</sup> Only CAHF-funded projects with an affordable period of 3 or more years (i.e., project cost of \$5,000 or more) are included in this count, which excludes units assisted through AHIP's Emergency Repair Program.

Piedmont Housing Alliance Workforce Housing Fund / Down payment Assistance & Closing Costs	150,000.00	8
Habitat for Humanity Proposals 1 -3	200,000.00	11
<b>SUBTOTAL</b>	<b>2,068,000.00</b>	<b>162</b>
<b>2008/09</b>		
Virginia Supportive Housing Single Room Occupancy Development (broken out by pro-rata share of funding. 41 units claimed with funding from 09/10 & 10/11)	347,000.00	19
AHIP Housing Rehabilitation Program	30,363.00	2
Piedmont Housing Alliance Foreclosure Prevention Program	20,000.00	2
Habitat for Humanity LEED Duplex at Paton Street	144,637.00	2
Habitat for Humanity - ecoMOD #4 Utility Connections (104 Elliott Avenue)	10,000.00	1
Habitat for Humanity Paton Street Neighborhood Infrastructure	100,000.00	27
Piedmont Housing Alliance Monticello Vista Apartment (acquisition and rehab)	50,000.00	
Piedmont Housing Alliance Down payment Assistance Program	50,000.00	9
<b>SUBTOTAL</b>	<b>752,000.00</b>	<b>62</b>
<b>2009/10</b>		
AHIP Housing Rehabilitation Program	100,000.00	3
Virginia Supportive Housing Single Room Occupancy Development (broken out by pro-rata share of funding. 20 units claimed with funding from 08/09 & 10/11)	723,000.00	40
<b>SUBTOTAL</b>	<b>823,000.00</b>	<b>43</b>
<b>2010/11</b>		
AHIP Housing Rehabilitation	100,000.00	2
Habitat for Humanity Sunrise Development (land purchase and predevelopment expenses for homes at the Sunrise Development)	400,000.00	32
PHA Down payment Assessment Program	40,000.00	12
Virginia Supportive Housing Single Room Occupancy Development (broken out by pro-rata share of funding. 59 units claimed with funding from 08/09 & 09/10)	23,560.12	1
<b>SUBTOTAL</b>	<b>563,560.12</b>	<b>47</b>
<b>2011/12</b>		
JABA Timberlake Acquisition (initial funding)	500,000.00	26
Region 10 & Thomas Jefferson Community Land Trust Units	685,000.00	3
AHIP Housing Rehabilitation	120,000.00	6

Habitat Down Payment Assistance Program for Sunrise Development (32 affordable units shown with 10/11 land purchase and predevelopment assistance)	15,000.00	
Thomas Jefferson Community Land Trust - Cleveland Ave Site Preparation	5,700.00	2
<b>SUBTOTAL</b>	<b>1,325,700.00</b>	<b>37</b>
<b>2012/13</b>		
AHIP Housing Rehabilitation	200,000.00	23
Habitat for Humanity Belmont Cottages	300,000.00	8
AHIP Block By Block Charlottesville (BXBC) Project	400,000.00	12
<b>SUBTOTAL</b>	<b>900,000.00</b>	<b>43</b>
<b>2013/14</b>		
Virginia Supportive Housing - Crossings at 4th & Preston Housing Vouchers	87,121.00	
AHIP Housing Rehabilitation (includes two separate \$200K allocations)	400,000.00	10
AHIP Block By Block Charlottesville (BXBC) Project	550,000.00	9
CALM/Habitat for Humanity/PHA 991 5 <sup>th</sup> Street S.W. Development	350,000.00	10
<b>SUBTOTAL</b>	<b>1,387,121.00</b>	<b>29</b>
<b>2014/15</b>		
Piedmont Housing Alliance - Carlton Views LIHTC Project Assistance (only half of 54 units claims as additional funds provided in FY 15/16)	475,000.00	27
Piedmont Housing Alliance - Orangedale & Prospect DPA Program	181,125.00	10
<b>SUBTOTAL</b>	<b>656,125.00</b>	<b>37</b>
<b>2015/16</b>		
Piedmont Housing Alliance - Carlton Views LIHTC Project Assistance (only half of 54 units claims as additional funds provided in FY 14/15)	475,000.00	27
Habitat for Humanity of Greater Charlottesville - DPA for High/Mixed Income Scattered Site Area	225,000.00	10
AHIP Scattered Site Rehabilitation	264,000.00	8
AHIP Block by Block Charlottesville (BXBC) 10th & Page Phase 2	264,000.00	7
AHIP BXBC Orangedale & Prospect Phase 1	462,000.00	19
<b>SUBTOTAL</b>	<b>1,690,000.00</b>	<b>71</b>

<b>2016/17</b>		
Habitat for Humanity of Greater Charlottesville Project 20	480,000.00	16
Virginia Organizing	264,464.00	10
AHIP Scattered Site Rehabilitation	80,023.74	3
AHIP Block by Block Charlottesville (BXBC) 10th & Page Phase 2	128,704.00	3
AHIP BXBC Orangedale & Prospect Phase 1	147,922.18	4
AHIP Neediest Case Scattered Site Rehabilitation	165,000.00	2
AHIP Neediest Case Emergency Repair Program	55,000.00	2
Thomas Jefferson Community Land Trust Nassau Street Project	240,000.00	4
<b>SUBTOTAL</b>	<b>1,561,113.92</b>	<b>44</b>
<b>2017/18 (estimated)</b>		
Carlton Views II	1,440,000.00	48
Community Services Housing	612,500.00	35
AHIP Scattered Site Rehabilitation	803,666.00	22
Habitat for Humanity of Greater Charlottesville Project 20	480,000.00	16
Charlottesville Redevelopment and Housing Authority - Charlottesville Supplemental Rental Assistance Program	900,000.00	79
Charlottesville Landlord Risk Reduction Fund	75,000.00	36
<b>SUBTOTAL</b>	<b>4,311,166.00</b>	<b>236</b>
<b>TOTAL</b>	<b>16,037,786.04</b>	<b>809</b>

### **2025 Goals for Affordable Housing**

Housing units assisted with CAHF<sup>2</sup> funding are included in the City's list of Supported Affordable Units (SAUs), the means through which the City tracks progress towards reaching the 2025 Goals for Affordable Housing. Housing units receiving other types of funding support, such as HOME program funds, Low Income Housing Credits and Housing Choice Vouchers, are included in this category, as well. This goal, established in 2010, aims to ensure that SAUs comprise 15 percent of the City's total housing stock by 2025. Despite the significant investment in affordable housing through the CAHF, SAUs have consistently accounted for approximately 10 percent of the total housing stock since tracking began in 2010 (see Table 5). A number of factors account for the slow pace towards the 2025 goal including:

- Increased development of student and market rate housing, which has outpaced the capacity of local nonprofit providers' affordable housing efforts;
- Decreasing amounts of developable land, and the increasing costs of available land in the City make affordable housing development financially unfeasible without significant financial support from government entities;
- A lack of data identifying gaps in affordable housing need and provision within the City hindering efforts to set appropriate annual targets for SAU development and preservation efforts;

<sup>2</sup> Excluding units assisted through AHIP's Emergency Repair Program.

**Table 6: Progress Towards the 2025 Goal for Affordable Housing**

Date	# SAUs	Total Housing Units	% SAUs
February 2010	1,933	18,943	10.2%
September 2012	2,050	19,211	10.7%
April 2014	2,021	19,373	10.4%
December 2015	2,006	19,603	10.2%
June 2017	2,059	19,886	10.3%

One final factor to consider is the possibility of including the units assisted through the Commissioner of Revenue programs previously discussed, in the count of SAUs, particularly those households receiving assistance through the Real Estate Tax Relief for the Elderly or Permanently Disabled, the Rent Relief for the Elderly or Permanently Disabled, and the Charlottesville Housing Affordability Tax Grant programs (the Real Estate Tax Exemption for Disabled Veterans does not have a qualifying income limit). Each of these programs set a qualifying income limit of less than \$50,000 per year, an amount slightly higher than the City's income limit for a two person household (currently \$49,050), and significantly greater than the fixed social security incomes many senior and disabled households rely on. Through discussions with the Commissioner of Revenue, it has been determined that the household size and income for each household receiving assistance is not collected, making inclusion of these households in the SAU count difficult. However, the Commissioner of Revenue has confirmed that households receiving rent relief payments and households receiving the highest amount of tax relief through the CHAP program have household incomes well below \$50,000 per year indicating these households would qualify as SAUs. Including these households (687 in total) in the annual SAU count, would bring the percentage of SAUs to 13.8 percent.

Should City Council elect to count these units as affordable for the purposes of satisfying City goals, the issue should be sent to the HAC for further study. At issue would be such things as ensuring that we don't double count units, providing quality control for data collection and, most importantly, deciding whether or not counting these units should compel Council to reconsider its overall goal of 15% supported affordable units. The intent of the initial goal, adopted by Council in 2011 was clearly to increase the ratio of units from the existing baseline. Since these units were not counted in the census at the time, it seems to make sense that the goal should be raised to reflect the original intent. Alternatively, City Council may choose the occasion to reevaluate the goal entirely in light of the intensity of community support for increasing the City's affordable housing stock. Should Council direct it, the HAC would be able to lead a public process by which a new goal could be generated that is tied to other key indicators (e.g. poverty rate, % of people cost burdened by market rate rentals, etc.)

Further, though it can be difficult to parse, there is a very real distinction between developing new affordable housing and preservation of existing affordable housing, whether naturally occurring or by temporary subsidy such as SAUs. One of the difficulties in achieving our goal will be preservation in the face of increasing market pressures.



## **New Efforts Planned or Underway**

Earlier this fiscal year, City Council approved funding for two new housing initiatives that have the potential to significantly increase the number of SAUs in the City. Approved for implementation on October 2, 2017, the **Charlottesville Supplemental Rental Assistance Program (CSRAP)** provides rental assistance vouchers to households earning no more than 60 percent AMI who are 1) homeless, 2) enrolled in a family self-sufficiency program, or 3) a current applicant on the Charlottesville Redevelopment and Housing Authority's (CRHA) Housing Choice Voucher Program waiting list. The **Charlottesville Landlord Risk Reduction Program**, approved by City Council in November 2017, is designed to encourage private market landlords to provide affordable rental units for households receiving rental assistance. The financial assistance offered through the program off-sets the cost of unit repair due to significant tenant-caused property damage in return for the landlord re-renting the repaired unit to another rental assistance household. Together, these two programs will support approximately 115 additional SAUs (79 households and 36 units respectively). At the public hearing, Councilor Bellamy asked staff to examine whether that program could be expanded to include backing for security deposits – typically the greatest challenge for voucher holders – and to look into the mechanism for making claims against renters that wouldn't further impact their credit.

Council also approved FY2018 CAHF funding for four additional affordable housing projects (identified in Table 5). These projects will provide both affordable rental and homeownership opportunities and, when combined with the output of the above described programs, will contribute to an overall additional of approximately 233 SAUs to the City's housing stock.

In addition to the programs and projects described above, City Council approved two measures (put forth as recommendations by the Housing Advisory Committee) that will indirectly support the development of affordable housing units in the City. The first measure is authorization to **reduce or waive a larger amount of development fees for projects triggering the City's Affordable Dwelling Unit Ordinance requirements**. This action provides an incentive for private market developers to satisfy their ADUs requirements by including affordable units in their developments as opposed to paying a cash-in-lieu fee to the City. Staff is working with legal counsel to identify all allowable fee waivers. The second Council approved measure is the **prioritization of City-owned land for affordable housing development as appropriate** (i.e., where residential development is feasible). Staff has mapped all vacant City-owned parcels and is working to develop a means through which developable parcels may be utilized for affordable housing (such as through the proposed land bank).

**Appendix A**  
**CAHF Investments FY2008 – FY2018**

<b>CHARLOTTESVILLE AFFORDABLE HOUSING FUND</b>	<b>Amount</b>	<b>Housing Units Assisted</b>
<b>2007/08</b>		
Dogwood Housing purchase & preservation of affordable rental units (loan not grant)	850,000.00	57
Piedmont Housing Alliance - Monticello Vista purchase and preservation	200,000.00	50
CCDC Energy Efficiency Housing Audits	35,000.00	
Habitat for Humanity (construction of 10 new homes)	220,000.00	10
Albemarle Housing Improvement Program (AHIP) Housing Rehabilitation Program	279,000.00	10
Piedmont Housing Alliance - Virnita Court Apartments rental property preservation	169,000.00	16
Piedmont Housing Alliance Workforce Housing Fund / Down payment Assistance & Closing Costs	150,000.00	8
Piedmont Housing Alliance - renovation of historic property at 223 4th Street SW with accessory unit addition	50,000.00	
JABA Homeshare Study	15,000.00	
CRHA Strategic Planning for Redevelopment	210,000.00	
Shelter for Help in Emergency (SHE) rehab of Mitchell House Facility and Rental Subsidy	35,113.00	
Region 10 –Step Up Pilot Rent Subsidy Initiative for Mentally Impaired / Substance Abuse Individuals	235,887.00	
Habitat for Humanity Proposals 1 -3	200,000.00	11
<b>SUBTOTAL</b>	<b>2,649,000.00</b>	<b>162</b>
<b>2008/09</b>		
Virginia Supportive Housing Single Room Occupancy Development (broken out by pro-rata share of funding. 41 units claimed with funding from 09/10 & 10/11)	347,000.00	19
AHIP Emergency Housing Rehabilitation	50,000.00	39
AHIP Small Homeowner Rehab / Handicap Access Program (assisted units are included with the 39 shown under the AHIP Emergency Housing Repair program)	85,000.00	
AHIP Housing Rehabilitation Program	30,363.00	2
Piedmont Housing Alliance Foreclosure Prevention Program	20,000.00	2

Habitat for Humanity LEED Duplex at Paton Street	144,637.00	2
Habitat for Humanity - ecoMOD #4 Utility Connections (104 Elliott Avenue)	10,000.00	1
CRHA Master Planning with PHAR	100,000.00	
608 Ridge Street ecoREMOD House	100,000.00	1
TJACH Start-up cost related to First Street Church Homeless Shelter (a.k.a. the Haven)	12,500.00	
Habitat for Humanity Paton Street Neighborhood Infrastructure	100,000.00	27
Piedmont Housing Alliance Monticello Vista Apartment (acquisition and rehab)	50,000.00	
Thomas Jefferson Community Land Trust - startup expenses	15,000.00	
HOME program match	140,000.00	
Habitat for Humanity - ecoMOD #4 Site Improvements	25,000.00	
Housing Advisory Committee Related Expenses (e.g., meals)	1,688.85	
Region 10 - Step Up (Year 2) Rent Subsidy Initiative for Mentally Impaired / Substance Abuse Individuals	100,000.00	
Habitat for Humanity - ecoMOD 4 Site Work at 104 Elliott Avenue	26,000.00	
Region 10 –Step Up Pilot Rent Subsidy Initiative for Mentally Impaired / Substance Abuse Individuals	2,143.00	
Piedmont Housing Alliance Down payment Assistance Program	50,000.00	9
Charlottesville Free Paint Program (note funds not used carry forward and units assisted are shown in correct fiscal year)	25,000.00	16
<b>SUBTOTAL</b>	<b>1,434,331.85</b>	<b>118</b>
<b>2009/10</b>		
AHIP Housing Rehabilitation Program	100,000.00	3
Virginia Supportive Housing Single Room Occupancy Development (broken out by pro-rata share of funding. 20 units claimed with funding from 08/09 & 10/11)	723,000.00	40
PHAR Bama Works Grant Matching Funds	25,000.00	
LPDA Design Concept for Elliott Avenue	5,049.00	
Virginia State Neighborhood Conference	500.00	
HOME extra program match	31,875.40	
Charlottesville Free Paint Program (assisted units shown by year utilizing remaining funds from prior allocation)	0.00	18
<b>SUBTOTAL</b>	<b>885,424.40</b>	<b>61</b>
<b>2010/11</b>		
HOME Match	40,000.00	

Elliott Avenue Subdivision Survey - Southside MMM	3,850.00	
Elliott Avenue Design Charrette	5,000.00	
AHIP Emergency Housing Repair	50,000.00	26
Housing Conditions & Land Use Survey	39,622.93	
ecoREMODO – 608 Ridge Street (includes storm windows & sewer repair)	138,837.75	
AHIP Housing Rehabilitation	100,000.00	2
Elliott Avenue Site Work & Environmental Testing Work	6,140.15	
Habitat for Humanity Sunrise Development (land purchase and predevelopment expenses for homes at the Sunrise Development)	400,000.00	32
ASG Rental Subsidies for Persons with HIV/AIDS	15,000.00	
PHAR Match for Bama Works Grant	25,000.00	
PHA Down payment Assessment Program	40,000.00	12
Virginia Supportive Housing Single Room Occupancy Development (broken out by pro-rata share of funding. 59 units claimed with funding from 08/09 & 09/10)	23,560.12	1
Charlottesville Free Paint Program (note funds not used carry forward and units assisted are shown in correct fiscal year)	15,000.00	35
Administrative & Other Expenses	44,486.73	
<b>SUBTOTAL</b>	<b>946,497.68</b>	<b>108</b>
<b>2011/12</b>		
Housing Planner Salary & Benefits - Transfer to General Fund	89,179.00	
JABA Timberlake Acquisition (initial funding)	500,000.00	26
Habitat Paton Street Acquisition/Build - Region 10 & Thomas Jefferson Community Land Trust Units	685,000.00	3
JABA Timberlake Acquisition (supplemental funding)	117,000.00	
JABA Market Study Sunrise	10,500.00	
Building Goodness - Assistance with Building Goodness in April Event	20,000.00	
AHIP Emergency Housing Repair	50,000.00	29
AHIP Housing Rehabilitation	120,000.00	6
Habitat and AHIP Build a Block Planning Funds	35,000.00	
Habitat Down Payment Assistance Program for Sunrise Development (32 affordable units shown with 10/11 land purchase and predevelopment assistance)	15,000.00	
CALM- Planning Grant for 991 5th Street S.W. (property to be used for Harmony Ridge development)	11,000.00	
Section 3 Coordinator Salary & Benefits	25,000.00	

Acquisition of Properties at 8th Street N.W. adjacent to Westhaven through Habitat for Humanity	140,000.00	
8th Street N.W. adjacent to Westhaven - extra closing costs	3,000.00	
Motivation Inc. Section 3 training	2,499.00	
Thomas Jefferson Community Land Trust - Cleveland Ave Site Preparation	5,700.00	2
8th Street N.W. Demolition of Houses at 204 and 210 8th St N.W.	15,650.00	
Virginia Supportive Housing - Crossings at 4th & Preston Housing Vouchers	45,500.00	
CRHA Administration - Crossings at 4th & Preston Housing Vouchers	4,536.76	
Charlottesville Free Paint Program (assisted units shown by year utilizing remaining funds from prior allocation)	0.00	48
Administrative Expenses	25,824.42	
<b>SUBTOTAL</b>	<b>1,920,389.18</b>	<b>114</b>
<b>2012/13</b>		
Charlottesville Redevelopment and Housing Authority Administrative Support	100,000.00	
PHAR - Match for Bama Works	25,000.00	
Virginia Supportive Housing - Crossings at 4th & Preston Housing Vouchers (21 units included in FY 11/12 funding)	156,492.00	
CRHA Administration - Crossings at 4th & Preston Housing Vouchers	17,617.32	
Promise Neighborhood Architectural Design for 210 8th Street N.W.	20,000.00	
AHIP Emergency Housing Repair (includes both \$50K and \$100K allocations)	150,000.00	55
AHIP Housing Rehabilitation	200,000.00	23
HOME Match	58,000.00	
Section 3 Coordinator Salary & Benefits	55,000.00	
Habitat for Humanity Belmont Cottages	300,000.00	6
AHIP Block By Block Charlottesville (BXBC) Project	400,000.00	12
MACAA Hope House Program Expenses	40,000.00	
Charlottesville Free Paint Program (assisted units shown by year utilizing remaining funds from prior allocation)	0.00	16
Administrative Expenses	30,000.00	
<b>SUBTOTAL</b>	<b>1,552,109.32</b>	<b>112</b>

<b>2013/14</b>		
Virginia Supportive Housing - Crossings at 4th & Preston Housing Vouchers	87,121.00	
CRHA Administration - Crossings at 4th & Preston Housing Vouchers	15,416.01	
CRHA Playground Equipment Purchase	100,000.00	
HOME Match	16,712.00	
AHIP Housing Rehabilitation (includes two separate \$200K allocations)	400,000.00	10
AHIP Emergency Housing Repair (includes two separate \$100K allocations)	200,000.00	49
Building Goodness Foundation - Block by Block Charlottesville (BXBC) Project	8,500.00	
AHIP Block By Block Charlottesville (BXBC) Project	550,000.00	9
CALM/Habitat for Humanity/PHA 991 5 <sup>th</sup> Street S.W. Development	350,000.00	8
HOME Match	20,000.00	
Charlottesville Free Paint Program (note funds not used carry forward and units assisted are shown in correct fiscal year)	5,000.00	6
<b>SUBTOTAL</b>	<b>1,752,749.01</b>	<b>82</b>
<b>2014/15</b>		
Repayment of HOME funds used for 405 Avon St. purchase (CRHA Garage)	37,425.00	
Rhodeside & Harwell, RCLCO Housing Study	62,000.00	
CRHA Reserve Account	264,999.00	
CRHA Modernization Coordinator	35,000.00	
Virginia Supportive Housing - Rental Assistance for the Crossings	150,000.00	
TJACH Spring for Housing - Short Term Rental Subsidy for the SURGE	105,000.00	
AHIP Block by Block Charlottesville (BXBC) Planning Assistance	22,029.00	
AHIP Emergency Repair Program Assistance	75,000.00	44
Piedmont Housing Alliance - Carlton Views LIHTC Project Assistance (only half of 54 units claims as additional funds provided in FY 15/16)	475,000.00	27
Piedmont Housing Alliance - Orangedale & Prospect DPA Program	181,125.00	10

Charlottesville Free Paint Program (assisted units shown by year utilizing remaining funds from prior allocation)	0.00	17
Administration 1% Reserve/Set Aside	18,560.37	
<b>SUBTOTAL</b>	<b>1,426,138.37</b>	<b>98</b>
<b>2015/16</b>		
Piedmont Housing Alliance - Carlton Views LIHTC Project Assistance (only half of 54 units claims as additional funds provided in FY 14/15)	475,000.00	27
Habitat for Humanity of Greater Charlottesville - DPA for High/Mixed Income Scattered Site Area	225,000.00	10
AHIP Scattered Site Rehabilitation	264,000.00	8
AHIP Block by Block Charlottesville (BXBC) 10th & Page Phase 2	264,000.00	7
AHIP BXBC Orangedale & Prospect Phase 1	462,000.00	19
AHIP Emergency Repair Program Assistance	100,000.00	48
Design Develop - ADU Workbook	4,950.00	
Piedmont Housing Alliance - Friendship Court Pre-development Planning	350,000.00	
CDBG Repayment to HUD for Disallowed Cost	4,600.00	
Charlottesville Free Paint Program (assisted units shown by year utilizing remaining funds from prior allocation)	0.00	15
Administration 1% Reserve/Set Aside	19,173.01	
<b>SUBTOTAL</b>	<b>2,168,723.01</b>	<b>134</b>
<b>2016/17</b>		
Habitat for Humanity of Greater Charlottesville Project 20	480,000.00	16
Virginia Organizing	264,464.00	10
AHIP Scattered Site Rehabilitation	80,023.74	3
AHIP Block by Block Charlottesville (BXBC) 10th & Page Phase 2	128,704.00	3
AHIP BXBC Orangedale & Prospect Phase 1	147,922.18	4
AHIP Neediest Case Scattered Site Rehabilitation	165,000.00	2
AHIP Neediest Case Emergency Repair Program	55,000.00	2
Thomas Jefferson Community Land Trust Nassau Street Project	240,000.00	4
<b>SUBTOTAL</b>	<b>1,561,113.92</b>	<b>44</b>
<b>2017/18 (estimated)</b>		
Carlton Views II	1,440,000.00	48
Community Services Housing	612,500.00	35
AHIP Scattered Site Rehabilitation	803,666.00	22

Habitat for Humanity of Greater Charlottesville Project 20	480,000.00	16
Charlottesville Redevelopment and Housing Authority - Charlottesville Supplemental Rental Assistance Program	900,000.00	79
Charlottesville Landlord Risk Reduction Fund	75,000.00	39
<b>SUBTOTAL</b>	<b>4,311,166.00</b>	<b>239</b>
<b>TOTAL</b>	<b>20,607,642.74</b>	<b>1,272</b>