



Consolidated Plan
Annual Action Plan
2020-2021 Amended October, 2020 DRAFT

Program Year: July 1, 2020 - June 30, 2021

Executive Summary

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

1. Introduction

The 2020 - 2021 Annual Action Plan is year three of the five year Consolidated Plan (July 1, 2018 – June 30, 2023.) The Virginia Department of Housing and Community Development (DHCD) developed this plan through a comprehensive statewide effort that included a needs assessment leveraging existing data, input sessions and surveys, and consultations with housing and social service agencies and other entities. DHCD will use the resulting plan and document to allocate Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), HOME Investment Partnership (HOME), Housing Opportunities for People with AIDS (HOPWA) program funds, and the National Housing Trust Fund (NHTF) within the Commonwealth of Virginia. ***Please note, to address Covid-19 related needs in the Virginia, DHCD may use 2020-2021 CDBG funds to provide public services in CDBG non-entitlement localities.***

2. Summarize the objectives and outcomes identified in the Plan

The commonwealth is extremely diverse in its racial and ethnic composition, and there are numerous areas across the state with concentrated populations, including African American, Hispanic, Asian, and others. In addition, the state has multiple and varying housing and non-housing challenges. These challenges vary substantially from region to region.

The needs assessment and market analysis identified four priority needs:

- Lack of affordable housing
- Lack of housing for special needs populations
- Individuals and families experiencing homelessness
- Barriers to competitive and sustainable communities

Overall DHCD's goals are to target these federal resources (CDBG, ESG, HOME, HOPWA, and NHTF) and to leverage other state resources to address these needs by:

- Increasing access to affordable housing
- Increasing housing options for special needs populations including increasing permanent supportive housing
- Reducing homelessness
- Creating competitive and sustainable communities

DHCD works with many partners to accomplish these goals. These partners include units of local government, other state agencies, housing developers, Community Housing Development Organizations (CHDO), nonprofits, and regional planning groups.

While work on these goals is ongoing, the commonwealth will incorporate other specific strategies to help meet these goals. These include a plan to address the barriers to fair housing, a plan to end homelessness, measures to address lead based paint hazards, and anti-poverty measures.

3. Evaluation of past performance

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

Over the past year, DHCD has made significant progress toward increasing the number of affordable housing units and working with localities to create competitive and sustainable communities.

DHCD will continue activities and initiatives that have proven effective, as well as, look for opportunities to improve on the work that has been done in the past. To help further achieve DHCD goals, the agency submitted a Lead Hazard Reduction and Healthy Home Supplement application and was awarded \$5.6 million in October to address lead hazards in Virginia.

In addition, DHCD will continue work to decrease the number of people experiencing homelessness in Virginia. This work will also focus on reducing the length of time people are experiencing homelessness and reducing the number of people who return to homelessness. DHCD will leverage both state and federal (ESG) resources to continue its focus on these goals.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

DHCD public comment period opened in October of 2019 with a series of input sessions specific to the homeless services. General Action Plan input session covered all programs (CDBG, HOME, ESG, NHTF, and HOPWA) were held in five localities (Roanoke, Wytheville, Richmond, Prince William County, and Hampton) across the state.

Participants in the input sessions included:

- Private and public housing providers
- Homeless service and prevention providers
- Regional planning organizations
- Local government and housing authorities
- Other state agencies

- Nonprofit and government service providers
- Advocates

The input sessions focused on gathering feedback on priorities and strategies to address the homelessness, housing, and community development needs in Virginia. In addition to these sessions, DHCD will hold a public hearing (March 26, 2020), and accept public written comments through April 17, 2020.

5. Summary of public comments

DHCD is currently collecting written comments through August 14, 2020.

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

DHCD is currently collecting written comments through August 14, 2020.

7. Summary

DHCD is currently collecting written comments through August 14, 2020.

PR-05 Lead & Responsible Agencies - 91.300(b)

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

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Grantee Name	
CDBG Administrator	VIRGINIA	Department of Housing and Community Development
HOPWA Administrator	VIRGINIA	Department of Housing and Community Development
HOME Administrator	VIRGINIA	Department of Housing and Community Development
ESG Administrator	VIRGINIA	Department of Housing and Community Development
NHTF Administrator	VIRGINIA	Department of Housing and Community Development

Table 1 – Responsible Agencies

Narrative

The Department of Housing and Community Development (DHCD) is responsible for administering CDBG, HOME, HOPWA, ESG, and the NHTF for the Commonwealth of Virginia.

Consolidated Plan Public Contact Information

Lyndsi Austin

lyndsi.austin@dhcd.virginia.gov

(804) 371-7122

AP-12 Participation - 91.115, 91.300(c)

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

DHCD held public input sessions in October 2019 focused on homeless services and held Action Plan input sessions that covered CDBG, HOME, ESG, HOPWA, NHTF, and the state Housing Trust Fund in January of 2020. More than 200 individuals participated in one of these sessions. Sessions were held in Roanoke, Abingdon, Wytheville, Prince William, Richmond, and Hampton.

Input session attendees represented service providers, housing developers, advocacy groups, localities, housing authorities, other state agencies, and private citizens.

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	Minorities Persons with disabilities Non-targeted/broad community	More than 200 attendees.	Please see attached summary of public comments.	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	Public Hearing	Minorities Persons with disabilities Non-targeted/broad community	The public hearing and the written comment period are announced in published public notice in five newspapers across the commonwealth.	TBD	TBD	

Table 2 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.320(c)(1,2)

Introduction

Please note, actual allocation amounts for NHTF have not been published at the writing on this draft Action Plan. The NHTF allocation amount below is based on level funding for 2019 – 2020.

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: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	18,711,859 Plus \$10,993,780 (CV-19 -II) Plus \$31,237,925 (CV-19-II & III)	93,436	11,990,296	73,027,296	36,304,494	CDBG funding will be allocated to four principal categories of usage: State Administration, State Technical Assistance, Planning Grant, and Community Improvement Grants

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: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	10,662,286	650,000	0	11,312,286	21,080,726	HOME funds are allocated through the Affordable Special Needs Housing(ASNH),Down Payment Assistance (DPA), CHDO Operating, and Homeowner Rehab programs.

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: \$		
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	1,224,634 Plus \$178,219 (CV--19)	0	0	1,402,853	2,174,466	HOPWA is administered through seven sub-grantees to provide housing assistance and support services.

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: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	3,008,913 Plus \$10,993,780 (CV-19 Tranche I) and \$20,601,553 (CV-19 Tranche II)	0	0	34,604,246	5,770,782	ESG is allocated through a community-based process to provide rapid re-housing assistance and essential services as needed for hotel/motel vouchers.

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: \$		
HTF	public - federal	Acquisition Admin and Planning Homebuyer assistance Multifamily rental new construction Multifamily rental rehab New construction for ownership	4,432,124	0	0	4,432,124	8,864,248	NHTF is allocate through the ASNH program.

Table 3 - 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

The federal resources will be leveraged along with other state resources to provide affordable housing, community development, and to address issues impacting the causes of homelessness. These resources include state allocations to increase the number of permanent supportive housing and affordable housing units, to provide rapid re-housing and homeless assistance, and to prevent homelessness.

For the HOME program, the state will meet the required 25 percent match through:

- The present value of interest reductions of below-market-rate loans, where a project also receives HOME assistance;
- State general revenue funds that are contributed to housing projects assisted with HOME funds and meet the HOME affordability

requirements; and/or

- The face value of State mortgage revenue bond loans (multi-family and single family loans).

CDBG projects do not have a specific match requirement, but applicants can enhance their competitiveness by incorporating local resources.

ESG requires a dollar for dollar match. DHCD will use state general funds appropriation for homeless prevention and homeless services as the match for the ESG program.

The HOPWA program does not have a match requirement.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives – 91.320(c)(3)&(e)

	Goal			Category		Need	Amount	Outcomes
1	Create Competitive and Sustainable Communities	2018-2019	2022-2023	Non-Housing Community Development		Barriers to competitive/sustainable communities	CDBG: \$18,152,427 Plus CV-19 \$10,993,780 Includes Public Service outcomes TBD	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 35000 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 25 Households Assisted Public service activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 25 Households Assisted Facade treatment/business building rehabilitation: 30 Business Homeowner Housing Rehabilitated: 40 Household Housing Units Jobs created/retained: 80 Jobs Businesses assisted: 15 Businesses Assisted Buildings Demolished: 10 Buildings

	Goal			Category		Need	Amount	Outcomes
2	Reduce homelessness	2018	2022	Homeless		Individuals and families experiencing homelessness	ESG: \$2,885,391 Plus CV-19 \$10,375,562 And \$20,601,553 (CV-19 Tranche II)	Tenant-based rental assistance / Rapid Rehousing: 2500 Households Assisted
3	Increase housing options for special needs	2018	2022	Non-Homeless Special Needs		Lack of housing units for special needs population	HOPWA: \$1,087,223 Plus CV-19 \$178,219 (HOPWA) HOME: \$2,646,174 HTF: \$1,108,031	Rental units constructed: 10 Household Housing Units Rental units rehabilitated: 10 Household Housing Units Tenant-based rental assistance / Rapid Rehousing: 175 Households Assisted

	Goal			Category		Need	Amount	Outcomes
4	Increase access to affordable housing	2018	2022	Affordable Housing		Lack of affordable housing units	HOME: \$7,938,521 HTF: \$3,375,000 CBDG CV II and III: \$31,237,925	Rental units constructed: 80 Household Housing Units Rental units rehabilitated: 80 Household Housing Units Homeowner Housing Added: 5 Household Housing Units Homeowner Housing Rehabilitated: 100 Household Housing Units Direct Financial Assistance to Homebuyers: 80 Households Assisted

Table 4 – Goals Summary

AP-25 Allocation Priorities – 91.320(d)

Introduction:

DHCD seeks to improve the lives of Virginians by:

- Increasing the number of affordable housing units
- Increasing the number of affordable units to meet the needs of special needs populations including increasing permanent supportive housing
- Decreasing the number of individuals and families experiencing homelessness
- Creating competitive and sustainable communities

DHCD works to achieve these goals through:

- Leveraging of resources to support effective community programs working toward these goals
- Developing strategic partnerships to address barriers to achieving these goals
- Providing planning, coordination, and management of strategies to meet these goals

Funding Allocation Priorities

	Create Competitive and Sustainable Communities (%)	Reduce homelessness (%)	Increase housing options for special needs (%)	Increase access to affordable housing (%)	Total (%)
CDBG	100	0	0	0	100
HOME	0	0	25	75	100
HOPWA	0	0	100	0	100
ESG	0	100	0	0	100
NHTF	0	0	25	75	100

Table 5 – Funding Allocation Priorities

Reason for Allocation Priorities

How will the proposed distribution of funds will address the priority needs and specific objectives described in the Consolidated Plan?

HOME and NHTF resources will be leveraged to address the affordable and special needs housing priority needs. Specifically these funds will be used to fund rental rehabilitation and new construction projects that will add additional affordable housing units and/or preserve existing affordable units based on local needs. These funds will be used in existing homeowner units, rental projects, and homebuyer development projects to increase the availability of permanent supportive housing units. Funds will also be used to develop permanent supportive housing units to help address housing needs of chronically homeless individuals, individuals with serious mental illness, and individuals with intellectual/developmental disabilities.

HOPWA funds are limited to income eligible individuals with HIV/AIDS and their families. These funds will help provide affordable housing units for this population.

ESG will be fully leveraged along with other state resources to reduce the number of individuals and families experiencing homelessness. These funds will also focus on shortening the length of time people experience homelessness and reduce the number of individuals returning to homelessness.

CDBG will be used to address locally identified needs to develop competitive and sustainable communities. These funds will be used in a number of ways including developing public facilities and/ infrastructures, creating/retaining jobs, developing affordable housing opportunities, and providing assistance to local business.

AP-30 Methods of Distribution – 91.320(d)&(k)

Introduction:

This section provides a summary of the methods of distribution for each of program administered by DHCD designed to allocate these federal resources (CDBG, HOME, ESG, NHTF and HOPWA). Please see program guidelines, located online at www.dhcd.virginia.gov for more details. The program guideline details include specifics about eligible applicants, areas of the state covered by the program, eligible activities, the type of assistance available, and how to apply (if applicable) for funding. Based on the HUD Covid-19 HOME program waiver, DHCD will allocate a total of \$2,138,649 to HOME program administration costs to support additional administrative cost due to the Covid-19 disaster response. Any funds not utilized for administrative costs will be reallocated to program/project costs.

Distribution Methods

Table 6 - Distribution Methods by State Program

State Program Name:	Affordable and Special Needs Housing
Funding Sources:	HOME NHTF
Describe the state program addressed by the Method of Distribution.	The Affordable Housing and Special Needs Housing program provides flexible, below-market-rate loans to projects that create or preserve affordable housing for lower-income Virginians. Broadly, eligible activity types include rental and homebuyer rehabilitation and new construction. Please see the Affordable and Special Needs Housing program guidelines for more details. DHCD allocates National Housing Trust Funds through the ASNH program. Please see the NHTF Allocation Plan for more details. DHCD allocates NHTF and \$7,547,851 of the 2020-2021 HOME funds through the ASNH program.

Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	HOME and NHTF allocations assigned to the Affordable and Special Needs Housing program will be distributed through a competitive application process that evaluates applicant projects on: • Meeting critical needs (worth 40 points) • Feasibility -likelihood of projects coming to a timely completion (worth 30 points) • Developer capacity -ability to successfully complete projects and deliver affordable housing (worth 30 points) DHCD will give HOME funding priority to projects located in non-HOME entitlement localities, CHDO projects, special needs projects and innovation. DHCD will give priority to project that include permanent supportive housing units. DHCD staff will review all applications received by the deadline. Applications not meeting established thresholds for funding will not be eligible. Any applicant may request comments and feedback from DHCD staff. All applicants must score at least 60 points on the application in order to be qualified for funding. DHCD will rank all qualified applications based on score, and the highest scoring applicants will receive a funding offer from DHCD based on project needs, up to the amount of funds available for the application period. If the full amount of available funding is not committed, it is carried forward into the next application period, as needed, to be made available to proposals meeting threshold requirements and scoring at least 60 points. Applicants that have outstanding audit or monitoring findings, unresolved IRS findings, and/or applicants not in compliance with previous DHCD agreements are ineligible for funding. Eligible applicants must be qualified developers of affordable housing, including certified CHDOs undertaking CHDO-eligible activities throughout the Commonwealth of Virginia. All funds are intended for use with other types of financing including, but not limited to, Low Income Housing Tax Credits, bond financing, and other public and private funds. Please note that HOME and NHTF compliance requirements apply. Other funding source requirements must be compatible with HOME/NHTF program requirements. DHCD allocates NHTF through ASNH program. Please see the NHTF Allocation Plan for more details.
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If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)	Not applicable.
Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)	Not applicable.
Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)	Not applicable.

Describe how resources will be allocated among funding categories.	DHCD will allocate funding by funding category based on submitted proposals, local market and need, and project eligibility. These categories include rental new construction, rental rehabilitation, and homebuyer development. NHTF is limited to rental projects and units targeted at 30 percent and below AMI.
Describe threshold factors and grant size limits.	All proposals must meet threshold requirements for funding. These include: • Eligible project type • Eligible activity type • Eligible applicant (no outstanding findings) • Local match (25 percent) provided for projects in HOME entitlement areas • Proposal meets uniform relocation requirements • Proposal meets accessibility requirements • Must score at least 60 points Maximum funding amounts are \$900,000 for projects that include qualified permanent supportive housing units and \$800,000 for all other eligible projects. DHCD may charge up to an additional \$10,000 in project related costs for costs accrued by DHCD. DHCD is considering increasing the project caps for state HTF. This funding source is allocated through the ASNH program. DHCD allocates NHTF through ASNH program. Please see the NHTF Allocation Plan for more details. Any remaining balances not allocated through the 2020/2021 application process will be carried over and allocated during the first round on the 2021/2022 round of ASNH applications.

What are the outcome measures expected as a result of the method of distribution?	DHCD anticipates funding approximately 11 affordable housing projects through this open application process. The actual types, size, and composition of projects will be based on this competitive process and will vary based on the proposal received, the local housing markets, and relative local need. Based on statewide trends and housing markets DHCD expects that most of the funded projects will be rental projects with at least some of these including permanent supportive housing units.
State Program Name:	CDBG Competitive Grants
Funding Sources:	CDBG
Describe the state program addressed by the Method of Distribution.	Competitive funds can be used to provide infrastructure for new or expanding industries, provide new or improved water and sewer systems in rural areas, rehabilitate housing in declining neighborhoods, revitalize commercial districts, provide support to small businesses, and provide facilities for a variety of needed services, such as health clinics in underserved areas. Applicants are required to prove that their project will meet one of three broad national objectives: principally benefit low- and moderate- income persons; prevent or eliminate slums or blight; or address an urgent community development need (public emergency or health threat).

Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	Generally, the majority of CDBG assistance is distributed in the form of Competitive Grants with proposals due in the spring of each year. As the name suggests, these grants are awarded following competitive evaluation of project proposals. For the 2020-21 program year, DHCD is planning to make CDBG funding available for localities in response to COVID-19. As such, there will be more funding in the Open Submission programs noted below to allow more flexibility in the submission and funding of projects. Approximately \$11 million will be available for Competitive Grants in 2020. There are five primary project types under the Competitive option: • Comprehensive Community Development • Economic Development • Housing • Community Facility • Community Service Facility Competitive grant proposals received by DHCD are evaluated qualitatively and quantitatively scored according to a 1000 point scale based on the items identified below. The highest ranking proposals are recommended for funding. Proposals are funded, in order of the ranking, to the greatest extent allowed by available funding. Following the closing date of the non-competitive programs, any funds remaining in the non-competitive programs and any program income received during the year are recaptured and made available to fund the next highest ranking competitive proposals. The next highest ranking additional proposals are funded to the greatest extent allowable by available funding. All competitive proposals are scored on a scale of 1000 points with the following point values: • Composite Fiscal Stress (Maximum of 150 points) • Regional Priorities (Maximum of 50 points) • Project Needs and Outcomes (Maximum of 200 points) • Costs and Commitment (Maximum of 125 points) • Project Specific Evaluation, Readiness, Capacity and Impact (Maximum of 275 points) • Meeting a National Objective (Maximum of 200 points)
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If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)	Grant administration manuals and the CDBG Program design are available from the DHCD website or by request.
Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)	Not applicable.
Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)	Not applicable.

Describe how resources will be allocated among funding categories.	Funding which has not been committed as of September 30 may be committed to Self Help projects, Open Submission projects, Urgent Need projects, the next highest ranking Competitive Grant project (to the established cut-off point), or Planning Grants.
Describe threshold factors and grant size limits.	Assistance is provided to non-entitlement units of local government. Up to \$1,000,000 is available for economic development, housing, and community facility projects, up to \$800,000 for downtown revitalization and community service facility projects, and up to \$1.4 million is available for projects that will comprehensively improve a neighborhood through water, sewer, street, and housing improvements. In cases of two or more localities participating in a project with a regional impact, some grant limits can increase. A unit of local government may not have more than \$2.5 million in CDBG open projects.
What are the outcome measures expected as a result of the method of distribution?	DHCD anticipates infrastructure for new or expanding industries, new or improved water and sewer systems in rural areas, rehabilitated housing in declining neighborhoods, revitalized commercial districts, support to small businesses, and new facilities for a variety of needed services, such as health clinics in underserved areas.

State Program Name:	CDBG Open Submission Programs
Funding Sources:	CDBG
Describe the state program addressed by the Method of Distribution.	Approximately \$17,390,000 is available under the Open Submission Programs. Proposals are received on an open basis from January 1 through the end of September, or until all funds are awarded. <i>Please note, to address COVID-19 related needs in Virginia, DHCD will use the 2020-2021 CDBG funds to provide public services in CDBG non-entitlement localities.</i> Open Submission programs allow more flexibility in the submission and funding of projects as well as meet the urgent community needs through the COVID-19 pandemic.
Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	Applications for Open Submission Programs will receive funding on an open, first-come, first-served basis between January 1, 2020 and September 30, 2020. Projects that meet one or more CDBG national objectives and meet the criteria established in the Program Design will be offered an award as long as funds are still available.
If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)	Grant administration manuals and the CDBG Program design are available from the DHCD website or by request.

Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)	Not applicable.
Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)	Not applicable.
Describe how resources will be allocated among funding categories.	Proposals are received on an open basis from January 1 through the end of September, or until all funds are awarded. Additionally, per the guidance from HUD, DHCD has created a reimbursement policy allowing COVID-19 related activities to be reimbursed with CDBG funding from the date of the declaration of emergency by the Governor. Funding not committed as of the beginning of October may be committed to the next highest ranking Competitive Grant project, Urgent Need Open Submission grants, or Planning Grants.

Describe threshold factors and grant size limits.	The CED Fund provides up to \$700,000 per project, up to \$1,200,000 may be available for a regional project. Other conditions of the CRWSF include: No more than \$15,000 of CDBG funds per household served will be made available for installation or improvement of water services. No more than \$18,000 of CDBG funds per household served will be made available for installation or improvement of wastewater services. No single grant under the CRWSF will exceed \$650,000. Local Innovation Fund awards are limited to \$200,000 per project and up to \$300,000 may be available for a regional project. Regional Water/Wastewater Fund awards are limited to \$2,500,000 per project and up to \$3,000,000 may be available for a “super regional” project that combines a system in more than two localities.
What are the outcome measures expected as a result of the method of distribution?	DHCD anticipates increased economic development activity, and improved water or sewer systems
State Program Name:	CDBG Planning Grants
Funding Sources:	CDBG

Describe the state program addressed by the Method of Distribution.	Virginia's CDBG Planning Grant program is designed to aid in developing clearly articulated strategies for addressing communities' greatest community development needs following meaningful citizen participation. <i>Please note, to address Covid-19 related needs in Virginia, DHCD may use up to 15 percent of the 2020-2021 CDBG funds to provide public services in CDBG non-entitlement localities.</i>
Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	Planning Grants will receive funding on an open, first-come, first-served basis between January 1, 2020 and September 30, 2020. Projects that meet one or more CDBG national objectives and meet the below stated criteria will be offered an award as long as funds are still available.
If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)	Grant administration manuals and the CDBG Program design are available from the DHCD website or by request.

Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)	Not applicable.
Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)	Not applicable.
Describe how resources will be allocated among funding categories.	Funding which has not been committed as of September 30 may be committed to Open Submission projects, Urgent Need projects, and the next highest ranking Competitive Grant project (to the established cut-off point).

Describe threshold factors and grant size limits.	Non-entitlement local governments are eligible for assistance. There are six categories of Planning Grants. The first two categories are considered Pre-Project type Planning Grants: • Community Organizing Planning Grants; • Community Needs Assessment / Economic Assessment Planning Grants; • CDBG Project Planning Grants; • Business District Revitalization Planning Grants; • Regional Project Planning Grants; and • Telecommunications Planning Grants. CDBG Project Planning Grants of up to \$45,000 (\$45,000 for Comprehensive Community Development) are available for needs analysis and prioritization, preliminary design, and strategy development activities in preparation for a future Community Improvement Grant application. Up to \$10,000 is available for community organizing, up to \$15,000 to conduct community and / or economic needs assessments, up to \$40,000 for project planning activities, up to \$45,000 for business district revitalization, up to \$40,000 per project is available for Telecommunications Planning Grants, and up to \$60,000 is available for regional project planning. Eligibility under this program is subject to the following minimum criteria: • Demonstration of a clear indication of community development needs and / or opportunities. • The needs identified must generally be eligible targets for future CDBG investments. • There must be evidence that local officials and stakeholders alike are committed to fully identifying and addressing local needs. • There must be evidence that the locality and management team have the time, funding, and expertise to follow through with the planning process. • There must be a clear demonstration for the need of planning grant funds.
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What are the outcome measures expected as a result of the method of distribution?	DHCD anticipates the development of clearly articulated strategies for addressing communities' greatest community development needs.
State Program Name:	CDBG Urgent Need
Funding Sources:	CDBG
Describe the state program addressed by the Method of Distribution.	Urgent Need Open Submission (UNOS) applications will be accepted between January 1, 2020 and December 30, 2020. Approximately \$17,390,000 is available under the Open Submission Programs for the 2020-21 program year, and it's anticipated that a significant amount of these funds will utilize the UNOS program. <i>Please note, to address Covid-19 related needs in Virginia, DHCD may use 2020-2021 CDBG funds to provide public services in CDBG non-entitlement localities.</i>

Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	All UNOS applications and activities must meet the following thresholds: • The proposed project must alleviate existing conditions which pose a serious and immediate threat to the health and welfare of the community; and, • Applications for Urgent Need projects must be submitted to DHCD within 18 months of the declaration announcement date; and, • The applicant locality is unable to finance the project on its own, no other funding is available to address the problem, and the CDBG funding will be directly targeted towards alleviation of the threatening conditions; and, The threat must be supported by either: A current declaration of an emergency by the Governor of Virginia relative to a flood, a hurricane, a tornado, an earthquake, or other disaster event, not including droughts, snow, or ice conditions. OR A current declaration of an immediate and severe health threat by the State Commissioner of Health relative to the complete failure of a public water or sewer system or incident of similar significance. <i>Please note, to address COVID-19 related needs in Virginia, DHCD will use the 2020-2021 CDBG funds to provide public services in CDBG non-entitlement localities.</i>
If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)	Grant administration manuals and the CDBG Program design are available from the DHCD website or by request.

Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)	Not applicable.
Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)	Not applicable.
Describe how resources will be allocated among funding categories.	CDBG Urgent Need Open Submission funding is available to enable prompt response to existing serious and immediate threats to local health and safety. Urgent Need Open Submission Projects will receive funding on an open, first-come, first-served basis between January 1, 2020 and December 31, 2020.

Describe threshold factors and grant size limits.	A current declaration of an emergency by the Governor of Virginia relative to a flood, a hurricane, a tornado, an earthquake, or other disaster event, not including droughts, snow, or ice conditions OR a current declaration of an immediate and severe health threat by the State Commissioner of Health relative to the complete failure of a public water or sewer system or incident of similar significance.
What are the outcome measures expected as a result of the method of distribution?	DHCD anticipates prompt response to existing serious and immediate threats to local health and safety.
State Program Name:	CHDO Operating Support
Funding Sources:	HOME
Describe the state program addressed by the Method of Distribution.	The CHDO Operating Support Program will provide operating support to state-certified CHDOs with operating budget needs. A total of \$200,000 has been set aside to provide operating support for CHDOs.

Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	The CHDO must be able to demonstrate a need for operating support, must have an ASNH -HOME project award with a project not yet completed. Applications will be accepted on an open submission basis while funds are available.
If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)	Not applicable.
Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)	Not applicable.

Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)	Not applicable.
Describe how resources will be allocated among funding categories.	Only CHDO operating expenses are considered eligible expenses. Project costs are not eligible.
Describe threshold factors and grant size limits.	CHDOs with demonstrated needs and ASNH HOME awards are eligible for up to \$30,000. DHCD will consider grants greater than \$30,000 during the 2020 – 2021 program year for operating budget short falls due to the Covid-19. In these cases, CHDOs must have applied for and not received federal disaster relief in order to be eligible. CHDO Operating Support grants will be issued as one-year reimbursement-only contracts. Based on available funds -CHDO in good standing with projects underway may requests a one-year renewal. Any funding not awarded during the 2020-2021 program year will be carried forward to the 2021-2022 program year.

What are the outcome measures expected as a result of the method of distribution?	DHCD anticipates to supporting three CHDOs during the program year with the CHDO Operating Support Program.
State Program Name:	Down Payment Assistance
Funding Sources:	HOME
Describe the state program addressed by the Method of Distribution.	DPA provides down payment and closing costs assistance to income eligible (80 percent or below AMI) first-time homebuyers to obtain homes that are decent, safe and accessible. The program goal is to provide homeownership opportunities to households that otherwise may not have the opportunity to own a home. By providing these opportunities, DHCD helps to sustain affordable housing units and overall growth in personal wealth and equity for low-income Virginians. The DPA program seeks to provide this assistance statewide through local sub-recipients that provide comprehensive homeownership services including for example housing counseling, debt repair services, and foreclosure prevention.

Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	DPA is administered on a calendar year with the next grant year beginning January 1, 2021. DPA will be administered by regional state sub-recipients selected through a competitive application process prior to the start program year. Sub-recipient selections are made as a result of an open competitive application process whereby proposals meeting threshold requirements are scored and ranked based on the following categories: • Need (40 percent) • Organizational capacity (30 percent) • Program approach (30 percent) Applicants must be a non-profit or a unit of government targeting services to individuals living within Virginia. All nonprofit applicants must have and be current on 990 filings (not applicable to units of government). Applicants must demonstrate the ability to manage all applicable state and federal policies and procedures including compliance with federal and state non-discrimination laws. Applicants must be experienced with providing similar assistance and should provide a comprehensive approach to homeownership. All applicants must demonstrate the ability to coordinate DPA assistance with other HOME funds or other types of assistance. Applicants must have established internal control and fiscal accounting procedures and be able to track agency and program budgets by revenue sources and expenses. Applicants with outstanding audit findings, IRS findings, DHCD monitoring findings or other compliance issues are not eligible applicants and any sub-recipient selected for funding will not be eligible for subsequent allocations if any of these conditions occur. Please note that DHCD will work with all interested parties toward the resolution of unresolved matters, where appropriate. Applicants must demonstrate the ability to meet all reporting and record keeping requirements. Please note, 2020 (January 1 - December 31) is year-one of a two year funding cycle.
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If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)	Not applicable.
Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)	Not applicable.
Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)	Not applicable.

Describe how resources will be allocated among funding categories.	In the DPA program, HOME funds are limited to needed down payment and closing costs, the costs associated with conducted required inspections, and housing counseling.
Describe threshold factors and grant size limits.	Applicants for sub-recipient contracts must meet threshold requirements (listed above) and score at least 60 points based on a panel review of each proposal. Grant sizes to sub-recipient are awarded based on score, local market, and available funds. Assistance to homebuyers is based on underwriting criteria and based on need. Please note, 2020 (January 1 - December 31) is year-one of a two year funding cycle. Any balance not expended during the 2020/2021 program year will be allocated to DPA 2021/2022. Please note, the next round of applications for a new two year cycle is Fall 2021.
What are the outcome measures expected as a result of the method of distribution?	DHCD anticipates assisting approximately 80 low/moderate income first-time homebuyers (households) with the DPA method of distribution.
State Program Name:	Virginia Homeless Solutions Program (VSHP)

Funding Sources:	HOPWA HOPWA CV-19 ESG ESG CV-19
Describe the state program addressed by the Method of Distribution.	The goals of the Virginia Homeless Solutions Program are: • To reduce the number of individuals/households who become homeless; • To shorten the length of time an individual or household is homeless; and • To reduce the number of individuals/households that return to homelessness DHCD will meet these goals through supporting Continuum of Care (CoC) strategies and homeless service and prevention programs that align with these goals.

Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	All funding requests must be justified by the application and meet a 60 point threshold for funding. DHCD reserves the right to make funding commitments below 60 points to assure geographic coverage. Scoring criteria are as follows: • Need (25 points) • Approach (25 points) • Local Coordination (25 points) • Capacity (25 points) Actual funding will be based on the following: • Requested amount (total request and spending plan) • Available funds • Application score • Local need • Alignment with state and federal strategies • Approach (proposed grantees, activities, and organizational capacity) • Negotiations Applications are scored lower where ineligible activities or activities that are not aligned with state and federal goals to prevent and reduce homelessness are proposed. Lower scores impact actual funding level. Spending requests are reduced based on ineligible activities, where activities are not in alignment with state and federal goals, and/or where proposed grantees are either ineligible or lack the capacity to carry out proposed activities. DHCD meets with each CoC to negotiate needed adjustments to proposed activities and spending plans. Please note, the 2020 – 2021 program year is year-one of a two year funding cycle. Year two funding is a renewal based on prior year performance and available funds.
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If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)	Not applicable.
Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)	This application is a CoC-based application. Only applications submitted by the lead CoC organization are considered for funding. The application submitted by the lead CoC organization has to identify the local process for decision-making and the proposed grantees to be responsible for carrying out the HOPWA and ESG eligible activities. Eligible grantees include community and faith-based non-profits and units of local governments. There are 16 CoCs in the state of Virginia including the Balance of State CoC. The balance of State CoC includes 90 localities and is organized into 12 separate planning groups. For the purpose of this application these planning groups are considered CoCs. Written agreements for the upcoming program year will be issued to individual grantees by July 1, 2020. Please note, the 2020– 2021 program year is year-one of a two year funding cycle. Year-two renewals amounts will be based on available funding and year-one performance. The Covid-19 ESG allocation in the amount of \$30,977,115 and the Covid-19 HOPWA allocation in the amount of \$178,219 will be allocated through the existing CoC-based process. Please note, these funds may be used to reimburse CV-19 related costs that that were accrued prior to July 1, 2020.

Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)	This application is a CoC-based application. Only applications submitted by the lead CoC organization are considered for funding. The application submitted by the lead CoC organization has to identify the local process for decision-making and the proposed grantees to be responsible for carrying out the HOPWA and ESG eligible activities. Eligible grantees include community and faith-based non-profits and units of local governments. There are 16 CoCs in the Commonwealth of Virginia including the Balance of State CoC. The balance of State CoC includes 90 localities and is organized into 12 separate planning groups. For the purpose of this application these planning groups were considered CoCs. Written agreements for the upcoming program year will be issued to individual grantees by July 1, 2020. Please note, the 2020 – 2021 program year is year-one of a two year funding cycle. Year two renewals amounts will be based on available funding and year-one performance. The Covid-19 ESG allocation in the amount of \$30,977,115 and the Covid-19 HOPWA allocation in the amount of \$178,219 will be allocated through the existing CoC-based process.
Describe how resources will be allocated among funding categories.	ESG is allocated primarily to rapid re-housing, but also as needed to shelter operations (essential services to include hotel/motel vouchers to shelter household experiencing homelessness in non-congregate settings), and HMIS activities. Priority is given to rapid re-housing expenditures with ESG. Please note, that ESG is allocated in combination with state-funded homeless resources to fund an emergency crisis response system of services. HOPWA is allocated to tenant-based rental assistance, short-term rent, mortgage, and utility (STRMU) assistance, housing placement, housing information services (limited to HMIS related expenses) and supportive services based on actual contracted amounts. The Covid-19 ESG allocation in the amount of \$30,977,115 and the Covid-19 HOPWA allocation in the amount of \$178,219 will be allocated through the existing CoC-based process.

Describe threshold factors and grant size limits.	Grantees are funded as a result of a CoC-based application process. The CoC-based application identified specific organizations that will carry out ESG and HOPWA activities. DHCD contracts directly with these individual organizations or grantees. Grantees must be non-profits or units of local government and current on 990 filings (not applicable to units of government). See the Other Requirements section of this document for more details on limits to funding primarily religious organizations. Grantees must be in compliance with program guidelines and applicable state and federal policies and procedures, including compliance with federal and state non-discrimination laws. Grantees must have established standard accounting practices including internal controls, fiscal accounting procedures and cost allocation plans, and be able to track agency and program budgets by revenue sources and expenses. Grantees with outstanding audit findings, IRS findings, DHCD monitoring findings or other compliance issues are not eligible grantees and any grantee will not be eligible to receive allocations if any of these conditions occur within the grant period. Please note that DHCD will work with all interested parties, where appropriate, toward the resolution of unresolved matters. Prior funding agreements must be within the past two years for one or more of DHCD's homeless or special needs services programs (HOPWA or VHSP). An organizational assessment includes a review of organization finances, accounting standards, internal controls, grievance policies, record keeping policies, confidentiality practices, conflict of interest policies, and fair housing practices. DHCD reserves the right to require and conduct organizational assessments of any proposed grantee prior to the execution of any agreement. Please note, the 2020 – 2021 program year is year-one of a two year funding cycle. Year two renewals amounts will be based on available funding and year-one performance. The Covid-19 ESG allocation in the amount of \$10,375,562 and the Covid-19 HOPWA allocation in the amount of \$178,219 will be allocated through the existing CoC-based process.
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What are the outcome measures expected as a result of the method of distribution?	DHCD anticipates serving 250 households with tenant-based rental assistance and short-term rent, mortgage, and utility assistance through the HOPWA funding stream. An additional 800 households will be transitioned quickly from homelessness to permanent housing with ESG rapid re-housing assistance.
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State Program Name:	CDBG –Rent Mortgage Relief Program
Funding Sources:	CDBG -CV
Describe the state program addressed by the Method of Distribution.	Up to \$31,237,925 will be allocated to the state’s COVID response for rental and mortgage assistance. This program provides up to six months in rental and mortgage assistance to eligible households impacted by the COVID 19 pandemic. Any funds not utilized for rental assistance, will be allocated through the Urgent Needs method of distribution.
Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	DHCD’s will leverage its existing Rent and Mortgage Relief Program (RMRP) and subgrantees that administer the program. Current funding sources for RMRP are scheduled to be depleted by the end of the calendar year. The CDBG-CV will then be utilized to continue to address this housing crisis. <i>Non-duplication of assistance policy: Households and landlord receiving any assistance must pledge under penalty of repayment and the law not to have any other rental assistance for the month (s) in which state assistance is received. In a landlord or household receives assistance and is subsequent determined to be ineligible, assistance must be repaid to DHCD in full.</i>

If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)	This is not a competitive application. These CDBG-CV resources will be administered statewide to an existing network of providers.
Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)	Not applicable.
Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other	Not applicable.

community-based organizations). (HOPWA only)	
Describe how resources will be allocated among funding categories.	These funds will be used for rental assistance and administrations costs within the limited of the CDBG program. Any funds not utilized for rental and mortgage assistance, will be allocated through the Urgent Needs method of distribution.
Describe threshold factors and grant size limits.	Initial grants will be made based on current demand (applications in progress by grantee). The balance of funds will be allocated as subgrantees fully expended their initial award based again of demand.
What are the outcome measures expected as a result of the method of distribution?	This program is intended to lessen the housing crisis resulting from the COVID pandemic to prevent evictions and the spread of the coronavirus.

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Two HOME-funded programs - Indoor Plumbing Rehabilitation and Rural Rehabilitation - prior year methods of distribution are being combined into one program providing housing rehabilitation services to low- to moderate-income homeowners in non-entitlement areas. DHCD will work with existing sub-recipients to provide services and maximize coverage across the Commonwealth. The program will be supported with existing funds; no new funds will be allocated to this program for the 2020-21 program year. Please note, that this does not require an amendment to the Action Plan as all funding will continue to support homeowner rehabilitation activities.

AP-40 Section 108 Loan Guarantee – 91.320(k)(1)(ii)

Will the state help non-entitlement units of general local government to apply for Section 108 loan funds?

No

Available Grant Amounts

Not applicable.

Acceptance process of applications

Not applicable.

AP-50 Geographic Distribution – 91.320(f)

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

This Action Plan is for a State grantee. The commonwealth is extremely diverse in its racial and ethnic composition, and there are numerous areas across the state with concentrated populations, including African American, Hispanic, Asian, and others. The commonwealth's methods of distribution selects projects and proposals targeted at meeting priority local needs and during implementation, steps are taken to affirmatively further fair housing.

Rationale for the priorities for allocating investments geographically

There are concentrations of poverty in every region of the state. This concentration varies based on local factors. The commonwealth's methods of distribution will select projects and proposals that address these needs within the context of local and regional needs.

Discussion

Please see individual program guidelines for program details.

Affordable Housing

AP-55 Affordable Housing – 24 CFR 91.320(g)

Introduction:

Action Plan resource will assist more than 3,000 households within the Commonwealth of Virginia.

One Year Goals for the Number of Households to be Supported	
Homeless	2,500
Non-Homeless	375
Special-Needs	195
Total	3,070

Table 7 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	2,675
The Production of New Units	95
Rehab of Existing Units	230
Acquisition of Existing Units	70
Total	3,070

Table 8 - One Year Goals for Affordable Housing by Support Type

Discussion:

Please see individual program guidelines for more details.

AP-60 Public Housing - 24 CFR 91.320(j)

Introduction:

Please see below for action taken to address the needs of public housing.

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

Public housing authorities are eligible applicants for the state's HOME Affordable and Special Needs Housing program. This is an open competitive application process for affordable housing (homebuyer and rental projects). While assistance cannot be provided in public housing units, these funds may be used in projects that transition units and public housing residents from public housing. The ASNH program awarded several Rental Assistance Demonstration (RAD) projects with HOME and NHTF commitments.

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

DHCD supports PHAs and projects that encourage residents to become more involved in the management of rental properties. All CHDO projects must include residents in planning and management.

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

There are no PHAs in Virginia with a troubled status.

Discussion:

AP-65 Homeless and Other Special Needs Activities – 91.320(h)

Introduction

The Commonwealth of Virginia has established a policy framework and the infrastructure to address homelessness and to better serve special needs populations. The policy framework, Governor's Coordinating Council on Homelessness, and the associated committees, subcommittees, and workgroups are organized around priorities such as youth homelessness, solutions including rapid re-housing and permanent supportive housing, data, family and chronic homelessness, and veterans.

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

Since 2010, the commonwealth has decreased overall homelessness by 36%. The goal is to continue the decline annually through the administration of ESG, HOPWA, and state homeless assistance funding. By focusing on community coordination of a crisis response system that includes outreach, coordinated entry and assessment, targeted prevention, low-barrier and housing focused emergency shelter, and housing first permanent housing solutions, the commonwealth seeks positive outcomes for the following goals:

- Decreasing the number of individuals experiencing homelessness
- Decreasing the length of time households are homeless
- Reducing the number of households returning to homelessness

Addressing the emergency shelter and transitional housing needs of homeless persons

In cases where the prevention of homelessness is not possible or safe, emergency shelter is supported as a temporary measure. DHCD funds shelter operations that are low-barrier, housing-focused emergency shelter for households experiencing homelessness in Virginia. Types of shelters may include scattered site, congregate, seasonal, or hotel/motel vouchers.

DHCD does not fund transitional housing (TH), but all resources are leveraged with those throughout the commonwealth's CoCs and where TH is deemed appropriate, HUD CoC funds are requested.

The goals of all shelter stays are:

- First, quickly obtain permanent housing
- Second, to obtain housing stability

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that

individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The commonwealth has adopted these goals and through the CoC-based funding application is able to ensure CoC/ LPGs are making community-based decisions to ensure each CoC/LPG has an effective crisis response system.

An effective crisis response system is able to identify and quickly connect people who are experiencing or are at risk of experiencing homelessness to housing assistance and other services. It works because it aligns a community, its programs and services around one common goal – to make homelessness rare, brief, and nonrecurring.

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 commonwealth leverages state resources to prevent households from becoming homeless. These resources are targeted to households seeking shelter who are currently housed by at imminent risk of homelessness (within 14 days).

The following are examples of situations where prevention from homelessness may be feasible:

- Household living in someone else's unit (doubled up) where the right to occupy has been terminated
- Household living in their own unit where housing loss within 14 days is imminent and homelessness could be averted
- Household living in hotel/motel (paid for by household) and the household is unable to pay for additional nights

Prevention assistance is limited to those households who will imminently lose their primary nighttime residence within 14 days, household income must be below 30 percent of AMI with no more than \$500 in assets (including all checking, savings, retirement accounts, stocks, bonds, mutual funds, and real estate).

Additionally, DHCD staff participate in numerous state level committees to address the intersections of homelessness and health care, mental health, criminal justice and the foster care system).

AP-70 HOPWA Goals – 91.320(k)(4)

One year goals for the number of households to be provided housing through the use of HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	150
Tenant-based rental assistance	50
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	0
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0
Total	200

AP-75 Barriers to affordable housing – 91.320(i)

Introduction:

The following are key barriers to fair housing in Virginia. DHCD structures policies and programs to help address the barriers and helps to inform localities of the barriers and their responsibility to help address the impediments to fair housing.

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

1. Discrimination in the rental and sales housing markets. Particularly, discrimination based on disability and race:

- Increase testing and enforcement efforts in the rental and sales housing markets to ensure that members of protected classes are being offered an equal opportunity to access all housing options in their communities; publicize results of testing programs.
- Increase education efforts for landlords, leasing agents, and real estate professionals about their fair housing responsibilities; in particular, stress the importance of making reasonable accommodations for persons with disabilities.
- Increase education efforts for individuals seeking housing so they are aware when they are victims of discrimination and so that they are aware of their options to resolve the situation.
- Increase enforcement of affirmative marketing of affordable housing options to members of the protected classes.

2. Constraints in the mortgage lending market. Minorities experience higher denial rates in the mortgage markets at all income levels, particularly at the lowest income levels in the conventional loan market:

- Increased oversight of mortgage lending and denial practices.
- First-time homebuyer education, affirmatively marketed to minorities.
- Continued support of financial literacy and credit counseling initiatives.
- Increased awareness regarding the availability of Federal Housing Administration (FHA) and other government supported loans.
- Reassess HMDA data once 2018 changes have occurred which include additional applicant data (including creditworthiness). Updated data will be included in the next Analysis of the Impediments to Fair Housing.

3. Additional fair housing education among real estate agents, landlords, housing providers, local officials, and especially, individuals is needed. Training available outside the major metro areas is needed:

- Increase fair housing educational opportunities for renters and homebuyers; in particular, members of the protected classes.
- Increase the availability of seminars and classes for housing providers regarding fair housing law;

expand such educational opportunities to include rural and non-metro areas, consider online venues.

- Up-to-date, relevant, and clearly written fair housing materials for individuals made readily available on multiple state websites and in housing providers' offices.
- Encourage housing providers and other relevant stakeholders to utilize social networking and social media to inform both clients and landlords of fair housing policy.

4. Availability and access to quality affordable housing; there are a large number of low-income households in need of affordable housing and there are a large number of cost-burdened households, especially in the rental housing market. "Crowding out," and combined transportation and housing costs are areas of concern regarding affordable housing:

- Continued support of federal, state, and local efforts to preserve and produce quality affordable housing.
- Continued support of partnerships between nonprofit, state, local, and federal partners to efficiently leverage resources for the production of affordable housing.
- Support of public-private partnerships that create affordable and mixed-income housing.
- Support of efforts that match appropriately priced housing with varied transportation options.
- Promote the use of housing databases such as those offered by the Virginia Housing Development Authority (VHDA), <http://www.virginiahousingsearch.com/>.

Discussion:

Please see the full Analysis of the Impediments, located of DHCD's website, for more details.

AP-85 Other Actions – 91.320(j)

Introduction:

The Commonwealth of Virginia has established a Housing Policy Framework that includes a number of working committees that actively work to address underserved needs in Virginia. These committees are working to improve interagency coordination, to improve service coordination outcomes, and to address barriers.

Actions planned to address obstacles to meeting underserved needs

DHCD structures programs, policies, and procedures to help address underserved needs. These efforts include partnerships with affordable housing developers and the local housing authorities as well as other community development organizations. In addition, DHCD leverages HOME and CDBG funds with state resources to provide financial and technical assistance to affordable housing development projects across the commonwealth.

Actions planned to foster and maintain affordable housing

DHCD structures programs, policies, and procedures to help foster and maintain affordable housing in the commonwealth. These efforts include partnerships with affordable housing developers and the local housing authorities as well as other community development organizations. In addition, DHCD leverages HOME and CDBG funds with state resources to provide financial and technical assistance to affordable housing development projects across the commonwealth.

Actions planned to reduce lead-based paint hazards

DHCD seeks to reduce lead-based paint hazards through the selection of projects meeting lead-based paint standards and well as through monitoring and oversight of this cross-cutting federal requirement. In addition, DHCD applied for and received a HUD Lead Hazard Reduction and Healthy Homes Supplement grant for \$5.6 million. This grant will be underway during the 2020 program year.

Actions planned to reduce the number of poverty-level families

A number of DHCD programs support efforts to reduce the number of families living at or below the poverty level. These efforts include construction projects where assisted projects are required to provide local benefit in the form of hiring and/or contracting with qualified (local and low-income) individuals or businesses. In addition, DHCD leverages small businesses as well as other community development resources to develop economic opportunity in areas where employment and economic

benefits are limited. DHCD also promotes access to affordable housing in areas of opportunity.

Actions planned to develop institutional structure

The Commonwealth of Virginia has established a Housing Policy Framework that includes a number of working committees that actively work to address underserved needs in Virginia. These committees are working to improve interagency coordination, to improve service coordination and outcomes, to address barriers, and to establish the necessary institutional structures.

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

The Housing Policy Framework and committee structure is composed of public and private housing providers and social services agencies that are working together across multiple subpopulations and state and federal agencies to enhance coordination. In addition, the Housing and Supportive Services Interagency Leadership Team, which is comprised of agency heads of state agencies, is actively working to improve the integration of community-based housing and services for individuals with intellectual and developmental disabilities, people with serious mental illness, and people who are chronically homeless.

Discussion:

For more details are available online at www.dhcd.virginia.gov

Program Specific Requirements

AP-90 Program Specific Requirements – 91.320(k)(1,2,3)

Introduction:

This section includes other program-specific requirements

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.320(k)(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	50,000
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:	50,000

Other CDBG Requirements

1. The amount of urgent need activities	1
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.	80.00%

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.320(k)(2)

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

The commonwealth utilizes only forms of investment included 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:

Recapture Provision: Direct Buyer Assistance

Homebuyer HOME-assisted units structured as direct buyer assistance are subject to a recapture provision that ensures that DHCD recovers its HOME investment in the event of voluntary or involuntary transfer of the property during the period of affordability. Direct homebuyer assistance consists of any financial assistance that reduces the purchase price from fair market value to an affordable price, or otherwise subsidizes the purchase (e.g., downpayment or closing costs assistance). Please note that in some instances, there may also be HOME assistance toward development costs along with direct homebuyer assistance. In these cases the amount to be recaptured is limited to the amount of direct buyer assistance/subsidy (and does not include the development assistance).

The homebuyer must maintain the property as their principal residence throughout the period of affordability. If the property is voluntarily or involuntarily transferred during the period of affordability, the property is subject to the recapture provisions outlined here.

Virginia will use the recapture provision at §92.254(a)(5)(ii)(1) and recapture the entire amount of the direct HOME subsidy. The total original amount of the direct buyer assistance is recaptured from the net proceeds in the case of sale, refinance (see exception below), or foreclosure. Net proceeds are defined as the sales price minus superior loan repayment (other than HOME funds) and any closing costs. In these cases, the required amount returned (total assistance amount from net proceeds) is due and payable in full to DHCD. The HOME recaptured amount may not exceed available net proceeds. In the event net proceeds are insufficient to recover the full amount due, the DHCD will recapture the available net proceeds and the HOME obligation will be satisfied. The HOME assistance may not be subordinated to refinancing of the first lien position primary mortgage or an equity loan or line of credit during the period of affordability except under special hardship conditions at DHCD's discretion.

Affordability requirements are secured by a Restricted Deed of Covenant in the amount of direct assistance. In addition, DHCD executes an agreement with the homebuyer to secure the affordability requirements (terms of recapture, principal residency requirement, and

noncompliance.) If the property is not sold or transferred during the affordability period, the HOME loan is forgiven in full at the end of the affordability period.

Resale Requirement: (Homebuyer Development Subsidy Only)

In situations where the HOME assistance is structured as a development subsidy only (i.e., there is no direct subsidy to the homebuyer and the only HOME assistance is the amount of funds between the total cost to rehabilitate or construct the unit and the fair market value), Virginia requires the use of a resale provision. This means, upon voluntary or involuntary transfer of the property within the applicable affordability period, the home must be resold to an income eligible homebuyer at an affordable price, and the original homebuyer must receive a fair return on his/her investment.

The full provision is on file with the HUD field office.

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:

Reasonable Range of Low-Income Buyers

A “reasonable range of low-income buyers” is defined in the Virginia Program as a household or family with income not greater than 80 percent AMI but at least 60 percent AMI. DHCD defines the sales price that is affordable to this group as an amount whereby the household mortgage payment requires it pay no more than 30 percent of its income for housing costs (principal, interest, property taxes, and insurance).

Please note that the resale price is based on a fair return on investment outlined above. If the resale price is not affordable to the reasonable range of low-income buyers, downpayment assistance and/or second mortgage assistance may be provided by DHCD and/or sub-recipients in order to assure affordability to the homebuyer.

Virginia will use deed restrictions or covenants running with the land to impose the resale and continued affordability requirements as outlined in §92.254(a)(5)(i)(A) of the HOME Rule.

Noncompliance

During the period of affordability, the owner’s compliance with the principal residency requirement will be monitored. A homebuyer is noncompliant with the HOME affordability requirements if he/she fails to reside in the unit as their principal residence without transferring title (i.e., by either vacating or renting the unit to another occupant), or if he/she sells the property without complying with the applicable resale or recapture provision. In the event of noncompliance, DHCD reserves the right to require the buyer to repay the entire HOME investment (including the direct subsidy and any additional development subsidy provided).

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:

HOME funds will not be used to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds.

Emergency Solutions Grant (ESG) Reference 91.320(k)(3)

1. Include written standards for providing ESG assistance (may include as attachment)

The commonwealth requires that all ESG sub-grantees submit to DHCD written standards (policies and procedures) for providing ESG assistance. At a minimum, written standards must be low-barrier and housing focused. The standards are required to cover process for determining program eligibility, prioritization, and level of assistance; confidentiality procedures; conflict of interest policies; data collection requirements; as well as applicable federal and state regulations (fair housing, involuntary separation, ADA, etc.).

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

All CoCs, Balance of State local planning groups, and all DHCD homeless services grantees must use a local centralized or coordinated assessment/entry system. A local centralized or coordinated assessment/entry system is best practice for a housing-focused approach targeted to helping households experiencing homelessness quickly regain stability in permanent housing. This best practice is also essential to help divert, where possible, households seeking homeless services from shelter – preventing new cases of homelessness.

A centralized or coordinated assessment/entry system must:

- Provide coordinated program participant intakes, assessments, and referrals
- Cover the CoC or local planning group geographic area
- Provide easy access for individuals and families seeking housing or services
- Provide a comprehensive and standardized assessment tool

Each centralized or coordinated assessment system must have in place written standards for determining program eligibility, prioritization, and level of assistance. Each system must conduct regular evaluations to determine overall effectiveness for process improvement measures.

CoCs and local planning groups must provide a local method and point-of-contact appropriate for referrals from state agencies and providers outside of their CoC or local planning group. This contact must directly link individuals or providers to the centralized or coordinated assessment system.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

The commonwealth will make sub-awards through a CoC-based application process. CoCs must submit applications for funding through DHCD's online Centralized Applications and Management System (CAMS). The application will be reviewed by a panel and evaluated based on local need, capacity, approach, and local coordination. Applications will identify specific grantees within the CoC to carry out eligible activities. DHCD will contract directly with these grantees. Both nonprofits and units of local government are eligible grantees. Faith-based organizations are required to have separate 501 c 3 status established to meet eligibility requirements. DHCD will monitor individual grantees. Performance measures will be evaluated on both the grantee and CoC levels.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

Not applicable to state grantees.

5. Describe performance standards for evaluating ESG.

Performance measures are evaluated on both the grantee and CoC levels. Specifically DHCD's goals are to reduce the number of individuals experiencing homelessness, to shorten the length of time people experience homelessness, and to reduce the number of individual returning to homelessness.

DHCD has had each CoC and local planning group provide an annual Homeless Outcomes Community Report to include HMIS and non-HMIS participant data. This report aligns with HUD's System Performance Measures report and is used to rate the performance of each CoC/LPG's crisis system and impacts state funding decisions including ESG.

National Housing Trust Fund (NHTF)
Reference 24 CFR 91.320(k)(5)

1. How will the grantee distribute its NHTF funds? Select all that apply:

☒ Applications submitted by eligible recipients

2. If distributing NHTF funds through grants to subgrantees, describe the method for distributing NHTF funds through grants to subgrantees and how those funds will be made available to state agencies and/or units of general local government. If not distributing funds through grants to subgrantees, enter "N/A".

Not applicable.

3. If distributing NHTF funds by selecting applications submitted by eligible recipients,

a. Describe the eligibility requirements for recipients of NHTF funds (as defined in 24 CFR § 93.2). If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

Eligibility requirements are as follows:

- Must be an organization, agency, or other entity (including a public housing agency, or a for-profit entity or a nonprofit entity)
- Must be owner or developer of proposed project
- Must agree to comply with NHTF requirements and all cross-cutting federal requirements
- Must demonstrate the financial capacity to undertake and manage the project development and long-term compliance)
- Must have experience with development and management of similar projects (project type, funding/regulatory requirements, and target population)

b. Describe the grantee's application requirements for eligible recipients to apply for NHTF funds. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

Applicant must be an eligible organization with eligible projects. Applications must be submitted in CAMS through the Affordable and Special Needs Housing Program application by the due date. DHCD provides two application rounds a year. Please see program guidelines and/or the methods of distribution for more details.

c. Describe the selection criteria that the grantee will use to select applications submitted by eligible recipients. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

DHCD will select applications using a competitive application process that evaluates proposals on the criteria listed below. Please note there are several individual measures included under each of these

basic criteria:

- Meeting critical local need (worth 40 points)
- Feasibility – likelihood of projects coming to a timely, successful completion and likelihood of compliance through affordability period (worth 30 points)
- Developer capacity –ability to successfully complete projects and deliver affordable housing (worth 30 points)
- Minimum of 60 out of 100 points required as threshold for funding

Please see the Affordable and Special Needs Housing program guidelines for more details.

d. Describe the grantee’s required priority for funding based on geographic diversity (as defined by the grantee in the consolidated plan). If not distributing funds by selecting applications submitted by eligible recipients, enter “N/A”.

Describe the basis for allocating investments geographically within the state: Virginia’s project selection process is an open and competitive application where eligible applicants submit project proposals and all proposals meeting threshold requirements are reviewed and scored. Priority and scoring preferences are given to high quality projects meeting the highest needs based on income targeting and local market needs. Please see the methods of distribution for more details.

e. Describe the grantee’s required priority for funding based on the applicant's ability to obligate NHTF funds and undertake eligible activities in a timely manner. If not distributing funds by selecting applications submitted by eligible recipients, enter “N/A”.

Overall project readiness is evaluated under elements of feasibility (see above). DHCD's application review process is designed to score projects relatively higher based on the degree to which the project is positioned to proceed in a timely manner.

Overall development team capacity is evaluated under elements of capacity (see above). DHCD's application review process is designed to score applications relatively higher based on the degree to which the development team has demonstrated success with similar projects. Project management’s experience managing similar projects is also a scoring criteria under overall capacity.

f. Describe the grantee’s required priority for funding based on the extent to which the rental project has Federal, State, or local project-based rental assistance so that rents are affordable to extremely low-income families. If not distributing funds by selecting applications submitted by eligible recipients, enter “N/A”.

Applications including rental assistance receive points under the Need criteria (above).

g. Describe the grantee's required priority for funding based on the financial feasibility of the project beyond the required 30-year period. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

DHCD is not currently considering affordability beyond the required 30 years.

h. Describe the grantee's required priority for funding based on the merits of the application in meeting the priority housing needs of the grantee (such as housing that is accessible to transit or employment centers, housing that includes green building and sustainable development features, or housing that serves special needs populations). If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

Project must include units targeted at 30 percent or below to be eligible. Those projects also including permanent supportive housing units targeted to special needs population including people with intellectual/developmental disabilities, with serious mental illness, and people who are chronically homeless will receive scoring preference under the Need criteria (above). In addition, applicants receive points under Need (above) for green-building certification, universal design elements, exceeding accessibility (504) requirements, and access to community based services.

i. Describe the grantee's required priority for funding based on the extent to which the application makes use of non-federal funding sources. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

Typically, projects require multiple funding sources in order to address cash flow needs. Applications are evaluated based on the degree to which the requested funds are needed in the project, the degree to which other funding commitments are in place, and the degree to which these funds will help to leverage other resources. Projects that leverage a diversity of resources will be given a scoring preference.

4. Does the grantee's application require the applicant to include a description of the eligible activities to be conducted with NHTF funds? If not distributing funds by selecting applications submitted by eligible recipients, select "N/A".

Yes

5. Does the grantee's application require that each eligible recipient certify that housing units assisted with HTF funds will comply with NHTF requirements? If not distributing funds by selecting applications submitted by eligible recipients, select "N/A".

Yes

6. Performance Goals and Benchmarks. The grantee has met the requirement to provide for performance goals and benchmarks against which the grantee will measure its progress, consistent with the grantee's goals established under 24 CFR 91.315(b)(2), by including NHTF in its housing goals in the housing table on the SP-45 Goals and AP-20 Annual Goals and Objectives screens.

Yes

7. Maximum Per-unit Development Subsidy Amount for Housing Assisted with NHTF Funds. Enter or attach the grantee's maximum per-unit development subsidy limits for housing assisted with NHTF funds.

The limits must be adjusted for the number of bedrooms and the geographic location of the project. The limits must also be reasonable and based on actual costs of developing non-luxury housing in the area.

If the grantee will use existing limits developed for other federal programs such as the Low Income Housing Tax Credit (LIHTC) per unit cost limits, HOME's maximum per-unit subsidy amounts, and/or Public Housing Development Cost Limits (TDCs), it must include a description of how the NHTF maximum per-unit development subsidy limits were established or a description of how existing limits developed for another program and being adopted for NHTF meet the NHTF requirements specified above.

Enter or attach the grantee's maximum per-unit development subsidy limits for housing assisted with NHTF funds.

The limits must be adjusted for the number of bedrooms and the geographic location of the project. The limits must also be reasonable and based on actual costs of developing non-luxury housing in the area.

If the grantee will use existing limits developed for other federal programs such as the Low Income Housing Tax Credit (LIHTC) per unit cost limits, HOME's maximum per-unit subsidy amounts, and/or Public Housing Development Cost Limits (TDCs), it must include a description of how the NHTF maximum per-unit development subsidy limits were established or a description of how existing limits developed for another program and being adopted for NHTF meet the NHTF requirements specified above.

The maximum per-unit subsidy limits for the NHTF will be set at HUD's applicable limits for the HOME program. These will be applied statewide and are adjusted by the number of bedrooms per unit. These limits are currently as follows:

Maximum Subsidy Limits

0-Bedroom \$149,868

1-Bedroom \$171,801

2-Bedroom \$208,912

3-Bedroom \$270,266

4+-Bedroom \$296,666

The decision to use the HOME subsidy limits and apply them statewide is based on an analysis of actual development costs for properties in Virginia where there was little variation in average project costs during 2010- 2019 across the state's counties.

Please note that in addition to the subsidy limit, DHCD also applies a subsidy layering analysis to assure that the level of subsidy does not exceed the actual allowable development costs of the unit, that the costs are reasonable and in line with similar projects across the state, that the developer is not receiving excessive profit, and that the NHTF funding does not exceed the amount necessary for the project to be successful for the required 30-year affordability period.

While Virginia does not include any geographic priorities for funding, funding requests are evaluated based on local needs/demand relative to all applications submitted for review.

8. Rehabilitation Standards. The grantee must establish rehabilitation standards for all NHTF-assisted housing rehabilitation activities that set forth the requirements that the housing must meet upon project completion. The grantee's description of its standards must be in sufficient detail to determine the required rehabilitation work including methods and materials. The standards may refer to applicable codes or they may establish requirements that exceed the minimum requirements of the codes. The grantee must attach its rehabilitation standards below.

In addition, the rehabilitation standards must address each of the following: health and safety; major systems; lead-based paint; accessibility; disaster mitigation (where relevant); state and local codes, ordinances, and zoning requirements; Uniform Physical Condition Standards; and Capital Needs Assessments (if applicable).

9. Resale or Recapture Guidelines. Below, the grantee must enter (or attach) a description of the guidelines that will be used for resale or recapture of NHTF funds when used to assist first-time homebuyers. If the grantee will not use NHTF funds to assist first-time homebuyers, enter "N/A".

Not applicable.

10. HTF Affordable Homeownership Limits. If the grantee intends to use NHTF funds for homebuyer assistance and does not use the NHTF affordable homeownership limits for the area provided by HUD, it must determine 95 percent of the median area purchase price and set forth the information in accordance with §93.305. If the grantee will not use NHTF funds to assist first-time homebuyers, enter “N/A”.

Any limitation or preference must not violate nondiscrimination requirements in § 93.350, and the grantee must not limit or give preferences to students. The grantee may permit rental housing owners to limit tenants or give a preference in accordance with § 93.303(d)(3) only if such limitation or preference is described in the action plan.

Any limitation or preference must not violate nondiscrimination requirements in § 93.350, and the grantee must not limit or give preferences to students. The grantee may permit rental housing owners to limit tenants or give a preference in accordance with § 93.303(d)(3) only if such limitation or preference is described in the action plan.

Any limitation or preference must not violate nondiscrimination requirements in § 93.350, and the grantee must not limit or give preferences to students. The grantee may permit rental housing owners to limit tenants or give a preference in accordance with § 93.303(d)(3) only if such limitation or preference is described in the action plan.

DHCD will give scoring preference to projects that will include more than the minimum 504 units and also to those that target special needs population. Targeting units to special needs populations has been identified as a need and a goal in the annual action plan.

12. Refinancing of Existing Debt. Enter or attach the grantee’s refinancing guidelines below. The guidelines describe the conditions under which the grantee will refinance existing debt. The grantee’s refinancing guidelines must, at minimum, demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing. If the grantee will not refinance existing debt, enter “N/A.”

Not applicable.

Discussion:

Please see the Affordable and Special Needs program guidelines and/or the Action Plan methods of distribution for more details.