

# HOME-CDBG 2025-26 Annual Action Plan

for the  
Thomas Jefferson HOME Consortium

Developed by TJPDC and the City of Charlottesville



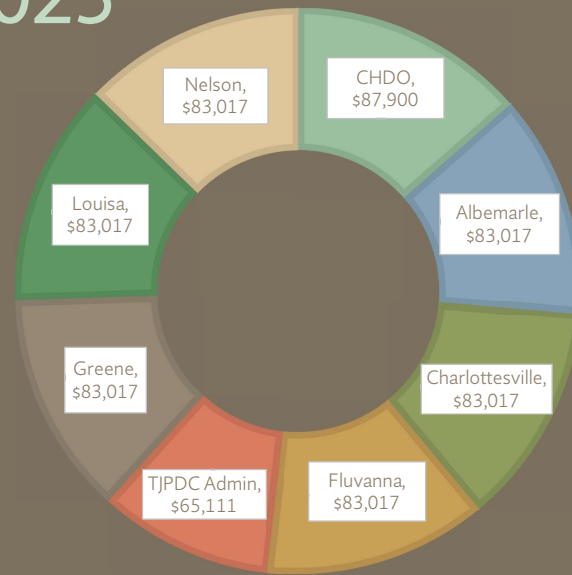
## HOME Investment Partnerships Program

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- HUD-funded formula grants for use building, buying, and/or rehabilitating affordable housing for rent or homeownership, or providing direct rental assistance to low-income households.
- The HOME Consortium receives yearly funds, distributed as outlined in the 2001 Cooperation Agreement.

# PROGRAM YEAR 2025

**\$651,111** estimated funding  
CHDO will go to Greene this year



## HOME-CDBG Consolidated Plan

- 5-year period from July 1, 2023 – June 30, 2028 (Program Years 2023-27)
- Consulted with over 40 local representatives to develop 5-year goals.
- CDBG funds under this Plan are received only by the City of Charlottesville as an Entitlement City.

## Most common housing problems



**COST BURDEN**



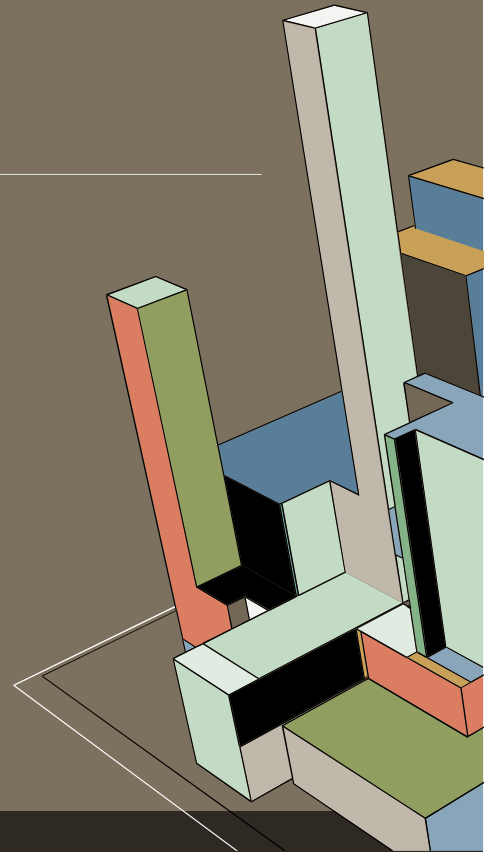
**LACK OF AFFORDABLE  
RENTALS**



**SUBSTANDARD HOUSING**



**ACCESSIBILITY**



## CHDO ROTATION

| YEAR        | RECIPIENT       |
|-------------|-----------------|
| 2023        | Charlottesville |
| 2024        | Louisa          |
| <b>2025</b> | <b>Greene</b>   |
| 2026        | Albemarle       |
| 2027        | Nelson          |

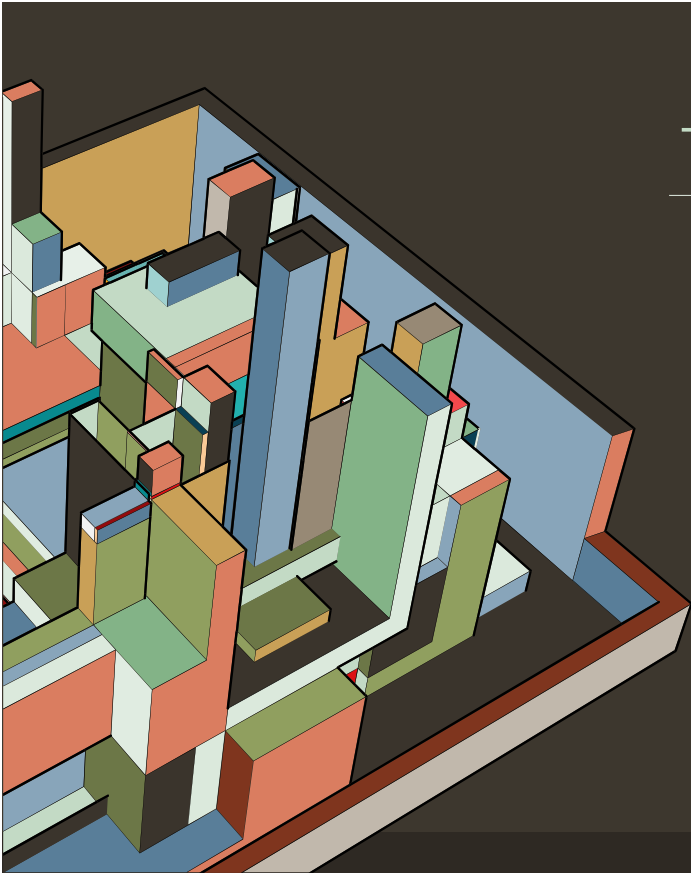
## Program Years 2023-2027

|                                                                               |                                                             |
|-------------------------------------------------------------------------------|-------------------------------------------------------------|
| <u>Goal 1:</u><br>Expand the affordable housing stock.                        | 37 Rental Units Produced                                    |
|                                                                               | 10 Homebuyer Homes Produced                                 |
| <u>Goal 2:</u><br>Preserve the existing supply of affordable housing.         | 116 Homeowner Units Rehabilitated                           |
|                                                                               | 1 Rental Unit Rehabilitated                                 |
| <u>Goal 3:</u><br>Ensure housing is accessible to residents under 60% of AMI. | 22 Households Provided with Down Payment Assistance         |
|                                                                               | 24 Households Provided with Rental Assistance (Cville only) |

## Planned Activities

2025-26

| Locality        | Rehabs | Rentals | Home-buyer | DPA/TBRA |
|-----------------|--------|---------|------------|----------|
| Albemarle       | 4      | 0       | 0          | 0        |
| Charlottesville | 10     | 0       | 1          | 8        |
| Fluvanna        | 1      | 2       | 0          | 0        |
| Greene          | 0      | 1       | 0          | 0        |
| Louisa          | 1      | 7       | 0          | 1        |
| Nelson          | 8      | 0       | 0          | 0        |



# TIMELINE

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**April 14 - May 15, 2025:**

Public Comment

**May 5, 2025:**

Charlottesville City Council Approval

**May 1, 2025:**

TJPDC Approval and public hearing

**June 30, 2025:**

Due to HUD

**July 1, 2025:**

Program Year 2024 begins