

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

Chesterfield County's federal program year 2022 to 2023 Annual Action Plan identifies the County's needs for affordable housing and neighborhood development, and covers a one-year period from July 1, 2022 through June 30, 2023. The plan guides the expenditure of Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) funds received by Chesterfield County from the United States Department of Housing and Urban Development (HUD). The Plan was developed through a comprehensive process involving county staff, housing and social service agencies, and Chesterfield County residents. This resulting document will be used by the County in allocating funds under the CDBG/HOME programs and will also be used in conjunction with the County's Comprehensive Plan, the Strategic Plan, the Facilities Plan, the Fair Housing Action Plan from the 2021 Regional Analysis of Impediments, and other underlying plans.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

During the federal program years 2022-2023, Chesterfield County expects to achieve the following through the implementation of programs funded through CDBG and HOME:

Goals and Objectives:

1. Create and sustain affordable housing

- Improve existing owner-occupied housing
- Encourage the development of new affordable housing
- Promote affordable homeownership opportunities
- Support special needs housing for elderly and disabled persons

2. Preserve and Improve Existing Communities

- Promote the acquisition of obsolete properties for redevelopment projects or elimination of blight

- Encourage reinvestment in commercial and residential areas that are vulnerable to instability

3. Promote Healthy and Self-Sufficient Families

- Identify gaps and develop strategies to meet critical current and emerging needs in the community
- Support a coordinated public and private network of community services that fosters stability and maximizes financial independence for individuals and families

Below are examples of key outcomes that the County expects from its proposed CDBG and HOME PY2022 budget:

- Project: HOMES, Richmond Metropolitan Habitat for Humanity, and Rebuilding Together Richmond will work to address critical and comprehensive home repair needs for a cumulative of approximately 90 income-eligible homeowners in Chesterfield.
- Housing Opportunities Made Equal will provide down payment and closing cost assistance to approximately 10 low-to-moderate income first-time homebuyers.
- Habitat for Humanity will use CHDO funds to rehab 2 homes to provide new affordable housing opportunities.
- Funding to LISC's Financial Opportunity Centers will provide approximately 100 income-eligible Chesterfield residents with financial literacy education and career navigation.
- CDBG funding for Communities in Schools will allow approximately 500 students at schools in low-income neighborhoods to be directly case managed in efforts to help improve education outcomes.
- HumanKind will assist about 50 Chesterfield residents with obtaining low-interest vehicle loans through their Way's to Work Program
- YWCA will provide rapid rehousing services to approximately 12 survivors of domestic violence or sexual assault.
- Homeward will utilize CDBG funding to support continued implementation of the Greater Richmond Continuum of Care programs and services to Chesterfield County residents experiencing homelessness.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

During program year 2021, Chesterfield County made the below improvements that influenced funding decisions for PY2022:

- Improved housing conditions of owner-occupied housing units.

- Increased the number of low and moderate-income first-time homebuyers assisted with down payment assistance.
- Added quality housing to the Maggie Walker Community Land Trust.
- Provided funding to support the construction of new affordable multi-family housing and new owner-occupied housing.
- Provision of public service activities to eligible youth and adults that resulted in youth academic achievement improvement, and financial literacy and career navigation programs that enriched the lives of LMI residents.
- Various new programs were created or sustained to help address impacts of the COVID-19 pandemic on the low and moderate-income residents in the County, from rental assistance to career navigation and eviction protection programs.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The CDBG/HOME staff continually seek to broaden public participation through personal contacts, meetings with representatives of public and private agencies, discussions and meetings with individuals and groups, and discussions with housing providers. The staff serves as a source of information on housing, economic development, and other community development needs. Chesterfield's CDBG/HOME program provides information and written materials to diverse groups and individuals. Materials are made available online and in the Department of Community Enhancement's administrative office. This process is helpful in obtaining insight into where the greatest needs are to develop strategy for use of funds.

Public meetings were held to gather citizen input during the development of the PY2022 Annual Action Plan. Due to the COVID-19 pandemic, public meetings were held virtually due to public health and safety concerns and to continue to promote social distancing. First, a virtual public meeting was held in September on the CAPER report, where citizens had the opportunity to provide input on how the County utilized the CDBG and HOME funds last year. Next, a virtual public meeting was held on March 1, 2022 to obtain feedback on the goals and priorities for the PY2022 Annual Action Plan. Additionally, a public hearing with the Board of Supervisors was held on March 23, 2022 where citizens had opportunity to comment on the proposed CDBG and HOME budget. The public meetings and hearings were advertised in the Richmond Times-Dispatch, on the County's website, as well as on the County social media sites in accordance with the Citizen Participation Plan.

Throughout the year, CDBG and HOME staff meet regularly with local agencies and groups that provide insight into community development needs of the County. These include meetings with agencies that are part of the regional Continuum of Care (CoC) and meetings with the CoC as a whole, as well as the Richmond Community Development Alliance (RCDA). Additionally, CDBG and HOME staff are included in the Planning Department's effort to draft an Affordable Housing Strategy for the County, which includes

obtaining input on the housing needs of the County from key stakeholders like housing nonprofits and social service agencies.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

No comments were received at the 3/1/22 public meeting on the annual action plan development, but comments were received giving positive feedback on the new grants management software we used to collect applications. One comment was received at the 3/23/22 public hearing in support of the proposed use of CDBG and HOME funds. See more info in the Citizen Participation Section and Comments in the Appendix.

6. Summary of comments or views not accepted and the reasons for not accepting them

All comments/views were accepted.

7. Summary

No additional discussion.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	CHESTERFIELD COUNTY	Department of Community Enhancement
HOME Administrator	CHESTERFIELD COUNTY	Department of Community Enhancement

Table 1 – Responsible Agencies

Narrative (optional)

Chesterfield's CDBG and HOME grant programs are administrated in the Department of Community Enhancement. As the Lead Agency in development of this Annual Action Plan, the Department of Community Enhancement assumes responsibility for oversight, administration, and distribution of the CDBG and HOME grant funds.

Consolidated Plan Public Contact Information

Citizens may view the plan or share comments at the Chesterfield County Department of Community Enhancement during normal business hours. For additional information, please contact Chesterfield County, Community Enhancement Department, Attn: Jessica Sagara, Real Estate and Housing Coordinator, P.O. Box 40, Chesterfield, VA 23832, or at SagaraJ@Chesterfield.gov

AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

1. Introduction

Chesterfield County became an entitlement community in 1992 and began accepting the Community Development Block Grant funds upon its designation. Since 1992, Chesterfield has managed CDBG and HOME. Currently, the Chesterfield County Department of Community Enhancement has been identified as the lead agency managing and overseeing the development and implementation of programs and activities funded with CDBG and HOME.

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))

CDBG and HOME program staff meet regularly throughout the year with a variety of organizations involved in the provision or maintenance of housing for low- and moderate-income citizens and agencies providing other public services to low- and moderate-income citizens, from financial literacy education to homelessness services. These discussions are designed to identify community needs and implement strategies for program enhancement.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

Chesterfield participates in the regional Continuum of Care with the City of Richmond, Henrico County, Powhatan County, New Kent County, Goochland County, Charles City County, and Hanover County. At least two bi-annual point-in-time surveys are conducted through Homeward, the coordinating entity for the Continuum of Care. Chesterfield has provided Homeward with CDBG-CV funds in PY20-PY21 to support their work in coordinating and improving access to homeless services to mitigate impacts of COVID-19 on the homeless population in Chesterfield.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

Chesterfield does in the ESG grant program.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction’s consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Project Homes
	Agency/Group/Organization Type	Housing Services - Housing Services-Elderly Persons Service-Fair Housing Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Project: HOMES is a partner of Chesterfield County for home rehabilitation and affordable housing development for LMI households in Chesterfield. Meetings are held regularly with Project: HOMES staff to provide status updates on project progress throughout the program year. Program adjustments occur as needed based on consultations should any new issues and needs be identified related to housing in the County. Project: HOMES also partners with the County on the lead-based paint program.
2	Agency/Group/Organization	HOUSING OPPORTUNITIES MADE EQUAL
	Agency/Group/Organization Type	Housing Services - Housing Service-Fair Housing Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Anti-poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	HOME, Inc. is a 501(c)(3) nonprofit corporation and is a HUD approved housing counseling agency. HOME is a partner with the county for foreclosure prevention services, first-time homebuyer counseling, and down payment assistance for LMI residents. Regular status updates and coordination meetings occurred throughout the program year regarding fair housing. For example, throughout the COVID-19 pandemic, HOME has provided the county with updates on the rising need for down payment assistance, and the county is now recommending an increase of funding to go towards down payment assistance in PY22.
3	Agency/Group/Organization	Better Housing Coalition
	Agency/Group/Organization Type	Housing Services - Housing Services-Elderly Persons Services-Persons with Disabilities Service-Fair Housing Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	BHC was consulted throughout the year regarding multiple new multi-family affordable housing developments going in along the Route 1/Jefferson Davis Highway Corridor in Chesterfield aimed to address the county's affordable housing gap for low- moderate-income renters.
4	Agency/Group/Organization	Richmond Metropolitan Habitat for Humanity
	Agency/Group/Organization Type	Housing Services - Housing Regional organization

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Projects
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Richmond Metropolitan Habitat for Humanity is a partner of Chesterfield County for home rehabilitation for LMI households in the county. They were consulted throughout the year regarding needs and opportunities for housing repair programs. Through the consultation process, it was determined that Habitat for Humanity will serve as our new CHDO for PY21.
5	Agency/Group/Organization	Rebuilding Together - Richmond
	Agency/Group/Organization Type	Housing Services - Housing Services-Elderly Persons Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Projects
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	As a currently funded housing non-profit, regular status updates and coordination meetings occurred throughout the year with key program staff. These meetings help the county maintain an understanding of the current home repair needs.
6	Agency/Group/Organization	The Maggie Walker Community Land Trust
	Agency/Group/Organization Type	Housing Services - Housing Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	MWCLT has been funded in the past to acquire and rehab single-family homes to sell to LMI homebuyers under the community land trust model. To ensure program efficiency and effectiveness, regular status updates and coordination meetings occur throughout the year. MWCLT also provides valuable insights into innovative programs/projects to address housing needs in the county.
7	Agency/Group/Organization	Homeward
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Homeward serves as the Planning & Coordinating Organization for Homeless Services in the Greater Richmond Region. Homeward provides the county with invaluable data (point in time count data, etc.) that helps to identify homelessness needs and guides strategy.
8	Agency/Group/Organization	COMMUNITIES IN SCHOOLS
	Agency/Group/Organization Type	Services-Children Services-Education
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Communities in Schools is a partner of the County, and was consulted throughout the year regarding the student support services and after-school education of children at schools in low-income census tract. Consultation throughout the year during the COVID-19 pandemic has led to Chesterfield gaining a better understanding of the student's new or increased needs due to the pandemic, and the County has provided CIS with CDBG-CV funds to address those needs.
9	Agency/Group/Organization	Local Initiatives Support Corporation (LISC)
	Agency/Group/Organization Type	Services-Education Services-Employment Regional organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	As a local community development organization, LISC plays a vital role in identifying projects and programs that contribute to community and economic development in the Richmond region. Community Enhancement has many meetings with LISC throughout the year to keep in the loop on opportunities related to community and economic development, and to keep up to date on the successes at the local Financial Opportunity Centers funded with CDBG, and any improvements that can be made.

10	Agency/Group/Organization	Chesterfield County Department of Social Services
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Services - Victims Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Chesterfield County Department of Social Services staff played a key role in identifying priority projects in the public services/social service category this year, and assisted with the review of applications for funding.
11	Agency/Group/Organization	Chesterfield County Planning Department
	Agency/Group/Organization Type	Housing Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Economic Development

<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The Planning Department was consulted throughout the year for input on the County's housing and infrastructure needs, especially in low- to moderate-income areas of the county. Community Enhancement staff is currently involved in the Planning Department's efforts to develop a Housing Diversity Strategy for the county.</p>
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Identify any Agency Types not consulted and provide rationale for not consulting

Agencies not directly consulted were represented through other community meetings and discussions or were represented on the Boards and Committees that were consulted.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Homeward	Both include the goal of addressing homelessness and identifying housing needs.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

CDBG/HOME staff attend Continuum of Care general meetings, held quarterly, to keep updated with ongoing homeless prevention efforts throughout the Richmond region, including Chesterfield. Chesterfield is also a member of the Richmond Community Development Alliance (RCDA), which helps to identify housing needs in the County.

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

A public meeting was held on September 21, 2021 to obtain citizen feedback and to gather input on community development and housing needs upon reviewing the draft CAPER. Additionally, on March 1, 2022, a public meeting was held to obtain the comments and views of citizens, public agencies, community organizations, and other interested parties on Chesterfield County's housing and community development needs and the proposed allocations for PY22 projects. Both of these meetings were held virtually due to the COVID-19 pandemic. Feedback received from these public meetings was considered during the development of the Annual Action Plan. A 30-day public comment period was advertised on March 6, 2022, began on March 7, 2022 and ran through April 5, 2022 to obtain additional feedback on the draft Annual Action Plan before the County Board of Supervisors Budget Adoption meeting on April 6, 2022. The substantial amendment to reprogram prior year funds to utilize in the PY22 budget was also advertised during this 30-day public comment period. Throughout the 30-day public comment period the draft of the Annual Action Plan was available for view on the County's website. A public hearing was held at the March 23, 2022 Board of Supervisors meeting where citizens had the opportunity to comment on the proposed CDBG and HOME budget before the board adopted the budget at the April 6, 2022 BOS meeting. When the county received the official FY22-23 CDBG/HOME allocations, a substantial amendment was advertised to give the public opportunity to comment on the proposed changes to align the budget to the official allocation amounts. The 30 day public comment period went from June 9, 2022 to July 8, 2022.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Non-targeted/broad community	A public meeting was held on 3/23/22 - attendees included representatives from a range of local nonprofits as well as chesterfield citizens.	There were no comments on the budget strategy, goals or objectives presented. Comments were made regarding the new zoomgrants platform on which we accepted applications for the first time this year. Overall applicants had positive feedback on the platform.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Internet Outreach	Non-targeted/broad community	posts were made on county social media to alert chesterfield residents to the opportunity to comment on the Annual Action Plan	no comments received	none	https://www.chesterfield.gov/1223/Grants
3	Newspaper Ad	Non-targeted/broad community	Ads were placed in the Richmond-Times Dispatch regarding the public meeting, annual action plan draft, and public hearing.	no comment received	none	

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The below table outlines the anticipated resources from the HUD Community Development Block Grant (CDBG) and Home Investment Partnerships Program (HOME) that Chesterfield County estimates having available during the 2022-2023 fiscal year (2022 program year) covered by this Annual Action Plan.

In PY2022 Chesterfield County plans to reprogram leftover CDBG funding from prior years (totaling \$96,076.80 from PY15, PY16, PY18, PY19, and PY20) to one of the PY2022 CBDG projects (Project: HOMES Critical Home Repair Program) to ensure leftover funding gets utilized by the County in a timely manner.

The expected annual allocations for both CDBG and HOME are estimations based on the allocations received in PY21 (as the County has yet to receive official award notification), and the prior year resources total the amount of prior year leftover funding the County intends to reprogram to PY2022 projects. Once the County receives the official award notification for PY22, we will go through a public process to amend the budget. If the actual CBDG award is significantly less than the expected allocation, necessary decreases will be made to the administration and public service activities to maintain compliance with the CDBG administration cost cap of 20% or the public service cap of 15%.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan	Narrative Description
			Annual Allocation:	Program Income:	Prior Year Resources:	Total:		
			\$	\$	\$	\$		

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,496,877	0	96,077	1,592,954	0	CDBG funds will be used to address housing, community development and public service needs, and general grant administration.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	679,539	0	0	679,539	0	HOME funds will be used to provide rehabilitation to existing owner-occupied housing of LMI residents, provide down payment assistance to income-eligible first-time homebuyers, and the provide new affordable homeownership opportunities through the acquisition and rehabilitation of single-family homes.

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Federal funds will be leveraged in many ways. The approved public services programs that are awarded funding are typically working with a larger organization or funding stream. The CDBG funds are a piece of their funding that enables the organization to maximize program benefits for a larger group of Chesterfield residents. The housing repair/rehab programs that are typically awarded funding rely on donations and volunteers to complete the work on the homes.

The activities listed below will be utilizing program year 2022-2023 federal funds to leverage additional funds necessary for the completion of the projects.

Federal Resources

- Community Development Block Grant
- Home Investment Partnerships Funds
- Section 8 Voucher Program: Vouchers in Chesterfield are administered through the Chesterfield County Department of Social Services, the Richmond Redevelopment Housing Authority, and the Virginia Housing Development Authority.
- Program Income

Other Resources and Match

- Low Income Housing Tax Credits (LIHTC): The federal 4% and 9% LIHTC program is a substantial source of funding for the construction and rehabilitation of affordable rental units. They are a dollar-for-dollar credit against federal tax liability.
- Private Mortgage Funds: Match construction to HOME-eligible households is provided through the provision of homebuyer assistance provided by private financial institutions.
- Virginia Housing Development Authority Loans and Grants
- Fee Waivers (Match): Chesterfield County Circuit Court waives land recording fees for the homeowner rehabilitation and down-payment assistance programs.
- Private In-Kind Services (Match): Match contribution to HOME-eligible households is provided in-part through a volunteer assistance

program with project: HOMES that utilizes the value of contributed labor and materials.

- General Funds: Chesterfield County funds a variety of non-profit organizations in the non-departmental general fund budget for the purpose of providing public services serving predominately low-and moderate-income persons.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Recreation needs and facilities serving low-and moderate-income areas will be met using existing county-owned facilities. Facilities serving populations with special needs are frequently county-owned and used to address many of the needs identified in this plan. County schools, recreation and community centers, libraries, and administrative offices are used for a variety of opportunity to serve citizens with programs meeting needs identified in the plan. These uses include: public hearings, community meetings, educational classes and workshops, and general program outreach.

Discussion

No additional discussion.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Create and Sustain Affordable Housing	2020	2024	Affordable Housing	JEFFERSON DAVIS HIGHWAY CORRIDOR Ettrick Eastern Midlothian Turnpike Corridor Eastern Hull Street Corridor	Affordable Housing	CDBG: \$1,083,000 HOME: \$679,539	Homeowner Housing Added: 2 Household Housing Unit Homeowner Housing Rehabilitated: 90 Household Housing Unit Direct Financial Assistance to Homebuyers: 10 Households Assisted
2	Preserve and Improve Existing Communities	2020	2024	Non-Housing Community Development	JEFFERSON DAVIS HIGHWAY CORRIDOR	Sustainable Communities	CDBG: \$50,000	Public service activities other than Low/Moderate Income Housing Benefit: 5000 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Promote Healthy and Self Sufficient Families	2020	2024	Non-Homeless Special Needs Non-Housing Community Development	JEFFERSON DAVIS HIGHWAY CORRIDOR Ettrick Eastern Midlothian Turnpike Corridor Eastern Hull Street Corridor	Economic Self-Sufficiency and Well-Being Sustainable Communities	CDBG: \$232,000	Public service activities other than Low/Moderate Income Housing Benefit: 4500 Persons Assisted Homelessness Prevention: 200 Persons Assisted

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Create and Sustain Affordable Housing
	Goal Description	<p>Under this goal to create and sustain affordable housing, the County has developed the following objectives:</p> <ul style="list-style-type: none"> • Improve existing owner-occupied housing • Encourage the development of new affordable housing • Promote affordable homeownership opportunities • Support special needs housing for elderly and disabled persons

2	Goal Name	Preserve and Improve Existing Communities
	Goal Description	<p>Under this goal to preserve and improve existing communities, the County has developed the following objectives:</p> <ul style="list-style-type: none"> • Promote the acquisition of obsolete properties for redevelopment projects or elimination of blight. • Encourage reinvestment in commercial and residential areas that are vulnerable to instability.
3	Goal Name	Promote Healthy and Self Sufficient Families
	Goal Description	<p>Under the goal to promote healthy and self-sufficient families, the County has developed the following objectives:</p> <ul style="list-style-type: none"> • Identify gaps and develop strategies to meet critical current and emerging needs in the community • Support a coordinated public and private network of community services that fosters stability and maximizes financial independence for individuals and families

Projects

AP-35 Projects – 91.220(d)

Introduction

The following projects comprise the activities that will take place during the 2022-2023 program year to address the priority needs and specific objectives identified in the 2020-2024 Consolidated Plan.

Projects

#	Project Name
1	Better Housing Coalition's Chesterfield Coordinated Care
2	Communities in Schools
3	CDBG Administration
4	Keep Chesterfield Beautiful's Litter/Debris Removal Program
5	Homeward's Regional Homeless Services Coordination Program
6	Humankind's Ways to Work Program
7	LISC's Financial Opportunity Centers
8	Project: HOMES Critical Home Repair Program
9	Rebuilding Together Homeowner's Safe and Healthy Housing
10	Richmond Metropolitan Habitat for Humanity's Critical Home Repair Program
11	Richmond Community Foundation's Day of Service Program
12	YWCA's Chesterfield Rapid Rehousing Program
13	Housing Opportunities Made Equal Down-Payment Assistance Program
14	Project: HOMES Comprehensive Home Repair Program
15	Richmond Metropolitan Habitat for Humanity's CHDO Program

Table 7 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Allocation priorities were based on community needs, identified through data analysis, consultation, public hearings, and citizen input. Based on the identified needs, funding allocations for projects is determined through a grant application process. Department of Community Enhancement staff review and rank projects that meet the goals as outlined in the Consolidated Plan. Recommendations include projects that demonstrate significant leveraging of funding, projects with a strong sustainability plan or long-term strategy, and projects located in target areas.

AP-38 Project Summary
Project Summary Information

1	Project Name	Better Housing Coalition's Chesterfield Coordinated Care
	Target Area	JEFFERSON DAVIS HIGHWAY CORRIDOR Eastern Hull Street Corridor
	Goals Supported	Create and Sustain Affordable Housing
	Needs Addressed	Economic Self-Sufficiency and Well-Being
	Funding	CDBG: \$30,000
	Description	Case coordination and wellness support to low-income BHC residents over the age of 62 to enable aging in place in their homes.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 350 low-income seniors will benefit from the coordinated care program.
	Location Description	BHC housing communities for low-income seniors: Rockwood Village Apartments, 3901 Price Club Boulevard, Midlothian, VA 23112, Market Square Apartments, 7300 Taw Street, Richmond, VA 23237

	Planned Activities	<p>Objective 1: Residents will demonstrate improvement in health/maintenance of healthy lifestyle.</p> <p>Goals:</p> <ul style="list-style-type: none"> • Increase access to healthy food • Increase access to health services through new telehealth practices • Increase access to mental health services through new telehealth practices • Reduce isolation and its impact on health and mental health through new telehealth practices <p>Activities:</p> <ul style="list-style-type: none"> • Staff will promote use of technology to increase access to health and mental health services, financial services and socialization and fitness opportunities. • Staff, residents and volunteers will develop efficiency in food delivery programs so more consumers can be served. • Fresh food will be available through Shalom Farms Mobile Market for all corridor residents as well as BHC seniors. • Staff will continue to explore new partnerships for telehealth mental health activities. <p>Objective 2: Residents will demonstrate improvement in financial and housing stability</p> <p>Goals:</p> <ul style="list-style-type: none"> • Increase access to financial supports • Increase housing stability activities • Increase long term planning activities to ensure residents can make informed decisions <p>Activities:</p> <ul style="list-style-type: none"> • Continue team development of early identification of and intervention with at-risk residents • Continue development of partnerships and resources offering enhanced supports • Conduct educational programs for residents and families on higher level of supportive care
2	Project Name	Communities in Schools
	Target Area	JEFFERSON DAVIS HIGHWAY CORRIDOR Ettrick Eastern Hull Street Corridor
	Goals Supported	Promote Healthy and Self Sufficient Families

Needs Addressed	Economic Self-Sufficiency and Well-Being
Funding	CDBG: \$37,000
Description	Communities In Schools of Chesterfield (CIS-C) serves over 10,000 students with integrated student support services at four elementary schools (Bellwood, Chalkley, Ettrick, and Falling Creek), three middle schools (Falling Creek, Manchester and Salem Church) and three high schools (Carver College and Career Academy, LC Bird, and Meadowbrook).
Target Date	6/30/2022
Estimate the number and type of families that will benefit from the proposed activities	Approximately 450 chesterfield students will be directly case managed in this program, and about 10,000 will benefit from the overarching programming.
Location Description	four elementary schools (Bellwood, Chalkley, Ettrick, and Falling Creek), three middle schools (Falling Creek, Manchester and Salem Church) and three high schools (Carver College and Career Academy, LC Bird, and Meadowbrook).

<p>Planned Activities</p>	<p>CDBG grant funds will be used to provide support to 9 CIS-C school sites within Chesterfield County. The premise of the CIS model is that if academic and non-academic needs are addressed, strategic interventions are implemented, and families are linked to community resources, there will be increased academic success and graduation rates. External evaluations showed that the CIS model of integrated student support services is proven to improve attendance, academics, and graduation rates. The CIS Site Coordinator works closely with school administrators, staff, and partners to identify school-wide needs. Based on this analysis, a site plan is developed to implement programming that builds relationships to meet student and family needs and support their success in school, directly impacting the community.</p> <p>Goals:</p> <p>Improve Attendance Attendance is a predictor of a student’s success. By 6th grade, chronic absenteeism becomes a leading indicator that a student will drop out of high school. Students who live in communities with high levels of poverty are four times more likely to be chronically absent than others, often for reasons beyond their control, such as unstable housing, unreliable transportation, and lack of healthcare access. CIS Site Coordinators monitor and implement whole-school and individual supports to encourage students to attend school regularly. They also identify chronically absent students to address barriers to attending school and develop a plan for improvement in cooperation with CCPS School Administrators, School Counselors and Social Workers.</p> <p>Improve Behavior Each Site Coordinator works with their Student Support Team to provide student recognition and incentives which reflect PBIS (Positive Behavior Interventions and Supports) strategies for following or exceeding school expectations. The incentives are structured differently for each school, but all support the same goal: providing students with positive recognition for demonstrating those skills that lead to success in school and in life. Site Coordinators help provide these supports. Site Coordinators also continue to case manage students with more intense behavioral challenges. Case Management could include checking in with a student each day in-person, developing self-regulation strategies, home visits, setting goals, and creating a plan for success.</p> <p>Improve Course Completion or Academic Achievement All of the work of our Site Coordinators is focused on our students’ academic achievement. We help remove the barriers to learning by providing support around attendance, behavior and social-emotional learning. In addition, CIS-C sites will continue to focus on student academic success through providing school supplies, working with middle school students to complete high school specialty center</p>
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3	Project Name	CDBG Administration
	Target Area	JEFFERSON DAVIS HIGHWAY CORRIDOR Ettrick Eastern Midlothian Turnpike Corridor Eastern Hull Street Corridor
	Goals Supported	Create and Sustain Affordable Housing Promote Healthy and Self Sufficient Families
	Needs Addressed	Affordable Housing Economic Self-Sufficiency and Well-Being Sustainable Communities
	Funding	CDBG: \$227,954
	Description	administration and planning costs for the CDBG and HOME program.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Chesterfield County Dept. of Community Enhancement - 9800 Government Center Parkway, Chesterfield, VA 23832
	Planned Activities	general grant administration and planning costs for the CDBG and HOME grants.
4	Project Name	Keep Chesterfield Beautiful's Litter/Debris Removal Program
	Target Area	JEFFERSON DAVIS HIGHWAY CORRIDOR
	Goals Supported	Preserve and Improve Existing Communities
	Needs Addressed	Sustainable Communities
	Funding	CDBG: \$50,000
	Description	The Department of Community Enhancement's Keep Chesterfield Beautiful team's program for litter/debris removal in public areas (streets, sidewalks, etc.) to address code violations and blight and contribute to neighborhood beautification.
	Target Date	6/30/2022

	Estimate the number and type of families that will benefit from the proposed activities	Approximately 5000 residents living along the Route One Corridor will benefit from the improvements to public streets/sidewalks through this program.
	Location Description	Route One Corridor
	Planned Activities	The Department of Community Enhancement's Keep Chesterfield Beautiful team will lead this short-term, initiative to remove litter and debris that has been contributing to blighted conditions along the public sidewalks and streets of the Route One Corridor.
5	Project Name	Homeward's Regional Homeless Services Coordination Program
	Target Area	JEFFERSON DAVIS HIGHWAY CORRIDOR Ettrick Eastern Midlothian Turnpike Corridor Eastern Hull Street Corridor
	Goals Supported	Promote Healthy and Self Sufficient Families
	Needs Addressed	Economic Self-Sufficiency and Well-Being
	Funding	CDBG: \$15,000
	Description	Support to continued implementation of the Greater Richmond Continuum of Care programs and services to Chesterfield County residents experiencing homelessness.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 200 individuals experiencing homelessness in Chesterfield will benefit from Homeward's program.
	Location Description	Homeward's main office - 9211 Forest Hill Ave, Suite 200, Richmond VA 23235

	Planned Activities	<p>Homeward supports and empowers a coordinated response to homelessness with a housing-first focus. The coordinated system is designed to be easy and safe for people to access. The goal is for individuals and families experiencing homelessness to be able to access permanent housing solutions.</p> <p>Strategies:</p> <ul style="list-style-type: none"> - Provide entry into the homeless services system that is geographically accessible to all target populations and meets HUD recommendations. - Coordinated Continuum of Care workgroups to find housing for intended populations - Expand successful coordinated entry models to improve access to services for intended populations - Increase outreach and communication to mainstream resources and community based services to facilitate cross referrals. - Monitor and improve accessibility of the homeless services system - Monitor and implement best practices as needed
6	Project Name	Humankind's Ways to Work Program
	Target Area	JEFFERSON DAVIS HIGHWAY CORRIDOR Ettrick Eastern Midlothian Turnpike Corridor Eastern Hull Street Corridor
	Goals Supported	Promote Healthy and Self Sufficient Families
	Needs Addressed	Economic Self-Sufficiency and Well-Being
	Funding	CDBG: \$40,000
	Description	Provide financial literacy education and fair interest vehicle loans to chesterfield residents with challenging credit histories.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 350 individuals will benefit from the services offered in HumanKind's Ways to Work Program.
	Location Description	HumanKind Richmond - 908 N. Thompson Street, Richmond, VA 23220

	Planned Activities	The Chesterfield County individuals HumanKind serves through Ways to Work vehicle loans have poor or no credit and low levels of financial literacy. They are low- to moderate-income working individuals who are underbanked and excluded from loans at typical banking institutions. Ways to Work has built a network of complementing services that help address co-occurring instabilities, of which car ownership is but one piece. The first of these needs is financial education. Working one-on-one with clients, the program helps individuals to examine their finances, build a budget, and navigate challenges along the way.
7	Project Name	LISC's Financial Opportunity Centers
	Target Area	JEFFERSON DAVIS HIGHWAY CORRIDOR Ettrick Eastern Midlothian Turnpike Corridor Eastern Hull Street Corridor
	Goals Supported	Promote Healthy and Self Sufficient Families
	Needs Addressed	Economic Self-Sufficiency and Well-Being
	Funding	CDBG: \$60,000
	Description	LISC's financial opportunity centers help LMI households with job training, financial coaching, and income supports.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 130 individuals will benefit from the services offered at LISC's Financial Opportunity Centers.
Location Description	FOCs in the Richmond Metro Area - Southside Community Development & Housing Corporation - 1624 Hull Street, Richmond VA 23224, Pathways, 1200 West Washington Street, Richmond VA 23803	

	Planned Activities	<p>In the short-term, FOCs help clients achieve financial stability. In the long-term, FOC clients attain self-sufficiency. FOCs accomplish these goals by delivering bundled services across three areas:</p> <p>JOB TRAINING: Clients access employment services, including basic job readiness, soft-skills, hard skills, and career advancement training. FOCs place individuals in jobs that provide a living wage and career growth potential, especially in "recession-proof" industries like logistics and healthcare.</p> <p>FINANCIAL COACHING: Participants create a budget and a plan to reduce debt and improve their credit score, enabling them to develop long-term fiscal management habits.</p> <p>INCOME SUPPORTS: Income supports coaching helps individuals access benefits because many clients' wages are insufficient to meet their needs. Clients receive support in understanding what benefits they are eligible for and how to apply.</p> <p>As a result of these services, we expect clients to demonstrate measurable outcomes, such as:</p> <ul style="list-style-type: none"> • Placement in a new job • Increased wages or hours at work • New benefits accessed • Completed financial assessments (budgets, credit scores, etc.) • Improved credit score • Increased monthly net income
8	Project Name	Project: HOMES Critical Home Repair Program
	Target Area	JEFFERSON DAVIS HIGHWAY CORRIDOR Ettrick Eastern Midlothian Turnpike Corridor Eastern Hull Street Corridor
	Goals Supported	Create and Sustain Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$583,000
	Description	Critical home repairs to LMI homeowners in chesterfield county.
	Target Date	6/30/2022

	Estimate the number and type of families that will benefit from the proposed activities	Approximately 50 households will receive home repair services through Project: HOMES's Critical Home Repair Program.
	Location Description	countywide program
	Planned Activities	Project: HOMES will provide critical home repairs to low- to moderate-income homeowners in the county, with a priority on serving seniors in need of home repair.
9	Project Name	Rebuilding Together Homeowner's Safe and Healthy Housing
	Target Area	JEFFERSON DAVIS HIGHWAY CORRIDOR Ettrick
	Goals Supported	Create and Sustain Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$150,000
	Description	Critical home repairs to LMI homeowners in Chesterfield to ensure safe and healthy housing.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 14 households will receive home repair services through Rebuilding Together's program.
	Location Description	countywide program
	Planned Activities	Rebuilding Together will provide critical home repairs to low-and moderate-income households in the county.
10	Project Name	Richmond Metropolitan Habitat for Humanity's Critical Home Repair Program
	Target Area	JEFFERSON DAVIS HIGHWAY CORRIDOR Eastern Midlothian Turnpike Corridor Eastern Hull Street Corridor
	Goals Supported	Create and Sustain Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$350,000
	Description	Critical home repairs to LMI homeowners in Chesterfield.
	Target Date	6/30/2022

	Estimate the number and type of families that will benefit from the proposed activities	Approximately 20 low-to moderate-income households will receive home repair services through Habitat for Humanity's Critical Home Repair Program.
	Location Description	countywide program
	Planned Activities	Habitat for Humanity will provide critical home repairs to low- to moderate-income homeowners in the county with a priority on serving seniors in need of home repair.
11	Project Name	Richmond Community Foundation's Day of Service Program
	Target Area	Ettrick
	Goals Supported	Promote Healthy and Self Sufficient Families
	Needs Addressed	Sustainable Communities
	Funding	CDBG: \$10,000
	Description	Volunteer efforts to provide improvements to public spaces located in the low-mod census block groups in the Ettrick area of the county.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 3000 chesterfield residents residing in the Ettrick area will benefit from the community project.
	Location Description	Ettrick Community around Virginia State University.
	Planned Activities	Volunteers in MLK day in 2023 will provide to be determined improvements to public spaces in the Ettrick Community around Virginia State University.
12	Project Name	YWCA's Chesterfield Rapid Rehousing Program
	Target Area	JEFFERSON DAVIS HIGHWAY CORRIDOR Ettrick Eastern Midlothian Turnpike Corridor Eastern Hull Street Corridor
	Goals Supported	Promote Healthy and Self Sufficient Families
	Needs Addressed	Economic Self-Sufficiency and Well-Being
	Funding	CDBG: \$40,000
	Description	Provide rapid rehousing and essential services to survivors of domestic violence and sexual assault within Chesterfield County.

	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 12 victims of domestic violence or sexual assault will be assisted through YWCA's Rapid Rehousing Program.
	Location Description	YWCA offices - 6 N. 5th Street, Richmond, VA 23219
	Planned Activities	This program will provide rapid rehousing and supportive services to survivors of domestic violence and sexual assault within Chesterfield County. Funds will be used for transportation so survivors can attend interviews and employment opportunities as well as for child care, allowing survivors to work, to assist the survivors with becoming financially independent.
13	Project Name	Housing Opportunities Made Equal Down-Payment Assistance Program
	Target Area	JEFFERSON DAVIS HIGHWAY CORRIDOR Ettrick Eastern Midlothian Turnpike Corridor Eastern Hull Street Corridor
	Goals Supported	Create and Sustain Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	HOME: \$230,000
	Description	Provide down payment and closing cost assistance and housing counseling to low-income, first time homebuyers in Chesterfield County.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 10-15 households will receive downpayment assistance and housing counseling through this program.
	Location Description	countywide program
	Planned Activities	Between July 1, 2022 and June 30, 2023, the program will educate, counsel and provide down payment and closing cost assistance to at least 10 first time homebuyers whose incomes are below 80% of the area median income and the majority of whom are also minority. The program's financial assistance is coupled with extensive homebuyer education, and comprehensive housing counseling to create responsible long-term homeowners.
14	Project Name	Project: HOMES Comprehensive Home Repair Program

	Target Area	JEFFERSON DAVIS HIGHWAY CORRIDOR Ettrick Eastern Midlothian Turnpike Corridor Eastern Hull Street Corridor
	Goals Supported	Create and Sustain Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	HOME: \$361,539
	Description	Provide comprehensive home rehabilitation to LMI homeowners.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 6 low- to moderate-income households will receive home rehabilitation services.
	Location Description	countywide program
	Planned Activities	Project: HOMES will provide about 6 low- to moderate-income homeowners with comprehensive home rehabilitation services to bring the house into code compliance and ensure health and safety of the home.
15	Project Name	Richmond Metropolitan Habitat for Humanity's CHDO Program
	Target Area	JEFFERSON DAVIS HIGHWAY CORRIDOR Ettrick Eastern Midlothian Turnpike Corridor Eastern Hull Street Corridor
	Goals Supported	Create and Sustain Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	HOME: \$88,000
	Description	Provide new homeownership opportunities for LMI households.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	1-2 households will benefit from new homeownership opportunities through the CHDO program.
	Location Description	

	Planned Activities	Provide new homeownership opportunities for LMI households through home rehabilitation to sell to an income qualified homebuyer or new housing construction.
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AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The targeted geographic area for PY2022 are the LMI neighborhoods along and surrounding the Northern Jefferson Davis Highway/Route 1 Corridor, the eastern Midlothian Turnpike and eastern Hull Street Road corridors, and the Town of Ettrick. The Route 1 Corridor has been selected specifically to target investment in PY2022 as it has over the last few years due to the adoption of the Northern Jefferson Davis Highway Special Area Plan in April 2018 to continue focus on revitalization along the corridor.

The table below reflects the geographic distribution for PY 2022 CDBG and HOME funds. Approximately 25% of the total CDBG and HOME budget will be used in a specifically targeted geographic area. The remaining 80% of the budget are funds that will be used for countywide projects/programs benefiting low- and moderate-income residents.

Geographic Distribution

Target Area	Percentage of Funds
JEFFERSON DAVIS HIGHWAY CORRIDOR	10
Ettrick	5
Eastern Midlothian Turnpike Corridor	5
Eastern Hull Street Corridor	5

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The County took a geographic approach to allocating resources beginning in PY15, with the focus of targeting the surrounding areas of each of the school building renovations outlined in the Capital Improvement Plan (CIP) planning process in order to update infrastructure and other improvements as part of a revitalization effort. The target area for assistance has strategically enabled the County to have a more distinct and sustained impact on neighborhoods and communities that are served in order to assist low- and moderate-income families.

In Program Year 2019, the County began aligning its geographic priorities with the adoption of the Northern Jefferson Davis Highway Special Area Plan in April 2018. This special area plan serves as a guide for the future growth and development along the Route 1 Corridor between the boundary with the City of Richmond and Route 288, traditionally a low- to moderate-income area.

Since the adoption of the Northern Jefferson Davis Highway Special Area Plan, other planning efforts have begun in the area, such as an ordinance that makes multi-family development more accessible and

the addition of a bus line along the corridor. With the accomplishments we are seeing along the Route 1 Corridor since the adoption of the special area plan, CDBG and HOME staff recommends to continue to place a priority on this corridor when it comes to CDBG and HOME funding to continue the revitalization efforts. In PY2022, the County plans to fund home repair programs that will focus greatly on the neighborhoods along the corridor.

Discussion

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

In the 2022-2023 Program Year, CDBG and HOME funds will be used to address affordable housing needs in Chesterfield County in multiple ways. First, approximately 90 LMI households will receive critical home repair/rehabilitation services to maintain their housing. Additionally, 1-2 homes will be acquired and rehabilitated to sell to income-eligible homebuyers, creating new affordable homeownership opportunities. Lastly, at least 10 households will receive down-payment and closing cost assistance and housing counseling to assist with purchasing an affordable home.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	102
Special-Needs	0
Total	102

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	2
Rehab of Existing Units	90
Acquisition of Existing Units	10
Total	102

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

AP-60 Public Housing – 91.220(h)

Introduction

There is no public housing located in Chesterfield County.

Actions planned during the next year to address the needs to public housing

Not applicable

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

Not applicable

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Not applicable

Discussion

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

Chesterfield County supports outreach activities and programming to address the needs of the county's homeless population and other special needs.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The County's Department of Social Services has experience providing outreach, assessments and limited case management to the County's homeless population. The Case Managers identify and assist homeless individuals to transition from homelessness to securing more permanent housing. When deemed appropriate, the Case Managers will assist homeless individuals with the process (i.e. completing housing search, housing applications, rental security deposits, etc.) for obtaining housing. Case Managers, when necessary, will refer homeless individuals to Homeward to gain access to emergency shelter, and/or services required to transition to more permanent housing. Case Managers provide outreach to homeless individuals who are mentally and physically challenged, veterans, substance abusers, HIV/AIDS positive, and victims of domestic violence. Also, Case Managers provide outreach to the homeless population by disseminating information and making referrals to human services related resources. These resources include housing, mental and medical health services, substance abuse treatment, Social Security, and other programs.

Addressing the emergency shelter and transitional housing needs of homeless persons

Chesterfield County partners with non-profit providers such as CARITAS, Home Again the YMCA, and Homeward which provide emergency shelter and support services to homeless individuals and families. In PY20, Chesterfield funded Homeward with CDBG-CV funds to provide safe, non-congregate indoor accommodations with supportive services and case management for people experiencing homelessness to mitigate the risk of exposure and transmission of COVID-19. Further, the County utilized Treasury Dept. funds to continue to fund Homeward into PY21 for the non-congregate shelter program to ensure those experiencing homelessness remain safe and healthy during the pandemic.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Chesterfield County partners with non-profit providers such as CARITAS, CCHASM, and the YWCA, who provide rapid re-housing assistance and support services to homeless individuals and families. A Place to Start (APTS) is a regional program that serves individuals experiencing chronic homelessness and serious mental illness. APTS immediately houses these individuals. Housing provides the initial stability that then allows the individuals to meaningfully engage in services. Virginia Supportive Housing (VSH) provides the housing services for this program and employs the Intensive Community Treatment (ICT) team that is comprised of an administrative assistant, a licensed clinician, a case manager, a nurse, a peer counselor, and a part-time psychiatrist. Further, the County used Treasury Dept. funds to fund Homeward in PY21 for non-congregate shelter services in addition to a housing stabilization program, where Homeward partnered with the Department of Social Services to provide stable housing for individuals who meet the Department of Education's definition of homelessness, which includes those living in hotel rooms or doubled up with family and friends. This helped those experiencing homelessness stay safe and housed during the COVID-19 pandemic.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: 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); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The County employs a network of programs that assist individuals and families and financially sponsors many organizations that offer assistance. For example, the County utilizes CDBG funds to fund LISC's Financial Opportunity Centers, where low-income residents may receive financial and income supports coaching to maintain or help achieve financial stability. Additionally, with CDBG-CV, the County funded Legal Aid to run an Eviction Protection Program, which assisted clients facing eviction avoid becoming homeless through providing free legal counsel.

Discussion

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

During PY20, along with other localities in the region, the County worked with a consultant to create a regional Analysis of Impediments to Fair Housing. The decision to have a regional AI completed was made based on the fact that housing markets do not observe rigid city/county boundaries, so the solutions to address housing needs should be coordinated at the regional level. The final report identified impediments to fair housing and barriers to affordable housing in Chesterfield, along with recommendations for addressing these barriers.

Impediments to Furthering Fair and Equitable Housing:

1. Limited local resources, declining federal funds, and lack of a consistent federal and local commitment to addressing housing needs has constrained progress in addressing regional housing needs.
2. Restrictive land use codes and development standards limit affordable multifamily and missing middle housing development. These include limited by-right zoning for multifamily housing - 3 percent of land is zoned for multifamily and missing middle housing: 20-acre minimums for multifamily development; lack of fee waivers for affordable housing (except in revitalization areas and for senior housing); and limits on the number of unrelated residents living together.
3. Where affordable housing can be found in the county, it is far from services or public transportation, in areas with poor walkability, and/or in mobile home parks consisting of substandard units and aging infrastructure.

Impediments to Rental Housing Choices:

1. The county lacks affordable housing, and landlords who accept vouchers, particularly near job-rich areas.
2. Voucher holders have trouble finding landlords who accept vouchers and voucher holders are unaware of the state's new Sources of Income protections.
3. Residents with disabilities face an inadequate supply of accessible, affordable units and commonly live in inaccessible homes in poor condition in neighborhoods lacking public transit.

Impediments to Attaining Homeownership:

1. Lack of affordable ownership products in the county limits homebuyer opportunities.

Impediments to Accessing High Opportunity Environments:

1. Job-rich areas lack affordable housing and transit access limiting employment for low-income and transit-dependent residents and increasing traffic in the county as workers commute to more affordable areas.
2. Chesterfield County's dearth of public transportation limits access to employment for low income, low wage, and transit-dependent workers.
3. Lack of affordable housing compromises the ability of low-income families to access Chesterfield County's quality schools.

Actions it planned 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

Specific actions the County will take during PY2022 to remove barriers and promote affordable housing include the following:

- As recommended in the AI, the County plans to continue to help to formalize a regional working group to collaborate and coordinate on the implementation of the regional fair housing action plan included in the regional AI.
- Chesterfield Planning Department is currently working on a zoning review, where the current zoning code that limits by-right development of multifamily housing is being examined.
- County staff in Community Enhancement and the Planning Department will continue to work on the development of a Housing Diversity Strategy for the County with assistance and input from a task force made up of individuals in the nonprofit housing, social service, and construction industries.
- The County will continue to participate in the Section 8 Voucher Program, which is administered by Chesterfield-Colonial Heights Department of Social Services.
- The County's Residential Rehab Program grants a partial tax exemption for the rehabilitation, renovation, or replacement of older residential structures.
- Chesterfield Community Enhancement Department was provided \$4 million in county ARPA funds to set aside for a housing trust fund, which was a recommendation of the AI. The funds will be used to support new affordable housing developments in the county.
- Allocation of CDBG funding for rehabilitation and critical home repair programs in support of the maintenance and retention of existing affordable housing.
- Allocation of HOME funding for CHDO activities aimed at increasing the supply of affordable housing for low- and moderate-income homeowners.
- Allocation of HOME funding to Housing Opportunities Made Equal to provide down payment assistance for low- and moderate-income, first-time homebuyers to be used in any neighborhood in the County - helping to expand housing choice and accessing high opportunity.

Discussion:

AP-85 Other Actions – 91.220(k)

Introduction:

Chesterfield County undertakes a variety of actions to meet underserved needs, foster and maintain affordable housing, reduce lead based paint concerns, reduce the number of poverty level families, develop institutional structures, and enhance coordination between public and private housing and social service agencies. These actions are part of the administrative culture of the County and will continue through the 2022 program year.

Actions planned to address obstacles to meeting underserved needs

While there are several constraints to meeting the needs of low-, very low-, and moderate-income residents, the primary obstacle is the lack of funding to fully address all needs. In response to the level of need, the County continues to provide general funds towards various nonprofits in the community that offer public services to those in the County that have the most underserved needs. An example of one of the services that the County has funded in the past is assisting the special needs of families in need during the holiday season. Additionally, the Chesterfield/Colonial Heights Department of Social Services provides a comprehensive resource directory for residents that outlines social service providers for various needs such as transportation, shelters, and cell phone assistance.

Additionally, with the CDBG-CV funding allocated to the County in PY20, some of which will continue to be utilized through PY22, the County has more resources to address underserved needs of those impacted by the coronavirus pandemic. The County allocated the CDBG-CV funding to various nonprofits to help address financial, employment, housing, and health needs of low- and moderate-income residents during the pandemic.

Lastly, the Community Enhancement Dept. hired a Community Liaison Officer to work more closely with many of the underserved communities in the county.

Actions planned to foster and maintain affordable housing

During PY2022, Chesterfield County will commit a total of \$1.4 million for homeowner rehabilitation and repair programs for approximately 90 low- and moderate-income households, with a priority on serving seniors this year. To meet CHDO requirements, the County is committing \$88,000 in HOME funding for the rehabilitation and sale of 1-2 homes to low income homebuyers. To help make homeownership more accessible, the County is providing \$230,000 in HOME funds to Housing Opportunities Made Equal to provide down-payment assistance to approximately 10 new homebuyers.

Actions planned to reduce lead-based paint hazards

Chesterfield County will reduce LBP hazards through its housing activities that involve rehabilitation of

existing owner-occupied structures using lead safe work practices, code enforcement, lead paint/healthy homes education to homeowners. The County requires all of its housing providers to follow Federal and County Lead Paint Regulations to ensure that lead hazards are reduced or in many cases eliminated.

The County also received \$1.5 million in federal Lead Hazard Control Grant Funds in PY19 that are currently going towards lead paint hazard reduction activities in 43 LMI units across the County in 36 months, with the program beginning July 1, 2020. The County allocated \$49,600 in CDBG funding in PY20 as match funding for this grant, and added an additional \$28,324.53 in match funding in PY21. To qualify for this grant funding, residents must be income-eligible and live in a home that was built prior to 1978 and have a child under the age of six living in the home.

Actions planned to reduce the number of poverty-level families

The County will continue to support appropriate activities that preserve and expand the supply of housing that is affordable to low-income households. This will include support for providing housing opportunities for low-and moderate-income persons, through the CHDO program as well as funding for homeowner repair and rehabilitation programs, and a down-payment assistance program. LISC's Financial Opportunity Centers provide opportunity for low- moderate-income residents to receive financial and employment coaching, and ROAR's community empowerment project will help to address the needs along the Route One/Jefferson Davis Highway Corridor, where many low- moderate-income neighborhoods are located.

Actions planned to develop institutional structure

The County has designated staff to administer the programs and activities funded with CDBG and HOME funds. Staff works with the individual County Departments, such as Public Safety, Social Services, Parks and Recreation, Planning, Public Utilities, and Building Inspections to develop procedures and coordination for administering programs that will be carried out by these division. Staff regularly track the production and effectiveness of all agencies, including subrecipients, tasked with implementing programs with CDBG and HOME funds.

Actions planned to enhance coordination between public and private housing and social service agencies

The Department of Community Enhancement will continue to participate in meetings with county social service agencies, bi-monthly meetings with non-profit housing providers, and regular interactions with housing agencies and advocacy groups. The County will also remain an active and engaged partner of the Richmond Region's Continuum of Care, the Virginia Housing Alliance, and the Richmond Community Development Alliance. Additionally, Community Enhancement now has a new Community Liaison Officer to assist with the coordination with community groups and social service agencies.

Discussion:

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	85.00%

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

In PY2022, Chesterfield County does not plan to use any other forms of investment beyond those identified in Section 92.205.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

Chesterfield County plans to ensure continued affordability in its down payment assistance program through HOME recapture provisions as outlined in Section 24 CFR Part 92.254.

Homebuyers are permitted to sell their property to any willing buyer during the affordability period. However, recapture provisions are imposed if the property is voluntarily or involuntarily sold, rented, transferred or the owner no longer occupies the property as his/her primary residence during the affordability period. The amount recaptured is reduced on a pro-rata basis at the end of each full year that the homeowner owned and occupied the house as the principle residence measured against the affordability period. If the property is not sold or transferred during the affordability period, the HOME loan is forgiven at the end of the affordability period.

The affordability period is based on the amount of the direct subsidy provided to the homebuyer as follows:

HOME Investment Affordability Period

- Less than \$15,000 per unit 5 Years
- \$15,000 to \$40,000 per unit 10 Years
- More than \$40,000 per unit 15 Years

The amount subject to recapture is limited to the direct subsidy received by the homebuyer. Direct subsidy includes the amount of HOME assistance (including program income) that enabled the homebuyer to purchase the property. This includes down payment assistance, closing costs or other HOME assistance provided directly to the homebuyer and/or the difference between the fair market value of the property and a reduced sales price attributable to HOME development assistance.

The amount of the direct subsidy can only be recaptured from the net proceeds of the sale. Net proceeds are defined as the sale price minus superior loan repayment (other than HOME) and any closing costs. If there are no net proceeds, the HOME obligation is considered to be satisfied. Recaptured funds will be used for future housing projects. The County's recapture provisions are

enforced through a written HOME Agreement and a recorded Deed of Trust.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

Chesterfield County plans to ensure continued affordability through recapture provisions as outlined in Section 24 CFR Part 92.254(a)(4). These provisions are enforced through a HOME Agreement and a recorded deed of trust. A deed of trust note may also be executed for down payment assistance.

The HOME Agreement and the deed of trust specify the amount of assistance that must be repaid, the period of affordability, and the terms for repayment. The amount subject to recapture is limited to the direct subsidy received by the homebuyer. Direct subsidy includes the HOME investment that enabled the homebuyer to purchase the property. This includes down payment assistance, closing costs or other HOME assistance provided directly to the homebuyer and/or the difference between the fair market value of the property and a reduced sales price attributable to HOME development assistance.

The HOME investment amount to be recaptured is reduced on a pro-rata basis at the end of each full year that the homeowner has owned and occupied the house as their principle residence, based on the amount of net proceeds that are available to repay the loan. If there are no net proceeds, the HOME requirements are considered satisfied. If the property sold, rented, transferred, or the owner no longer occupies the property as the principal residence during the period of affordability the loan becomes due and payable.

Proceeds from the sale of properties using HOME funds will be recaptured and returned to the county. These funds will be used for future housing projects.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

N/A

