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CR-00 - Executive Summary

In accordance with the Federal Regulations found in 24 CFR Part 570, the City of Richmond, Virginia has prepared this Consolidated Annual Performance and Evaluation Report (CAPER) for the period of July 1, 2022 to June 30, 2023. The purpose of the CAPER is to describe the activities undertaken during this time period using funding from the U.S. Department of Housing and Urban Development (HUD) under the Community Development Block Grant (CDBG) Program, the HOME Investment Partnerships (HOME) Program, the Emergency Solutions Grant (ESG) Program, and the Housing Opportunities for Persons with AIDS (HOPWA) Program. The projects/activities and the accomplishments which are described in the CAPER, principally benefit low- and moderate-income persons and the funding has been targeted to neighborhoods where there is the highest percentage of low- and moderate-income residents in the City of Richmond. The following is the overall program narrative based on the Five Year Consolidated Plan and Annual Action Plans, as amended.

This 2022-2023 Consolidated Annual Performance and Evaluation Report (CAPER) shows the City of Richmond's use of federal (entitlement grants) and local funds, as well as, the income levels and demographics of the people in which those funds served. The CAPER is for the period from July 1, 2022 to June 30, 2023 and represents the second year of reporting within the Five-Year Consolidated Plan (2021-2025) period.

The Consolidated Plan serves as a five-year road map with comprehensive goals and coordinated strategies to address housing and community needs of low-and-moderate-income residents. This unified, coordinated vision is a result of input from citizens, community development partners, and extensive research to determine needs. The City partners with nonprofit and for-profit organizations, neighborhood groups, and other local governments to undertake specific actions with the strategies developed. Each year, the City of Richmond must submit an Annual Action Plan to show how those needs will be addressed in the coming year and a CAPER to show how those needs were met within the past year. The Housing and Community Development Department of the City of Richmond administers and supports ongoing community development programs.

HUD requires that cities receiving federal housing and community development funds submit this report every year within 90 days of the end of each fiscal year. The Citizen Participation Plan that is part of the Consolidated Plan includes the federal requirement that the City seek public comment on the Draft CAPER for 15 days before submitting it to HUD.

Programs described in the CAPER are funded by both federal entitlement money and from other sources. The federal funds include:

- Community Development Block Grant (CDBG)
- HOME Investment Partnership (HOME)
- Emergency Solution Grant (ESG)
- Housing Opportunities for Persons with Aids (HOPWA)
- HOME Investment Partnership - American Rescue Plan (HOME-ARP)
- Community Development Block Grant - Cares Act (CDBG-CV)
- Emergency Solutions Grant - Cares Act (ESG-CV)

- Housing Opportunities for Persons with AIDS - Cares Act (HOPWA-CV)

Other funding for programs that the City supports include:

- City of Richmond’s General Fund
- Supportive Housing Program
- Continuum of Care
- Other Federal Funds
- Competitive Grants
- Commonwealth of Virginia
- Private funding

The eight goals and priorities are:

- Ensure sustainable, safe, and healthy affordable housing is located throughout the city
- Increase the supply of affordable rental housing, especially for households earning at or below 50% of AMI
- Provide affordable rental housing and services for special needs and homeless populations
- Increase homeownership for lower income working households
- Economic empowerment opportunities that assist in reducing poverty
- Manage grant funds efficiently and effectively.
- Programs and resources for LMI households

The City of Richmond’s FY 2022 Consolidated Annual Performance and Evaluation Report (CAPER) was made available for public display and comment at the City’s website <https://www.rva.gov/housing-and-community-development/public-documents>, as well as at the following locations: Main Library - 101 E. Franklin Street; North Avenue Branch - 2901 North Avenue; East End Branch - 1200 N. 25th Street; Hull Street Branch - 1400 Hull Street; and Westover Hills Branch - 1408 Westover Hills Boulevard. The “Draft” CAPER was advertised in the “Richmond Times Dispatch” on Friday, September 8, 2023 for the required 15-day public comment period which was from Monday, September 11, 2023 until 4:00 PM on Monday, September 25, 2023.

Grants Received –

The City of Richmond has received the following grant amounts during the time period of July 1, 2022 through June 30, 2023:

	CDBG	HOME	ESG	HOPWA
Entitlement Grants	\$4,475,570.00	\$1,764,354.00	\$384,355.00	\$1,794,492.00
Program Income	\$ 160,293.00	\$ 0.00	\$ 0.00	\$ 0.00

Total Funds Received:	\$4,634,863.20	\$1,764,354.00	\$384,355.00	\$1,794,492.00
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This table only includes grants received during July 1, 2022 through June 30, 2023. Any previous year’s grants are not included.

CARES Act Grants Received –

The City of Richmond has received the following grant amounts during the time period of July 1, 2022 through June 30, 2023:

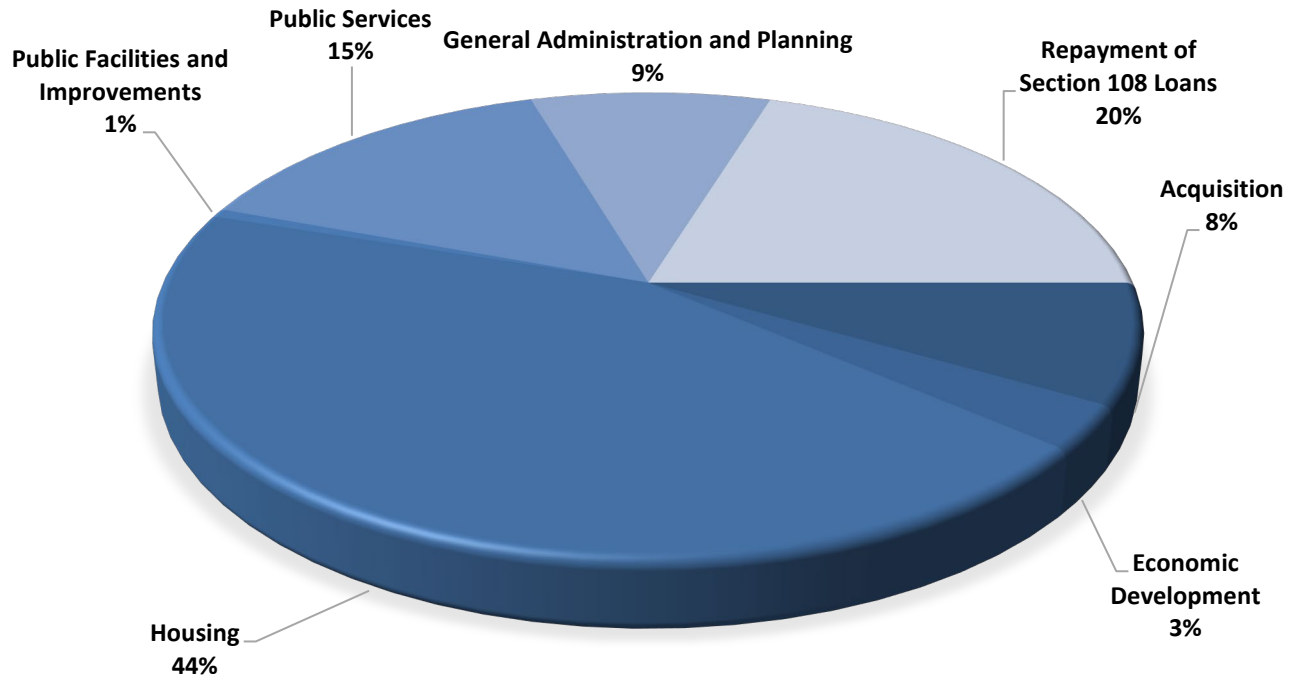
	CDBG-CV	HOME-ARP	ESG-CV	HOPWA-CV
Entitlement Grants	\$4,045,895.00	\$5,840,854.00	\$3,306,232.00	\$194,445.00
Program Income	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Total Funds Received:	\$4,045,895.00	\$5,840,854.00	\$3,306,232.00	\$194,445.00

In response to the COVID-19 pandemic, Congress provided funding through the Coronavirus Aid, Relief, and Economic Security (CARES) Act to communities across the country in 2020. The City of Richmond received CDBG-CV funds in the amount of \$4,045,895, ESG-CV funds in the amount of \$3,306,232 for FY 2020 and \$194,445 in HOPWA-CV funds. In addition, the city received \$5,840,854 in HOME-ARP funds for FY 2021.

Funds Expended –

The CDBG expenditures by category of activity are shown below.

Expenditure by Category of Activity



Type of Activity	Expenditure	Percentage
Acquisition	\$ 402,200.00	8.30%
Economic Development	\$ 146,400.00	3.02%
Housing	\$ 2,117,024.37	43.71%
Public Facilities and Improvements	\$ 28,472.00	0.59%
Public Services	\$ 714,598.10	14.75%
General Administration and Planning	\$ 455,296.57	9.40%
Repayment of Section 108 Loans	\$ 979,293.97	20.22%
Total:	\$ 4,843,285.01	100.00%

***Note:** The numbers in this table are taken from the PR-54 - CDBG Community Development Block Grant Performance Profile downloaded from IDIS, which includes both Program Income and prior year CDBG funds expended during this CAPER period.

Regulatory Caps and Set-Asides –

City of Richmond’s program administration expenditures were within the regulatory cap for the CDBG, HOME, ESG, and HOPWA programs. This is shown in the table below:

	CDBG	HOME	ESG	HOPWA
FY 2022 Entitlement Grants	\$ 4,474,570.00	\$ 1,764,354.00	\$ 384,355.00	\$1,794,492.00
FY 2022 Program Income	\$ 160,293.20	\$ 0.00	\$ 0.00	\$ 0.00
Administrative Cap Allowance	20%	10%	7.5%	7% Sponsor
Maximum Allowable Expenditures	\$ 926,972.64	\$ 176,435.40	\$ 28,826.63	\$ 125,614.44

CDBG Public Service Activity Cap –

	CDBG
FY 2022 Entitlement Grants	\$ 4,572,370.00
Prior Year Program Income	\$ 273,776.28
Public Service Cap Allowance	15%
Maximum Allowable Expenditures	\$ 726,921.94

HOME CHDO Set-Aside –

	CHDO Set-Aside
FY 2022 HOME Entitlement Grant	\$ 1,764,354.00
CHDO Set-Aside Minimum Cap	15%
Minimum Allowable Set-Aside	\$ 264,653.10
Actual CHDO Programmed Set-Aside:	\$ 264,653.10

FY 2022-2026 Five Year Consolidated Plan Goals and Strategies –

The City of Richmond proposes to address the following priority needs and goals from its FY 2021-2025 Five Year Consolidated Plan:

Ensure sustainable, safe, and healthy affordable housing is located throughout the city.

The quality of housing is important to low-and-moderate income people. The majority of housing units in Richmond were constructed before 1980. The aging of our housing stock creates a demand for major housing rehabilitation. Almost half of owner and renter units have at least one condition that warrants

attention. The owner-occupied rehabilitation program and multifamily rental rehabilitation address these widespread needs. Lead poisoning is also a risk in older homes. The rehabilitation program can be used to reduce the hazard of lead-based paint, and to address gentrification. The preservation of affordable housing in gentrifying neighborhoods by keeping low-income residents in their neighborhoods with homeowner rehabilitation, and the exploration of innovative new programs utilizing city-funding works to combat the impacts of gentrification.

Increase the supply of affordable rental housing, especially for households earning at or below 50% of AMI.

Efforts are directed toward providing housing for low- and moderate-income households, particularly those that are cost burdened or earn at or below 50% of area median income, throughout the city. This includes supporting rental housing activities by nonprofits and for profit developers that contribute to sustainable, mixed- income neighborhoods. Increases may occur through the modernization and rehabilitation of existing housing stock or the construction of new units.

Provide affordable rental housing and services for special needs and homeless populations.

The City will provide supportive services for the homeless, persons living with HIV/AIDS, and Special Needs populations. These services include case management, counseling, financial assistance with services, housing, shelters, transitional housing, housing assistance, rapid re-housing, and permanent supportive housing. Homeless efforts will be coordinated and provided by the Greater Richmond Continuum of Care (GRCoC) in an effort to end homelessness.

Increase homeownership for lower income working households.

The City seeks to have a balance of affordable rental and homeownership opportunities within its neighborhoods. It encourages mixed- income neighborhoods as means to provide opportunities for all and reduce economic isolation of any of its residents. Homeownership can provide stability for working families by building equity, enable long-term social investment in the community, and control housing payments while area rents continue to rise.

Economic empowerment opportunities that assist in reducing poverty.

Economic development can equip low-income households with skills and resources to access higher paying careers. This is a vital goal as many of Richmond's households live in poverty and are experiencing housing cost burden.

Manage grant funds efficiently and effectively.

The City is committed to being a well-managed government and an efficient and effective steward of its federal funds. With recognition of decreasing revenues in today's economy, the City is very focused on the completion of projects in its pipeline and projects that will substantially contribute to program objectives for decent and affordable housing, creating suitable living environments, and creating economic opportunities.

Programs and resources for LMI households.

Many Richmonders need assistance to help gain stability in their lives. Services funded by the City allow organizations to be able to fill these gaps in order to provide people with the necessary help and resources.

Housing Performance Measurements –

The table below lists the objectives and outcomes that the City accomplished through the CDBG activities during this CAPER period:

Objectives	Outcomes						Total by Objective	
	Availability/ Accessibility		Affordability		Sustainability			
	Units	\$	Units	\$	Units	\$	Units	\$
Suitable Living	0	\$ 0.00	0	\$ 0.00	0	\$ 0.00	0	\$ 0.00
Decent Housing	0	\$ 0.00	7	\$ 492,811.00	10	\$ 421,148.00	17	\$ 913,959.00
Economic Opportunity	0	\$ 0.00	0	\$ 0.00	0	\$ 0.00	0	\$ 0.00
Total by Outcome:	0	\$ 0.00	7	\$ 492,811.00	10	\$ 421,148.00	17	\$ 913,959.00

The chart below lists the objectives and outcomes that the City accomplished through the HOME activities during this CAPER period:

Objectives	Outcomes						Total by Objective	
	Availability/ Accessibility		Affordability		Sustainability			
	Units	\$	Units	\$	Units	\$	Units	\$
Suitable Living	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00
Decent Housing	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00
Economic Opportunity	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00
Total by Outcome:	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00

The City of Richmond met its National Objective requirement of principally befitting low- and moderate-income persons. The City expended \$4,843,285.01 in CDBG funds during this CAPER period. Included in this amount was \$455,296.57 for Planning and Administration, which leaves a balance of \$3,408,694.47 that was expended for project activities. Of the \$3,408,694.47, \$3,205,034.47 was expended on activities that benefitted low- and moderate-income persons. This produced a Low/Mod Benefit Percentage of

94.03%. These funds were expended in the low/mod income areas or to benefit low/mod households for activities identified in the City's Five Year Consolidated Plan.

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.

This is the City's second year of the FY 2021-2025 Five-Year Consolidated Plan designed to address the housing and non-housing needs of City residents. This year's CAPER reports on the actions and achievements the City accomplished in Fiscal Year 2022. This year's report summarizes how the City of Richmond's commitment of federal funds and other available resources addressed the priorities of the FY 2021-2025 Consolidated Plan for the City's fiscal year 2022 (2022-2023). This report outlines the activities the City undertook in affordable housing new construction, home rehabilitation, local business support, neighborhood revitalization, public-private partnerships, fair housing support and special needs support programs, using over \$15 million in federal entitlement funds granted for the 2022-2023 fiscal year including Cares Act and carryover funds from prior years.

The Department of Housing and Community Development (HCD) carries out the City's federally financed housing and community development programs. Throughout FY 2022-2023, the City continued to augment Section 3 opportunities, provide business financial assistance to area enterprises through the development of loan programs, and by delivering technical assistance to commercial clients. The HCD also allocated federal funds to sub-recipients for affordable housing development. HCD and the City as a whole, remains committed to revitalizing the City's neighborhoods and increasing economic opportunity.

The CAPER for the FY 2022 Annual Action Plan for the City of Richmond includes the City's CDBG Program and outlines which activities the City undertook during the program year beginning July 1, 2022 and ending June 30, 2023. In addition, the CAPER also reports on the HOME, ESG, and HOPWA funds that the City received in FY 2022. The City's Department of Housing and Community Development is the lead entity and administrator for the CDBG, HOME, ESG, and HOPWA funds.

The CDBG Program and activities outlined in this FY 2022 CAPER principally benefited low- and moderate-income persons and funding was targeted to neighborhoods where there is the highest percentage of low- and moderate-income residents.

The City of Richmond during this CAPER, address the following priority needs and goals from its FY 2021-2025 Five Year Consolidated Plan:

- Ensure sustainable, safe, and healthy affordable housing is located throughout the city.
- Increase the supply of affordable rental housing, especially for households earning at or below 50% of AMI.
- Provide affordable rental housing and services for special needs and homeless populations.

- Increase homeownership for lower income working households.
- Economic empowerment opportunities that assist in reducing poverty.
- To administer federal grant money efficiently and effectively in order to connect the community to housing and community development needs.
- Provide programs and resource connections for low-income residents.

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	Indicator	Unit of Measure	Expected Strategic Plan	Actual Strategic Plan	Percent Complete	Expected Program Year	Actual Program Year	Percent Complete
Econ. empowerment opportunities to reduce poverty	Non-Housing Community Development	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	50	0	0.00%	40	0	0.00%
Econ. empowerment opportunities to reduce poverty	Non-Housing Community Development	Facade treatment/business building rehabilitation	Business	400	0	0.00%			
Econ. empowerment opportunities to reduce poverty	Non-Housing Community Development	Businesses assisted	Businesses Assisted	470	4	0.85%	1350	0	0.00%

Increase homeownership for working LMI households	Affordable Housing	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	200	618	309.00%	15	0	0.00%
Increase homeownership for working LMI households	Affordable Housing	Homeowner Housing Added	Household Housing Unit	156	62	39.74%	17	2	11.76%
Increase homeownership for working LMI households	Affordable Housing	Direct Financial Assistance to Homebuyers	Households Assisted	300	47	15.67%			
Increase homeownership for working LMI households	Affordable Housing	Buildings Demolished	Buildings	5	0	0.00%			
Increase supply of affordable rental units 50% AMI	Affordable Housing	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0		15	0	0.00%
Increase supply of affordable rental units 50% AMI	Affordable Housing	Rental units constructed	Household Housing Unit	200	0	0.00%	174	0	0.00%
Increase supply of affordable rental units 50% AMI	Affordable Housing	Rental units rehabilitated	Household Housing Unit	100	0	0.00%			

Increase supply of affordable rental units 50% AMI	Affordable Housing	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	140	0	0.00%			
Manage grant funds efficiently and effectively	Non-Housing Community Development	Other	Other	1	1	100.00%	4	0	0.00%
Programs and Resources for LMI households	Non-Housing Community Development	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	9025	0	0.00%	2071	0	0.00%
Provide Housing & Services for SN & Homeless Pop.	Affordable Housing Non-Homeless Special Needs	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	900	339	37.67%	35	266	760.00%
Provide Housing & Services for SN & Homeless Pop.	Affordable Housing Non-Homeless Special Needs	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	515	127	24.66%	396	0	0.00%
Provide Housing & Services for SN & Homeless Pop.	Affordable Housing Non-Homeless Special Needs	Homeless Person Overnight Shelter	Persons Assisted	5125	636	12.41%	900	0	0.00%
Provide Housing & Services for SN & Homeless Pop.	Affordable Housing Non-Homeless Special Needs	HIV/AIDS Housing Operations	Household Housing Unit	1000	138	13.80%	358	0	0.00%

<p>Sustainable, safe & healthy housing Citywide</p>	<p>Affordable Housing</p>	<p>Homeowner Housing Rehabilitated</p>	<p>Household Housing Unit</p>	<p>533</p>	<p>100</p>	<p>18.76%</p>	<p>81</p>	<p>0</p>	<p>0.00%</p>
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Table 1 - Accomplishments – Program Year & Strategic Plan to Date

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	2	2
Black or African American	8	29
Asian	0	0
American Indian or American Native	1	0
Native Hawaiian or Other Pacific Islander	0	0
Total:	11	31
Hispanic	2	0
Not Hispanic	9	31

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

Narrative

The City of Richmond’s CDBG program benefitted 2 (18.2%) White families, 8 (72.7%) Black or African American families, 0 (0.0%) Asian families, 1 (9.1%) American Indian or American Native families, and 0 (0.0%) Native Hawaiian or Other Pacific Islander. Also, 2 families (18.2%) were Hispanic verses 9 families (81.8%) who were not Hispanic.

The City of Richmond’s HOME program benefitted 2 (6.5%) White families; 29 (93.5%) Black or African American families; and 0 (0.0%) were Asian, American Indian or American Native, and Native Hawaiian or Other Pacific Islander family. Also, 0 families (0.0%) were Hispanic verses 31 families (100.0%) who were not Hispanic.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available
CDBG	public - federal	\$ 4,474,570.00
HOME	public - federal	\$ 1,764,354.00
HOPWA	public - federal	\$ 1,797,492.00
ESG	public - federal	\$ 384,355.00

Table 3 - Resources Made Available

Narrative

The City of Richmond received the following funds during the time period of July 1, 2022 through June 30, 2023.

- CDBG Allocation: \$4,474,570.00
- CDBG Program Income: \$160,293.20
- HOME Allocation: \$1,764,354.00
- ESG Allocation: \$384,355.00
- HOPWA Allocation: \$1,794,492.00
- CDBG-CV Allocation: \$4,045,895.00
- HOME-ARP Allocation: \$5,840,854.00
- ESG-CV Allocation: \$3,306,232.00
- HOPWA-CV Allocation: \$194,445.00

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation
Highland Park	8%	8%
Hull Street - Lower Corridor	3%	3%
Hull Street - Swansboro Corridor	13%	13%
Richmond Highway - North	4%	4%
Richmond Highway - South	4%	4%
Richmond MSA	20%	20%

Table 4 – Identify the geographic distribution and location of investments

Narrative

The City of Richmond allocated its CDBG funds to principally benefit low- and moderate-income persons. The City has a public benefit ratio of 94.03% of its funds, which principally benefited low- and moderate-income persons.

The City allocates CDBG funds to areas or projects/activities which predominantly benefit low- and moderate-income persons to rehabilitate or construct new housing for low- and moderate-income households; to create low- and moderate-income jobs; and to projects/activities that principally benefit low- and moderate-income persons.

The HOME funds were used for administration and for housing projects/activities. These funds were targeted to low-income households and projects/activities designed to provide affordable housing to low-income households. The disbursement is based on needs of low- and moderate-income households, not by geographic area.

The HOPWA funds were used for housing related services for those with HIV/AIDS, such as tenant based rental assistance (TBRA), emergency short-term mortgage assistance, utility assistance, and information referrals. The disbursement was based on the needs of each client, not by geographic area. These funds serve the Richmond MSA, which covers the cities of Colonial Heights, Hopewell, Petersburg, Richmond, as well as the counties of Amelia, Caroline, Charles City, Chesterfield, Dinwiddie, Goochland, Hanover, Henrico, King William, New Kent, Powhatan, Prince George and Sussex.

The ESG funds went to emergency shelters, homeless prevention, rapid re-housing, and the homeless management information system (HMIS). The disbursement was based on the needs of each shelter or agency, not by geographic area.

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

Outreach to chronically homeless and unsheltered individuals: Since 2013, outreach workers from the City of Richmond DSS, the Richmond Police, the Richmond Behavioral Health Authority, The Daily Planet Health Services, Commonwealth Catholic Charities, the McGuire VA Medical Center, the state Virginia Veteran and Family Support (VVFS) program, and Virginia Supportive Housing have met to coordinate outreach and engagement strategies for chronically homeless and unsheltered individuals. This outreach is a continuation of the 2011 100,000 Homes project to target the housing vulnerable and medically vulnerable populations of the City. An Outreach Coordinator position is funded by a CoC and CARES Act grant to the Daily Planet Health Services. The Coordinated Outreach team meets monthly to coordinate services and resources. Members of the Coordinated Outreach team participate in the Coordinated Entry System through a case conferencing meeting which works to connect chronically homeless and unsheltered individuals to permanent housing and other resources.

Reaching homeless families: Homeless service providers in the Greater Richmond Continuum of Care, including all ESG recipients, coordinate resources with Richmond Department of Social Services and other community-based providers. Homeless family shelter providers partner with the Richmond Redevelopment and Housing Authority (RRHA) and the Richmond Behavioral Health Authority (RBHA) to house homeless families in public housing units when this option is the best option to end a family's homelessness. A family case conferencing team meets bi-weekly to coordinate permanent housing resources for families experiencing homelessness. Coordinated Entry is the system in which all programs within the Greater Richmond Continuum of Care (GRCoC) work together to assure that services are accessible and well-targeted to the immediate needs of the client. The primary Access Point for the GRCoC Coordinated Entry System (CES) is the Homeless Connection Line.

United Way of Greater Richmond & Petersburg is the local vendor of the statewide 2-1-1 information line which makes referrals for emergency financial assistance and other mainstream resources.

Public and private service providers coordinate to publish resources and information to assist individuals and families experiencing homelessness. These resources include 2-1-1 (phone and website), Homeward's Street Sheet, and the City's 3-1-1 information line. Homeward maintains a Continuum of Care list-serve and a CoC website (www.endhomelessnessrva.org) to share information among providers.

Barriers to reaching homeless individuals and families:

- 1) The CoC implemented Coordinated Entry Policies and procedures in line with HUD requirements and as a way to coordinate and prioritize housing resources. The CoC has a high number of turn-aways for emergency shelter and a waiting list for shelter and other resources for homeless

families with minor children. In 2015, the GRCoC board passed a resolution prioritizing unsheltered households with minor children for emergency shelter and other resources. This prioritization reflects an ongoing capacity need within the community. The COVID-19 pandemic also presented new challenges for shelter capacity, as traditional congregate shelters reduced capacity to mitigate the spread of COVID-19. The need for greater capacity was offset by the Greater Richmond Continuum of Care operating a non-congregate shelter program through hotels and motels in the region; this is a temporary solution as funding for non-congregate shelter programs is only temporary.

- 2) The Continuum of Care providers continue to report the lack of affordable housing and connections with landlords as a barrier to quickly resolving homelessness. The City of Richmond has a very low rental vacancy rate, which makes finding affordable rental properties to re-house individuals and families in an even more arduous process.
- 3) Homeless shelter agencies have served more people with fewer community resources and will continue to need operating support. The GRCoC will need to work together to ensure the stability of crisis-oriented services, especially as we increase the efficiency and effectiveness of rapid re-housing.
- 4) The GRCoC has identified and practiced diversion as a promising strategy to assist families experiencing homelessness; the GRCoC has begun to implement diversion at the first point of contact with the homeless services system through the Homeless Connection Line.

Addressing the emergency shelter and transitional housing needs of homeless persons

The emergency shelter and transitional housing system in Richmond has been working to focus their efforts on reducing length of stay and shelter and targeting resources to those most in need of assistance.

The number of homeless individuals and families in the Greater Richmond region has increased drastically during the COVID-19 Pandemic, straining our region's emergency shelter system to its capacity. The figures have decreased to 782 people experiencing homelessness in the Greater Richmond region as of the GRCoC's Point In Time Count conducted in January 2022 versus the January 2021 Point In Time Count. Even through the January 2022 Point In Time Count is less than the 2021 Point In Time Count, the numbers for 2022 are still 35% higher than the 2020 Point In Time Count.

The GRCoC is working to enhance access to services through the implementation of coordinated entry and Homeward has sought philanthropic support for this work. The GRCoC reallocated family transitional housing programs to rapid re-housing (and has seen an increase in the annual number of households with minor children served). Grant and Per Diem programs for homeless veterans and a peer-led recovery housing transitional program provide program options for single adults experiencing homelessness.

The GRCoC is working to reduce the need for emergency shelter by assisting individuals to exit to permanent housing more quickly through the coordination of housing resources with the case conferencing teams. Households with the longest histories of homelessness are targeted and prioritized for these resources.

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

The Continuum of Care implemented a robust Coordinated Entry System (CES) in order to address the needs of those facing imminent homelessness. The CES coordinator at Homeward works with community-based organizations serving those most likely to experience homelessness to make connections and to ensure that these community partners have access to accurate and timely information on available resources.

A crucial component of the Continuum's housing network is a partnership between the homeless shelters, the Richmond Redevelopment and Housing Authority (RRHA), and the Richmond Behavioral Health Authority (RBHA) to prioritize homeless families for public housing units. RBHA provides housing-focused assistance and home-based supportive services. The supportive services in this partnership are funded through a CDBG public services grant.

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 Continuum of Care coordinates services and resources with the Richmond City Community Criminal Justice Board on the needs of people experiencing homelessness who have been involved with the criminal justice system and with the Central Region Independent Living Advocates for Youth on the needs of youth aging out of foster care. The Coordinated Outreach team works with area hospitals (including McGuire VA Medical Center) on the needs of those exiting hospitals. Homeward and other GRCoC stakeholders participate in the statewide Interagency Partnership to Prevent and End Youth Homelessness. The Daily Planet Health Services' Healthcare for the Homeless Clinic provides medical services to this population and other free clinics also offer medical services.

The Continuum of Care participates in the Governor's Coordinating Council on Homelessness Solutions Committee through Homeward's Executive Director. In addition to the work of the Coordinating Council, Homeward is participating in a pilot project funded by the Department of Housing and Urban Development (HUD) that seeks to connect data from the Homeless Management Information System (HMIS) with other community systems in order to better serve clients who are cycling in and out of these systems.

The CoC coordinates services with McKinney-Vento school liaisons through the Family and Children's Homeless Workgroup.

The CoC works with the Navigators and The Daily Planet Health Services to assist individuals experiencing homelessness to access healthcare. Homeward partners with healthcare providers to better coordinate resources for patients experiencing homelessness. A member of the Care Coordination team at Virginia Commonwealth University Health Systems (VCUHS) serves on the Greater Richmond Continuum of Care board. Additionally, in a partnership between VCUHS, The Daily Planet Health Services, and Homeward, outreach staff worked in the emergency department to assist clients with a history of housing instability access resources. Though the scope of the pilot was limited, it suggested that partnerships such as these will be critical to providing services to people who are currently or formerly homeless in the future.

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

Actions taken to address the needs of public housing

RRHA's development communities were built between 1940 and 1970s. RRHA's developments suffer from extensive capital repair needs and high concentrations of poverty. Although maintained for the physical safety of families, generally, the public housing communities are physically obsolete and cost ineffective to rehabilitate due to outdated electrical, plumbing, heating, and air systems. Public housing communities, by today's standards are poorly designed and separates our families from vital resources and amenities.

RRHA's goal is to transform its entire public housing portfolio into quality affordable housing by offering a variety of housing options both on and offsite of public housing communities.

For well over twenty-five (25) years RRHA's Real Estate and Community Development Department (RECD) has been responsible for redeveloping challenged neighborhoods that have faced neglect and a lack of critical investment. RRHA and/or its subsidiary entity(s) plans to either partner with other developers or self-develop its properties using HUD repositioning strategies as well as private and other public funding resources.

RRHA envisions employing a range of options to achieve its goal to transform its portfolio which may include but not be limited to modernization of existing public housing units; demolition, disposition, and redevelopment of public housing communities; introduction of affordable and market rate rental and for-sale units; acquisition and development of new units in, around and outside of RRHA properties.

RRHA plans to utilize HUD repositioning strategies including Section 18, Rental Assistance Demonstration (RAD), RAD/Section 18 Blend, Section 18, and Choice Neighborhoods. These strategies will allow RRHA to provide families with better-maintained units while creating opportunities to leverage public and private resources, easing administrative and financial burdens, and preserving affordable housing. Repositioning moves families from a public housing platform to other forms of HUD rental assistance, such as providing Tenant Protection Vouchers (TPVV), Project-Based Vouchers (PBV), or project-based rental assistance (PBRA). This change will help RRHA preserve affordable housing units, address rehabilitation and physical needs, and place properties on a more stable financial foundation to achieve long-term viability of affordable housing.

Other affordable housing transactions (via acquisition or new construction or both) may be implemented commensurate with the RRHA Strategic Business Plan. Financing may include use of regular Capital Funds or HUD's Capital Fund Financing Program (CFFP). CFFP involves borrowing against future flow of annual Capital Funds.

RRHA plans to pursue public housing development activities and may utilize other subsidiary entities for development, financing, and the formation of a variety of ownership structures, as well as utilize subsidiary entities for the operation of public and non-public housing programs.

RRHA intends to use Capital Funds and other public and private funds to redevelop its entire ACC portfolio, including and not limited to Creighton Court, Hillside Court, Fairfield Court, Whitcomb Court, Mosby South, Gilpin Court, Townes at River South as well as other family and elderly developments.

RRHA may procure development partners or self-develop its community properties which may include Creighton, Gilpin, Fairfield, Hillside, Mosby, and Whitcomb Courts. RRHA will conduct development through a community engagement process which will assist RRHA in arriving at a master plan for redevelopment. RRHA selected The Community Builders for the development of Creighton Court. Known as the Church Hill North/Armstrong Renaissance residential development initiative, this landmark public-private redevelopment endeavor is informed by comprehensive resident engagement and planning. The goal of this project is to transform the existing Creighton Court public housing complex and surrounding neighborhood into a mixed-income, vibrant community of choice.

RRHA also intends to use Capital Funds and other funds to acquire and redevelop properties in and around its public housing communities. In addition, RRHA plans to utilize project-based vouchers for additional affordable housing initiatives, redevelopment projects, replacement housing options and relocation options for residents affected by redevelopment and disposition plans.

RRHA's strategy to address the housing needs of these individuals/families include:

Maximizing the number of affordable units available:

- 1) Employ effective management practices and policies to minimize off-line public housing units with an occupancy goal of 98%;
- 2) Maintain at least 92% lease-up rate or 100% budget authority for the Housing Choice Voucher Program by establishing effective payment standards, occupancy standards, and manageable practices;
- 3) Undertake measures to ensure access to affordable housing among families within RRHA Public Housing Developments and waiting list applicants.

Increasing the number of affordable housing units by applying for additional voucher subsidy and special programs available through Notice of Funding Availability.

Increase the awareness of RRHA resources by providing marketing information to local social service agencies, advocacy groups, partners, residents and applicants; advertise in available publications, RRHA website and radio campaigns.

Conduct activities to affirmatively further fair housing:

- a. Further encourage a positive partnership with HOME Inc. to encourage and counsel HCVF participants to locate units outside of areas of poverty or minority concentration.
- b. RRHA has engaged in a regional Analysis of Impediments (AI) to Fair Housing choice, with other nearby jurisdictions to guide future practices and eliminate housing barriers for low, very low- and moderate-income households. This research analyzed barriers, impediments, and/or discriminatory practices that may hinder a person's right to Fair Housing Choice.

The AI, conducted by Root Policy Research, examined structural and historical barriers to fair housing choice and access to opportunity for members of historically marginalized groups protected from discrimination by the Federal Fair Housing Act (FHA). The AI was a collaborative effort among participating jurisdictions. The analysis examines the issue at a regional level resulting in a comprehensive research document.

The following are action items RRHA will undertake, recommended by Root Policy Research, in response to the City's Impediments to Fair Housing Choice:

1. Working with regional partners, strengthen funding for eviction mediation and diversion programs, building on effective programs in place in the region;
2. Fair Housing Education and Outreach programs for public housing residents, HCVP participants and landlords;
3. Improving the environment of persons with disabilities in public housing (increasing the number of handicap accessible units) HCVP and PBV programs;
4. RRHA will continue to offer programs that build self-sufficiency and job readiness among residents; including employment and training opportunities through the Section 3 Program;
5. Adopt best practices for crime-reduction, economic self-sufficiency, and good tenant programs;
6. RRHA will continue its relationship with HOME Inc. and enhance its relationship with area landlords to strengthen client resources for relocating to high opportunity areas;
7. RRHA will fully support the City of Richmond in developing a program that offers landlords resources to ensure affordable housing units are made available;
8. Provide comprehensive tenant transitional programs for redeveloped public housing; and
9. Support state and federal regulatory reform to address rental housing disparities.

These strategies will be influenced by funding, staffing availability, housing needs, and consultation with residents, the Resident Advisory Board, and advocacy groups.

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

RRHA supports the Resident Advisory Board (RAB) which is comprised of its public housing residents and Housing Choice Voucher participants from the City of Richmond and surrounding areas, to assist and make recommendations regarding the development of the agency's Annual and Five Year plans, and any significant amendments or modifications to the plans.

RRHA continues its efforts to encourage public housing residents to become more involved in management by volunteering with their community resident councils designed to serve the needs of the community and communicate those needs and concerns to RRHA management.

RRHA will create a plan to organize residents to promote participation in resident services by:

A. Creating and sustaining successful partnerships with resident councils and neighborhood organizations and service providers.

The RRHA Resident Services staff meets at quarterly with Resident Councils, service providers and community organizations to explore and to improve service delivery and provisional practices. Staff collaborates with organizations to coordinate events,

workshops, and meaningful experiences that support our department priority areas – Education and Training, Employment, Health and Wellness, and Quality of Life.

The FSS Program Coordinating Committee (PCCO) meets quarterly to discuss resources in the community to leverage partnerships and create pathways that align with the needs of the FSS participant family. Meetings have been held within a virtual platform due to the COVID-19 pandemic. We are continuing to re-evaluate several means of facilitation to maintain effectiveness and engagement.

B. Developing Self-Sufficiency for housing choice voucher participants and public housing residents.

In Progress: In order to effectively support motivated families through the process of becoming self-sufficient, the following indicators are being tracked: The number of participants who obtain GED or High School diploma (goal – 15%); or industry specific certifications, college degrees or higher (goal-20%); the number of participants obtaining transportation (goal-15%); or participants obtaining gainful and suitable employment (goal-20%).

1. Train Resident Services Coordinators in the Family Self Sufficiency (FSS) Program. Currently, 8 of the 14 personnel serving in the Resident Services department is a Certified Specialist in Family Self-Sufficiency. We intend to enroll 3-5 new RSC's in next season's FSS training.
2. Fill mandated FSS Program slots. RRHA's FSS program has met and exceeded the FSS mandatory minimum participation requirement.
3. Achieve a 10 percent increase in the FSS Program beyond mandated slots. RRHA is currently enrolling new FSS participants. FSS orientations are underway. After attending a mandatory orientation, motivated families will have the opportunity to enroll.
4. Implement the Section 8 Homeownership Program. In collaboration with the Housing Choice Voucher Program, the initial planning and draft modeling for the operation of the Homeownership Program in connection with the FSS program has taken place. A summary of the Homeownership Program Implementation Plan was presented to the RRHA Board and Program planning is underway.

C. Examine and redesign the Resident Services Programs and establish metrics that will promote sustainability among our residents.

D. Create an Individualized Services plan to meet resident needs.

In Progress – The Resident Services department has enhanced its program structure with the implementation of a new resident focused case management system (TAAG) that also serves as a comprehensive documentation, assessment, data collections, and service

coordination tool. Residents are currently being assessed to evaluate self-sufficiency from which metrics can be established.

Resident Services is performing outreach in the form of survey, in-person meetings, and events; to identify residents who are interested in receiving service coordination – to reach realistic and attainable goals and to gain access to services.

E. Examine the needs and available services for residents under 18 years of age and develop partnerships and programs to support them.

Resident Services continues to work to improve the access to needed resources for youth. However, employment opportunities for youth continue to be remote and inaccessible to many of the youth living within our communities. We have also experienced inadequate staffing for after school programming.

This challenge has been addressed by the deployment of the RRHA Summer Youth Leadership and Employment Academy (YLEA).

YLEA provides jobs, financial empowerment skills, and workplace readiness training to benefit young people between the ages of 8 to 21. Participation in YLEA provides young people the opportunity to:

- Develop the skills needed to be successful and obtain jobs in the real world
- Discover and explore their talents
- Acquire new skills
- Set career goals and earn money
- Learn how to save and budget for the future properly
- Develop effective and appropriate workplace behaviors
- Gain solid work experience
- Improve confidence, self-advocacy, and individualism

Current Partnerships and Programming to Support Youth:

- **VCU** – Healthy Communities for Youth
- **Code VA, Apple, and Verizon** – STEM Lab
- **Parks and Recreation** – After School Programs and Sports
- **Mayor’s Youth Academy** – Summer Employment and Leadership
- **Tomorrow’s Promise Scholarship** – College funding
- **RRHA Youth Employment and Leadership Academy**
- **Boys and Girls Club of Metro Richmond** – After school programs

Participation in Homeownership

RRHA has a successful record of providing homeownership opportunities for residents of Richmond. In the past several years, RRHA has collaborated with the City of Richmond, neighborhood residents, various non-profits, the U.S. Department of Housing and Urban Development (HUD), and private investors, builder and developers to build over several hundred new housing units and rehabilitate over 1,000 deteriorated structures in more than twenty-five conservation and redevelopment areas for the purposes of homeownership. Several of RRHA’s more notable programs were the Homestead, 5(h), Hope VI,

Section 32, Section 8 (HCVP) and Greenwalk, Homeownership Programs that were successfully implemented.

RRHA continues various program initiatives to encourage families to purchase houses, by providing first-time homeownership incentives and down payment and closing cost assistance. Moreover, RRHA continues to work with the City to purchase derelict properties to incentivize neighborhood revitalization. We partner with developers/builders in neighborhoods throughout the city to rehabilitate, market and sell houses.

Actions taken to provide assistance to troubled PHAs

The Richmond Redevelopment and Housing Authority is not classified as “troubled” by HUD and is performing satisfactorily according to HUD guidelines and standards. Therefore, no assistance is needed to improve operations of this Public Housing Authority.

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)

As noted in the 2021 Analysis of Impediments to Fair Housing Choice, Richmond has a variety of residential zoning districts that allow varying density, unit sizes and unit types throughout the city. The flexibility provided in the City of Richmond's zoning ordinance encourages a mix of housing types that promotes affordability as well as infill development.

Based on the above analysis, the City will continue to support to develop projects that provide decent and affordable rental housing for all income ranges, especially low- and moderate-income residents.

In an effort to address the barriers to affordable housing, an Equitable Affordable Housing Plan (EAHP) was presented to City Council for review and adoption. This plan provides guiding principles, necessary policy changes, and new programs to address Richmond's very low-, low- and moderate income residents' needs across the full spectrum of housing. The five areas of focus includes Homeless Prevention, Shelter and Services, Affordable housing and supportive services for residents with special needs, Housing for residents facing displacement, Affordable rental housing for very-low and low-income households, and Affordable housing for public housing residents and moderate income households seeking homeownership.

Additionally, the City recently adopted its Master Plan, "Richmond 300, a guide for growth" , which outlines Housing as a "Big Move Goal" that further highlights the need to change policies and update the zoning ordinance to better align with providing affordable housing and a variety of housing choices throughout the city and not just in concentrated areas of the city.

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

Funding is based on completing existing open projects in order to meet a national objective as well as priorities outlined in the Consolidated Plan. The City will continue to work on the long-term funding of its Affordable Housing Trust Fund. This fund will assist rehabilitation and construction of affordable units as well as services such as but not limited to homebuyer assistance, rental counseling services, landlord training and tenant-base rental assistance to name a few.

The Affordable Housing Trust Fund (AHTF) was created by Section 58-101 of the code of the City of Richmond in 2004 and amended by Richmond City Council Ordinance No. 2012-156-125 in July 2012.

The overall purpose of the Affordable Housing Trust Fund (AHTF) is to provide financial resources to address the affordable housing needs of individuals and families who live or work in the City by promoting, preserving and producing quality long term affordable housing; providing housing related services to low

and moderate Income Households; and providing support for non-profit and for profit organizations that actively address the Affordable Housing needs of low and moderate Income households. Specifically, the purpose of all expenditures from the fund accomplished the following goals:

- Leveraged funds from other sources to accomplish all of the purposes set forth in this section.
- Promoted the development of mixed-income neighborhoods in the City.
- Provided funding for the rehabilitation of vacant buildings for residential purposes or the rehabilitation of residential properties in communities with high foreclosure rates or blighted properties, including owner-occupied blighted properties.
- Supported the productive reuse of properties declared surplus by the City for residential purposes.
- Implemented universal design principles and accessibility for disabled persons.
- Provided for the Chief Administrative Officer or the designee thereof to administer the fund and the programs for which the fund pays.

Under the FY 2022 CDBG Program, the City of Richmond met its National Objective requirement of principally befitting low- and moderate-income persons. The City expended \$4,843,285.01 in CDBG funds during this CAPER period. Included in this amount was \$455,296.57 for Planning and Administration, which leaves a balance of \$3,408,694.47 that was expended for project activities. Of the \$3,408,694.47, \$3,205,034.47 was expended on activities that benefitted low- and moderate-income persons. This produced a Low/Mod Benefit Percentage of 94.03%. These funds were expended in the low/mod income areas or to benefit low/mod households for activities identified in the City's Five Year Consolidated Plan.

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

The Richmond City Health District (RCHD) has a Lead-Safe and Healthy Homes Initiative (LSHHI) Program which takes a comprehensive approach to prevention and intervention to promote healthy and safe homes in Richmond. The RCHD employs an integrated, multi-component approach to investigate, case manage, educate, and offer intervention not only to residents on lead poisoning prevention and hazard control, but also on other home environments that can exacerbate existing health condition or lead to other health or safety hazards. Areas commonly receive assistance from RCHD are pest infestation control, indoor air quality associated with allergies and respiratory illnesses, elderly safety, promotion of housekeeping/maintenance using low-toxic products, fire and burn prevention, and landlord-tenant education. This comprehensive approach has assisted the most vulnerable members (low income, young children, and the elderly) of our community.

The RCHD continued to use its CDBG funds to promote blood lead (BL) screening and Healthy Homes Assessment referrals by physicians. The fund paid for 65 blood lead screening of uninsured or under-insured children under the age of six and pregnant women living in the City. During the program year, the RCHD focused its efforts on educating physicians on the importance of BL screening in hopes that more

children and more frequent lead screenings would be performed due to transient nature of the population at risk.

The CDBG funds also support RCHD in Healthy Homes interventions by supplying needed residences with low-cost, effective interim control intervention materials. Items such as CO monitors, bait stations or DE & bulb duster for roach/rodent/bedbug control, Lead DUSTBUSTERS kits, child safety locks and outlet covers, fire extinguishers, lighting accessories to prevent trips or falls, low-toxic cleaning supplies, air purifiers, auto shut-off space electric space heaters, storage containers, temperature and relative humidity gauges, and pillowcase covers. RCHD also makes referrals to other private and public entities for structural/mechanical inspections and remediation.

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

The City's used its FY 2022 CDBG, HOME, ESG, and HOPWA funds to reduce the number of persons living in poverty and to improve the quality of life for low- and moderate-income residents either through direct or indirect programs. The City continued to improve its working relationship with the various social service and housing agencies in the area. The City supported SuperNOFA applications for funds in FY 2022. The City continued to support economic development to provide new job opportunities for unemployed and underemployed persons in the City. The City funded economic development loans to create new job opportunities which helped provide employment and lessen the number of persons living below the poverty level.

According to the 2017-2021 American Community Survey, approximately 21.1% of the City of Richmond's residents live in poverty, while only 6.2% of Henrico County residents live in poverty and 10.2% of the Commonwealth of Virginia residents live in poverty. Female-headed City households with children are particularly affected by poverty at 41.7%. The City's goal is to reduce the extent of poverty by 5%, based on actions the City can control and work with other agencies/organizations.

The City also continued to exercise Section 3 as a means to provide employment opportunities to those citizens living below the poverty level. The City requires all sub-recipients to comply with Section 3 and to provide, to the greatest extent feasible, opportunities for the recruitment of and training of low-income and very low-income workers and recruitment of businesses from the project area (the area of the City served by the project). In case the project has a city-wide focus, the services and workers should be sought from all of the City's Community Development Block Grant eligible areas. The City's Department of Housing and Community Development works with our Office of Minority Business to supply developers of our CDBG and HOME development projects with access to our database SWaM certified business owners and tradesmen to help developers fill labor voids on their funded projects.

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

The City continues to be the major provider of affordable, public-assisted and special needs housing for the region. However, during the past decades, a major housing change has occurred in the Richmond

region, as non-profit CDCs formed and expanded their production of affordable housing in Henrico and Chesterfield Counties. Utilizing CDBG and HOME entitlement funds from these two counties, along with continued support from the City, a number of CDCs have grown and greatly increased their housing production capacity in the region.

The City does not act as a developer of housing, but rather sets policy, funds specific projects to implement our Consolidated Plan and facilitates revitalization efforts. We also work to create synergy and to foster partnerships in the regional housing delivery system to see the potential for development of affordable housing throughout the region expand.

The housing delivery system for the City of Richmond is made up of four principal groups – the City’s Department of Housing and Community Development (HCD), the Richmond Redevelopment and Housing Authority (RRHA), the Richmond Community Development Alliance (RCDA), an umbrella group for the region’s community development corporations (CDCs), and the private sector. The State plays a limited role in the production of affordable housing in the City – the Virginia Housing Development Authority and the state Department of Housing and Community Development provide some funding and tax credits to City residents and housing providers for homeownership and rehabilitation programs.

The City’s primary function in the delivery of housing is as a source of funding and as a monitor to ensure that federal regulations are met. The City is involved in the planning of development activities of many of the CDCs and CHDOs, especially since the inception of the HOME program. As a result, planning and development have improved dramatically. There was a centralized development process through the Neighborhood in Bloom program and through the founding of the Richmond Community Development Alliance (RCDA). The majority of the City’s development activities were carried out by Richmond Redevelopment and Housing Authority up to the mid 1990’s. In recent years, many of the CDCs and CHDOs have been increasing their development capacity with the assistance of the RCDA and the Local Initiative Support Corporation (LISC). The RCDA meets quarterly and provides a more unified voice for the CDCs, RRHA, Chesterfield County, Henrico County, Hanover County and the City to plan and implement housing activities. During this CAPER period, the City had three (3) CHDO organizations: Southside Community Development & Housing Corporation, Better Housing Coalition, and Project: HOMES.

RRHA was created in 1940 as the City’s official agency for the production of public and affordable housing. The Authority was instrumental in the provision of the majority of the City’s affordable housing as either the developer or by providing land and/or funding for a project through the sale of tax exempt bonds. Since 1940, RRHA has been responsible for the development of over 50 conservation, rehabilitation and housing project areas. RRHA continues to be a partner with the City centered their public housing redevelopment.

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

The City of Richmond is committed to pursuing solutions jointly with the resources at the disposal of the various city departments and agencies. A high priority is placed on the concept that their best efforts are realized through their ownership of both problems and solutions. Over the years, the City has promulgated its leadership, vision, and direction in the implementation of programs and services that promote the well-being of its residents and the prevention of problems and circumstances that mitigate health and self-sufficiency.

Moving forward, the City will continue to make considerable efforts to ensure that assistance will be available to provide affordable housing for low-income families and individuals as an integral part of the City's plan to reduce a number of households with incomes below the poverty line. A major component of this strategy will be the linkage of necessary support services to the provision of affordable housing. An important objective of this approach is to transition as many households to self-sufficiency as possible, thereby freeing publicly-assisted housing for others in need.

The City will also aggressively pursue routes that will result in the development of a cooperative arrangement with the surrounding counties to ensure a coordinated effort for the provision of affordable housing on a regional basis. The City will also strive to coordinate the development programs of various housing providers throughout the City. The City of Richmond create its own Affordable Housing Trust Fund (AHTF) for the development of Affordable Housing in the City of Richmond. City is working to its goal of providing 10 million annually to the AHTF.

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 Analysis of the Impediments to Fair Housing serves as an update to the City's Analysis of Impediments to Fair Housing Choice. Following the Assessment of Fair Housing process, the analysis serves as a basis for future fair housing planning that will be prepared. Much of the analysis is an examination of data that paints a picture of segregation, racially/ethnically concentrated areas of poverty, disparities in access to a variety of opportunity factors including jobs, proficient schools, and transportation, and disproportionate housing needs in the City of Richmond. The analysis identifies factors that contribute to fair housing issues. These factors such as private market discrimination, lack of regional transportation, limited housing and employment options for city residents, and economic and social isolation contribute to fair housing issues are addressed. The goals outlined in the analysis form the basis of actions that the city will take to affirmatively further fair housing and ensuring that all residents have equitable access to opportunity.

The summary of goals in the analysis includes:

1. Increase access to accessible housing for persons with disabilities
2. Decrease racial/ethnic disparities in access to opportunities
3. Decrease disproportionate housing needs among minority and low-income households

4. Expand Fair Housing Capacity
5. Reduce concentrated areas of racial/ethnic poverty
6. Decrease residential segregation

The City allocated CDBG and HOME funds to housing providers so that down payment and closing cost assistance could be given to low-income homebuyers earning not more than 80% of the area median family income.

The following actions were taken during this CAPER period to further fair housing within the City of Richmond:

- The City entered into an agreement with Housing Opportunities Made Equal, Inc. of Virginia (HOME, Inc.) to: (1) respond quickly and affirmatively to reports of housing discrimination in the City; (2) inform groups and individuals of their rights and responsibilities under the fair housing act, with special focus on the Hispanic and Latino community and; (3) publicize protections provided by fair housing laws as well as HOME, Inc.'s capacity to help enforce fair housing rights. On the local level HOME, Inc. and the City continue with its "Eviction Diversion Program". This City-funded Program will decrease evictions of those most in need, provide education and assist in decreasing homelessness.

Section 215 Affordable Housing

HCD continues to prioritize funding for multifamily rental developments for persons earning 60% and less of the AMI.

HCD promotes and encourages homeownership by providing funding for the development of single-family residential units to be offered for sale to persons earning less than 80% of AMI. In addition to providing funding for the construction, HCD also provides down payment assistance to persons earning less than 80% of AMI.

The alignment of City funds includes federal and local funding that allows rental units to be rented to families earning less than 80% and ensures that monthly rent doesn't exceed a tenant's monthly income by 30%.

Other incentives that are offered at the local level are layered with federal and local funding to provide very low and low-income residents with affordable rental opportunities throughout the city.

Worst-Case Housing

The Mayor and City Council declared a Housing Crisis and have committed \$10,000,000 a year for the next five years to address the housing crisis for residents of the City of Richmond. The City is working with the non-profit Local Initiatives Support Corporation (LISC) to leverage the committed dollar for dollar to provide a larger pool of funding that will be made available to developers.

The funding provided through various sources in the fiscal year including the Federal Entitlement funds from CDBG and HOME netted the approval of over 1,000 multifamily residential units to be constructed or preserved in the City for the low and very low-income residents.

HCD provides funding to the City of Richmond Department of Social Services Code Enforcement in an effort to address substandard housing in the City of Richmond. The Code Enforcement programs offer housing counseling and assistance to low-income renters whose homes have been cited as substandard by Code Enforcement Officers.

HCD utilizes ESG and CDBG-funded homeless assistance programs to assist beneficiaries who have been involuntarily displaced. HCD's ESG and CDBG-funded homeless service providers assist long-time homeless individuals and families, newly homeless individuals and families, as well as individuals and families who are at risk of homelessness through an array of homeless service programs, including but not limited to rapid re-housing, emergency shelters, and street outreach. HCD also funds clinical and mental health organizations that are dedicated to assisting low-income households with physical and mental disabilities to achieve housing stability and independence.

HCD utilizes federal funding from the Housing Opportunities for Persons with HIV/AIDS grant in order to provide necessary housing assistance and case management to low-income households with a qualifying person who has a positive diagnosis. HCD's subrecipient HOPWA service providers offer a variety of assistance in the forms of Supportive Services; Tenant-Based Rental Assistance; Permanent Housing Placement; and Short-Term, Rent, Mortgage, and Utility assistance. HCD is responsible for the HOPWA services that cover the Richmond MSA.

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

The City's Department of Housing and Community Development (HCD) handles reporting, monitoring and compliance enforcement of all agencies and sub-recipients using CDBG, HOME, ESG, and HOPWA funds in accordance with HUD's regulations.

Performance and Financial Monitoring and Frequency:

The Department of Housing and Community Development is responsible for monitoring the performance of each sub-recipient under the terms of the Contract and Letters of Agreement. Each program will be 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 will be accomplished through 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.

Finance staff from HCD shall conduct financial monitoring, including monthly desk reviews of expenditures and one on-site visit each year, in order to ensure that costs charged against Consolidated Plan activities are eligible. Each sub-recipient will be responsible for maintaining within its organization the following records to support all expenditures:

- Payroll data and supportive personnel records.
- Vouchers and invoices and related documentation in reference to the procurement of supplies, equipment and services as prescribed by the City's purchasing system.
- An inventory system which records and physically accounts for all equipment and non-expendable items purchased with federal funds.
- A filing system that lends itself to easy access and safe storage of all financial records.

Financial Audits. HCD requires that all sub-recipient submit an annual audit of their financial activities. Copies of the audit report are to be furnished to the City of Richmond's Finance staff from HCD within 90 days of the close of the agency's fiscal year.

Reporting:

Each contract contains a detailed item plan that outlines the goals and objectives against which the sub-recipient's performance will be measured. The sub-recipient is to provide the HCD with a quarterly report on the status of each activity as agreed to in the contract.

HCD staff conducts ongoing desk top monitoring of its programs. The monitoring will be based on the Contractual Activity Objectives to assess either statistically or in the narrative (or both) the progress made towards all of the objectives. A fiscal summary on each activity is also submitted to City Council on a quarterly basis. These reports will be distributed to the necessary agencies, departments and to HUD, annually. These reports shall include progress on major objectives of each contract as well as problems encountered that have hindered such progress.

Close-out Procedures for Projects:

HCD is responsible for ensuring that the following close-out procedures are followed whenever a contract is completed. A notice shall be sent to the division staff when the scope of services has been completed and there are no outstanding bills or encumbrances.

Upon determination that the project is complete and ready for close-out, the HCD staff shall:

- Ensure that all related contracts and agreements are completed.
- Complete inventory of property and equipment and make final disposition.
- Obtain records, or advise sub-recipient or responsible director of the need to secure records, for a 5-year period.

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.**

The City of Richmond placed the FY 2022 CAPER document on public display for a period of 15 days beginning on Monday, September 11, 2023 through 4:00 PM on Monday, September 25, 2023. A Notice was published in the “Richmond Times Dispatch” on Friday, September 8, 2023, a copy of which is attached in the Citizen Participation Section of this CAPER document.

The “Draft” FY 2022 CAPER was on display on the City’s website (<https://www.rva.gov/housing-and-community-development/public-documents>), as well as at the following locations: Main Library – 101 E. Franklin Street; North Avenue Branch – 2901 North Avenue; East End Branch – 1200 N. 25th Street; Hull Street Branch – 1400 Hull Street; and Westover Hills Branch – 1408 Westover Hills Boulevard.

The development of the FY 2022-2023 CDBG, CDBG-CV, HOME, ESG, HOPWA-CV and HOPWA Annual Performance Report was an ongoing process, which was directly related to the overall administration of the City’s housing and community development entitlement programs. This process involved coordination with City agencies, RRHA, community development corporations, the faith-based community and non-profit shelter providers. City staff routinely provided technical assistance to service providers and met on monthly, quarterly, and annual bases to monitor their progress. Further, the sub-grantees were required to submit monthly invoices reports, quarterly reports, and annual reports to the HCD staff. The Annual Performance Report is compiled from all of these reports which is subject to be reviewed by the public when it is completed.

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.

The City of Richmond has not made any changes to the FY 2021-2026 Five Year Consolidated Plan and its program objectives during this reporting period.

Describe accomplishments and program outcomes during the last year.

During this CAPER period, the City of Richmond expended CDBG funds on the following activities:

- **Acquisition** - \$402,200.00, which is 8.30% of the total expenditures.
 - **Economic Development** - \$146,400.00, which is 3.02% of the total expenditures.
 - **Housing** - \$2,117,024.37 which is 43.71% of the total expenditures.
 - **Public Facilities and Improvements** - \$28,472.00, which is 0.59% of the total expenditures.
 - **Public Services** - \$714,598.10, which is 14.75% of the total expenditures.
 - **General Administration and Planning** - \$455,296.57, which is 9.40% of the total expenditures.
 - **Repayment of Section 108 Loans** - \$979,293.97, which is 20.22% of the total expenditures.
- Total: \$4,843,285.01**

The City of Richmond Timeliness Ratio of unexpended funds as a percentage of the FY 2022 CDBG allocation was 1.46, which is under the maximum 1.5 ratio.

During this CAPER period, the CDBG program targeted the following with its funds:

- **Percentage of Expenditures Assisting Low- and Moderate-Income Persons and Households Either Directly or On an Area Basis** – 99.16%
- **Percentage of Expenditures that Benefit Low- and Moderate-Income Areas** – 6.24%
- **Percentage of Expenditures that Aid in the Prevention or Elimination of Slum or Blight** - 0.0%
- **Percentage of Expenditures Addressing Urgent Needs** – 0.84%

During this CAPER period, the income level beneficiaries data were the following:

- **Extremely Low Income (<=30%)** – 63.64%
- **Low Income (30-50%)** – 36.36%
- **Moderate Income (50-80%)** – 0.00%
- **Total Low- and Moderate-Income (<=80%)** – 100.00%
- **Non Low- and Moderate-Income (>80%)** – 0.00%

During this CAPER period, the City achieved the following CDBG accomplishments:

- **Actual Jobs Created or Retained** - 0
- **Households Receiving Housing Assistance** - 0
- **Persons Assisted Directly, Primarily by Public Services and Public Facilities** - 11
- **Persons for Whom Services and Facilities were Available** - 0
- **Units Rehabilitated - Single Units** - 0

- **Units Rehabilitated - Multi Units Housing - 0**

During this CAPER period, the City leveraged \$6,52,368.19 for CDBG Activities based off the PR54 CDBG Community Development Block Grant Performance Profile Report.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?	No
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[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-50 - HOME 91.520(d)

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

The City of Richmond requires all HOME Program applicants, proposing to develop more than five housing units, to submit marketing plans. These marketing plans must provide information on each residence within projects assisted with HOME funds. The city monitors all HOME rental housing projects to ensure that projects are in compliance with affirmative marketing policies and meet minimum housing quality standards. Each property owner receiving HOME funds must also provide annual reports to the City. Reports outline the status of the overall project, including a qualitative summary of its progress, the percentage of the project complete and the anticipated closing date.

Low Income Housing Tax Credits

The Federal Low-Income Housing Tax Credit (LIHTC) program is sponsored by the U.S. Treasury Department and administered by the Virginia Housing Development Authority (VHDA) in the Commonwealth of Virginia. The LIHTC program is authorized under Section 42 of the Internal Revenue Code of 1986 and encourages the development of affordable rental housing by providing owners with a federal income tax credit. It also serves as an incentive for private investors to participate with developers in the construction and rehabilitation of low-income housing. These credits are taken annually, for a term of ten years, beginning with the tax year in which the project was placed in service or in the following year. The program may reduce payable taxes by up to \$25,000 of non-passive income.

Affordable Housing Trust Funds (AHTF)

The City will continue to work on the long-term funding of its Affordable Housing Trust Fund. This fund will assist rehabilitation and construction of affordable units as well as services such as but not limited to homebuyer assistance, rental counseling services, landlord training and tenant-base rental assistance to name a few.

The Affordable Housing Trust Fund (AHTF) was created by Section 58-101 of the code of the City of Richmond in 2004 and amended by Richmond City Council Ordinance No. 2012-156-125 in July 2012.

The overall purpose of the Affordable Housing Trust Fund (AHTF) is to provide financial resources to address the affordable housing needs of individuals and families who live or work in the City by promoting, preserving and producing quality long term affordable housing; providing housing related services to low and moderate Income Households; and providing support for non-profit and for profit organizations that actively address the Affordable Housing needs of low and moderate Income households. Specifically, the purpose of all expenditures from the fund accomplished the following goals:

- Leveraged funds from other sources to accomplish all of the purposes set forth in this section.
- Promoted the development of mixed-income neighborhoods in the City.

- Provided funding for the rehabilitation of vacant buildings for residential purposes or the rehabilitation of residential properties in communities with high foreclosure rates or blighted properties, including owner-occupied blighted properties.
- Supported the productive reuse of properties declared surplus by the City for residential purposes.
- Implemented universal design principles and accessibility for disabled persons.
- Provided for the Chief Administrative Officer or the designee thereof to administer the fund and the programs for which the fund pays.

CR-55 - HOPWA 91.520(e)

Identify the number of individuals assisted and the types of assistance provided

Table for report on the one-year goals for the number of households provided housing through the use of HOPWA activities for: short-term rent, mortgage, and utility assistance payments to prevent homelessness of the individual or family; tenant-based rental assistance; and units provided in housing facilities developed, leased, or operated with HOPWA funds.

Number of Households Served Through:	One-year Goal
Short-term rent, mortgage, and utility assistance payments	130
Tenant-based rental assistance	46
Units provided in transitional housing facilities developed, leased, or operated with HOPWA funds	52
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	8
Total:	236

Table 5 – HOPWA Number of Households Served

Narrative

The City of Richmond Department of Housing and Community Development provides HOPWA grant oversight and management for the Richmond MSA, which covers the cities of Colonial Heights, Hopewell, Petersburg, Richmond, as well as the counties of Amelia, Caroline, Charles City, Chesterfield, Dinwiddie, Goochland, Hanover, Henrico, King William, New Kent, Powhatan, Prince George and Sussex. Project Development Manager Patrick Odehnal and Housing & Community Development Administrator Daniel Mouer oversee and manage the HOPWA program on behalf of the City of Richmond. The City of Richmond traditionally funds TBRA, STRMU, PHP, Supportive Services, and Facility-based Housing Assistance with the locality’s annual HOPWA allocation.

The City of Richmond’s 2022-23 Annual Action Plan identifies assisting persons with special needs, including persons with HIV/AIDS, as one of its top priorities.

To ensure that the above services are provided, the City in collaboration with the AIDS Service Organizations (ASOs) developed a comprehensive and coordinated regional housing and service delivery system called a "Continuum of Care for Persons with HIV/AIDS." The fundamental components of the Continuum of Care are:

1. HIV/AIDS prevention education programs

2. Outreach and assessment
3. Short-term rental assistance (up to 21 weeks)
4. Long-term rental housing assistance
5. Permanent Housing Placement (first month's rent)
6. Case management and support services

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA
Total Number of Activities	0	0	0	0
Total Labor Hours	0	0	0	0
Total Section 3 Worker Hours	0	0	0	0
Total Targeted Section 3 Worker Hours	0	0	0	0

Table 6 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA
Outreach efforts to generate job applicants who are Public Housing Targeted Workers	0	0	0	0
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.	0	0	0	0
Direct, on-the job training (including apprenticeships).	0	0	0	0
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.	0	0	0	0
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).	0	0	0	0
Outreach efforts to identify and secure bids from Section 3 business concerns.	0	0	0	0
Technical assistance to help Section 3 business concerns understand and bid on contracts.	0	0	0	0
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.	0	0	0	0
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.	0	0	0	0
Held one or more job fairs.	0	0	0	0
Provided or connected residents with supportive services that can provide direct services or referrals.	0	0	0	0
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.	0	0	0	0
Assisted residents with finding child care.	0	0	0	0

Assisted residents to apply for, or attend community college or a four year educational institution.	0	0	0	0
Assisted residents to apply for, or attend vocational/technical training.	0	0	0	0
Assisted residents to obtain financial literacy training and/or coaching.	0	0	0	0
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.	0	0	0	0
Provided or connected residents with training on computer use or online technologies.	0	0	0	0
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.	0	0	0	0
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.	0	0	0	0
Other.	0	0	0	0

Table 7 – Qualitative Efforts - Number of Activities by Program

CR-60 - ESG 91.520(g) (ESG Recipients only)**ESG Supplement to the CAPER in *e-snaps*****For Paperwork Reduction Act****1. Recipient Information—All Recipients Complete****Basic Grant Information**

Recipient Name	Richmond
Organizational DUNS Number	003133840
UEI EIN/TIN Number	546001556
Identify the Field Office	Richmond
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance	Richmond/Henrico, Chesterfield, Hanover Counties CoC

ESG Contact Name

Prefix	Ms.
First Name	Sherrill
Middle Name	A.
Last Name	Hampton
Suffix	-
Title	Director

ESG Contact Address

Street Address 1	1500 E. Main Street
Street Address 2	Ste 300
City	Richmond
State	VA
ZIP Code	-
Phone Number	804-646-6822
Extension	-
Fax Number	804-646-6358
Email Address	sherrill.hampton@richmondgov.com

ESG Secondary Contact

Prefix	Ms.
First Name	Amanda
Last Name	Wrinkle
Suffix	-
Title	Sr. Project Development Manager
Phone Number	804-646-1876
Extension	-
Email Address	Amanda.Wrinkle@rva.gov

2. Reporting Period—All Recipients Complete

Program Year Start Date	07/01/2022
Program Year End Date	06/30/2023

CR-90 – IDIS Reports

Attached are the following U.S. Department of Housing and Urban Development of Housing and Urban Development (HUD) Reports from IDIS for the period from July 1, 2022 through June 30, 2023.

Attached is the following IDIS reports:

- **IDIS Report PR26** – CDBG Financial Summary
- **IDIS Report PR26** – CDBG-CV Financial Summary

CR-125 – Citizen Participation

The following pages include the public display notices and other outreach.