

IN ASSOCIATION WITH PHAR CVILLE



COMMUNITY DEVELOPMENT BLOCK GRANTS (CDBG)

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WHAT ARE CDBGs?

AS DEFINED BY HUD:

The Objective:

Provide funds that give low- and moderate-income residents **access to decent housing, a suitable living environment, and expanded economic opportunities**

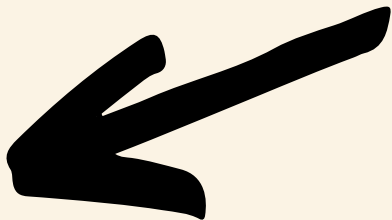
- “
- Benefit **low and moderate income people**
 - Prevent or **eliminate slums and blighted neighborhoods**
 - Aid in an emergency situation posing a serious and immediate threat to the health or welfare of a community
- ”

QUALIFICATIONS FOR CDBG MONEY

70% of CDBG funds should be used to benefit *low- and moderate-income* people

INCOME GUIDELINES FOR PROGRAMS Charlottesville Median Family Income: \$111,200 Effective: 6/15/2022			
# Persons in Family/Household	(30%) Extremely Low Income	(50%) Very Low Income	(80%) Low Income
1 person	\$22,050	\$36,700	\$58,700
2 persons	\$25,200	\$41,950	\$67,100
3 persons	\$28,350	\$47,200	\$75,500
4 persons	\$31,450	\$52,400	\$83,850
5 persons	\$34,000	\$56,600	\$90,600
6 persons	\$36,500	\$60,800	\$97,300
7 persons	\$39,000	\$65,000	\$104,000
8 persons	\$41,550	\$69,200	\$110,700

available: <https://www.huduser.gov/portal/datasets/il/il2022/2022summary.odn>



***All** of these funds would be targeted at the very low/extremely low demographic (none to moderate income), to ensure the money is ending up where it is needed most*

****data sourced from 2022**

Concern #1

USE OF CDBG FUNDS

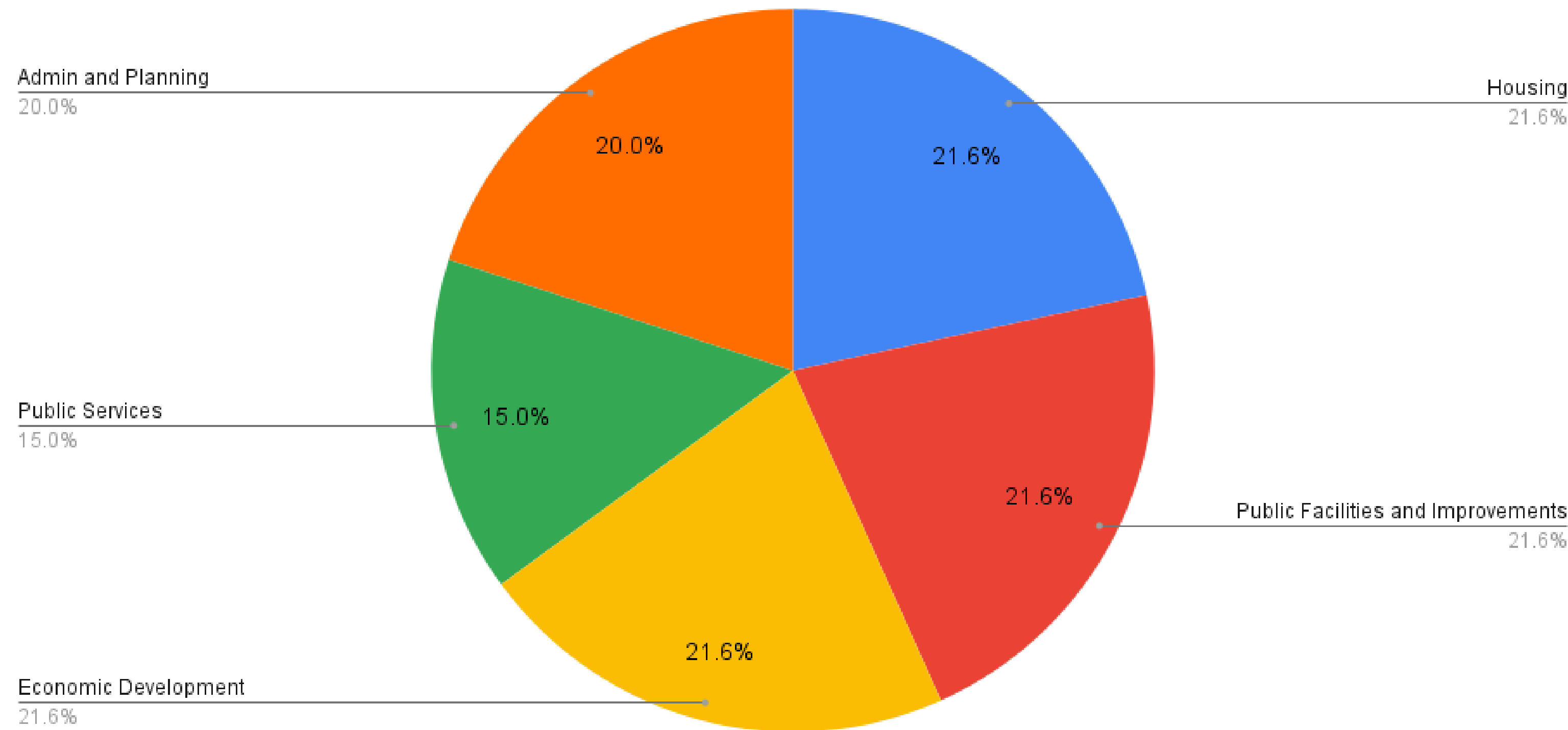
- 1 What is the general breakdown of the budget, and are these criteria maintained?
- 2 Could certain projects be funded with the **capital budget** instead of CDBG dollars? **How are grant applications prioritized?**

BUDGET ALLOCATION

Most Recent
CDBG Allocation ('23-'24)
\$410,468

HOUSING	PUBLIC FACILITIES + IMPROVEMENTS	ECONOMIC DEVELOPMENT	PUBLIC SERVICES	ADMIN AND PLANNING
~21.7%	~21.7%	~21.7%	~15%	~20%
Rehabilitation or reconstruction, homes ownership, new construction, and administrative costs	Buy, build, rehab, install, or reconstruct public facilities. Examples: Libraries, police stations, parks, playgrounds, and shelters	Create or retain jobs for lower income people and businesses. Assist micro enterprises Section 108 Loan Guarantees	Social or human services & traditional 'municipal' services crime prevention, child care, health, drug abuse, education	<i>Currently used for the salary of the task force coordinators.</i> How can this be otherwise allocated?

BUDGET BREAKDOWN



HOW ARE GRANT APPLICATIONS PRIORITIZED?

Many grant applications aim to do the same thing, but just through different non-profit organizations

- How can these objectives be consolidated so money is dispersed evenly among **issues**, rather than among **organizations** aiming to do the same thing?
- We advise the city to **delineate** a list of priorities to the taskforce. This priority list should holistically address all buckets of the budget, respecting the boundaries.

QUESTIONABLE USE OF CDBG IN CHARLOTTEVILLE

INSTALLATION OF SMOKE DETECTORS: \$74,000

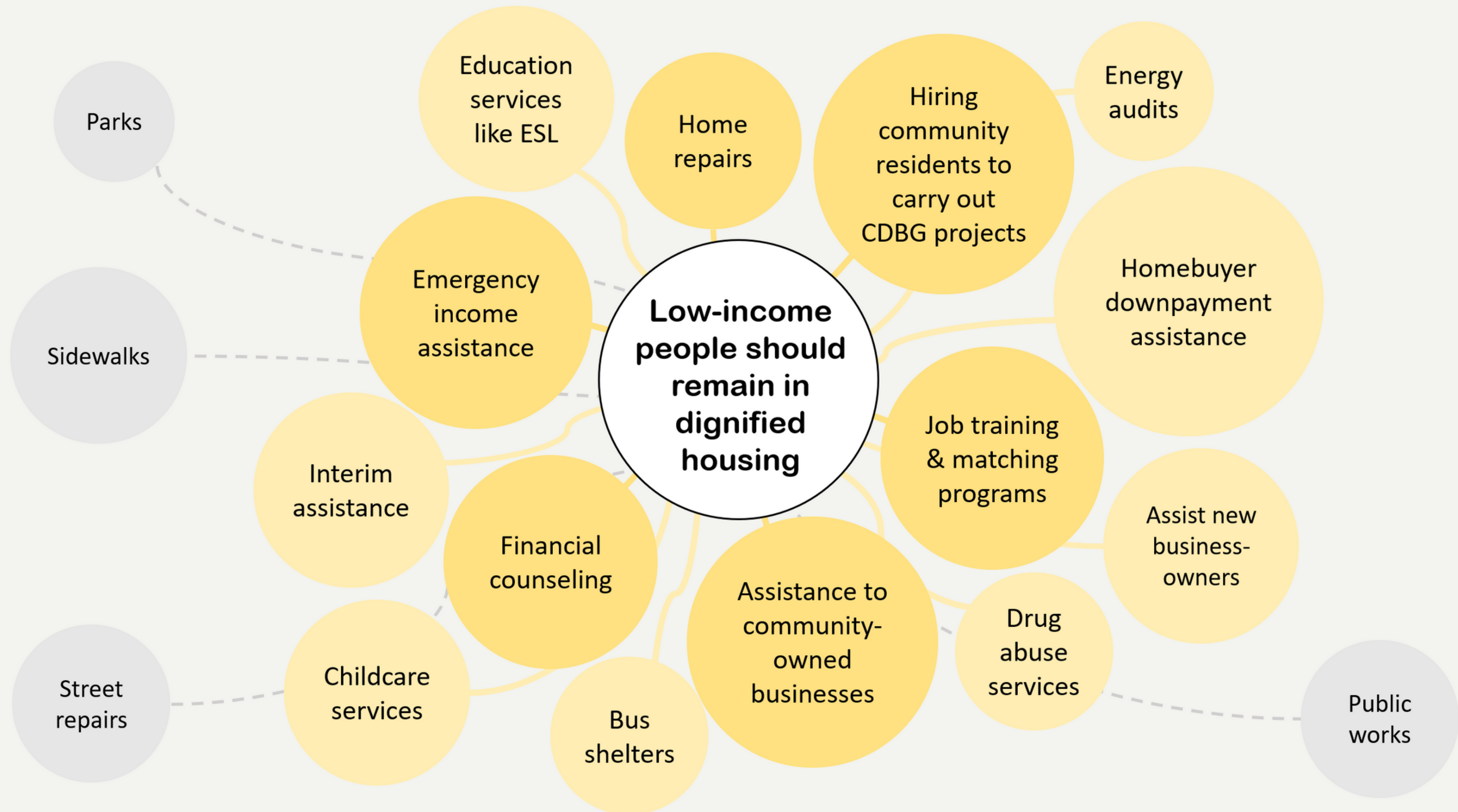
- **August 2022:** CDBG funds were approved for the installation of **smoke alarms, carbon monoxide alarms, stovetop fire devices** and a **proposed fire prevention tractor-trailer**.

How else could these projects be funded?

Capital Budget!

RIDGE STREET SIDEWALK PROJECT: \$245,000

- **March 2021:** \$220,000 of CDBG funds were approved to be spent on three sidewalk projects in the Ridge Street neighborhood, and an additional \$20,000 on traffic calming efforts



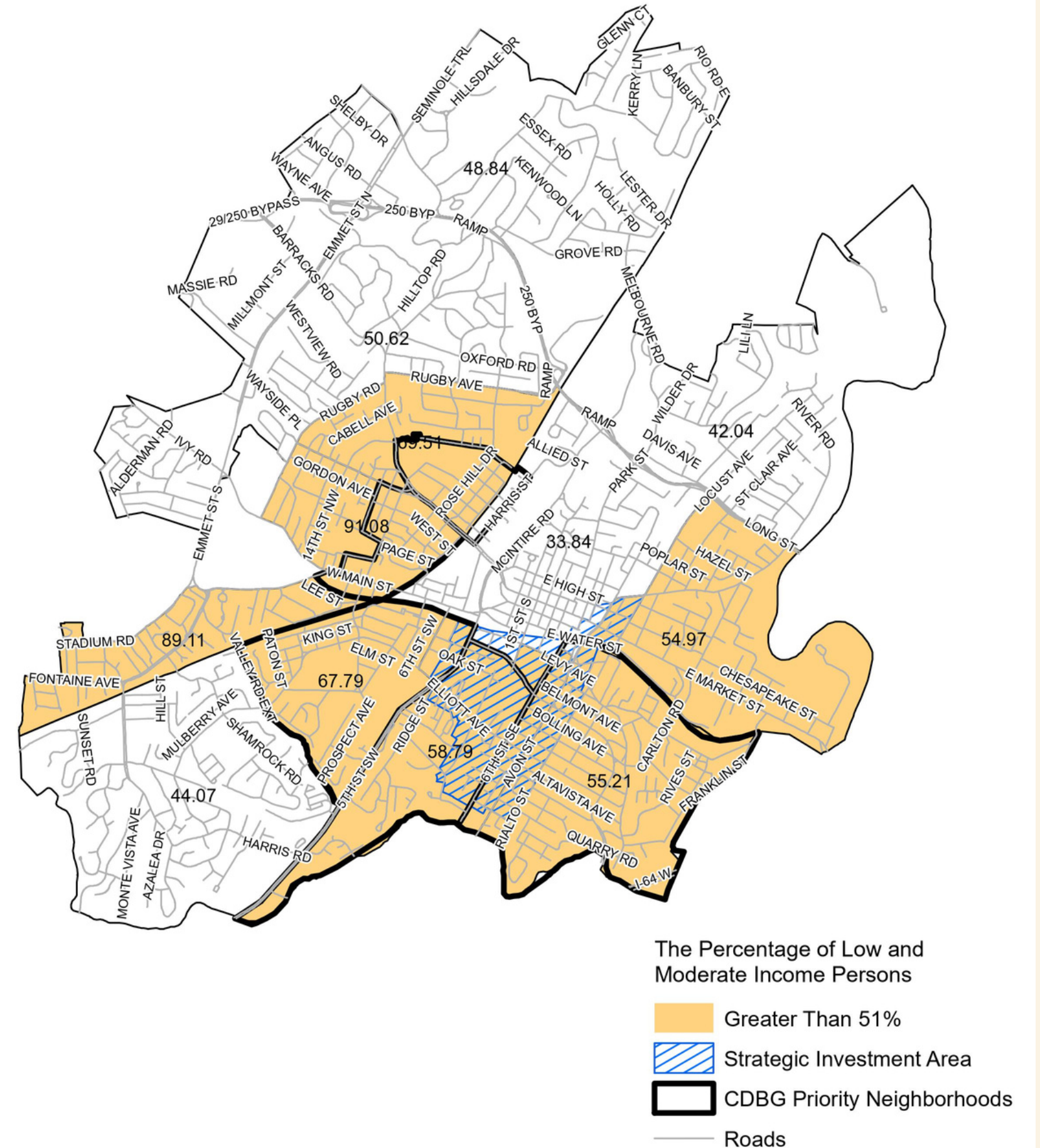
Concern #2

PRIORITY NEIGHBORHOODS

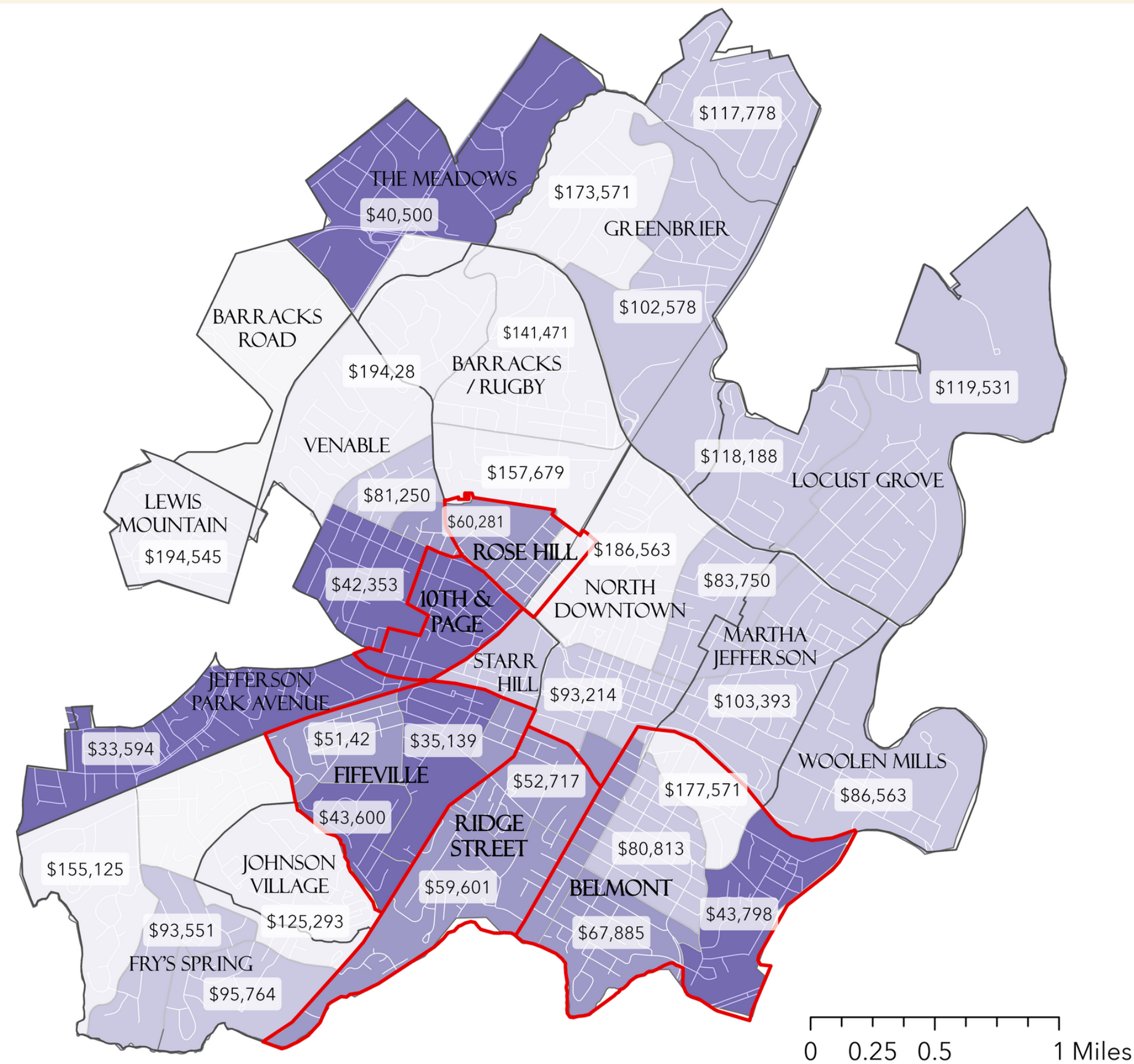
Target Neighborhoods

- Belmont
- Fifeville
- 10th and Page
- Ridge Street
- Rose Hill

CDBG Priority Neighborhoods and
The Percentage of Low and Moderate Income Persons
By Block Group - 2021



MEDIAN HOUSEHOLD INCOME OF TARGET NEIGHBORHOODS (2019)



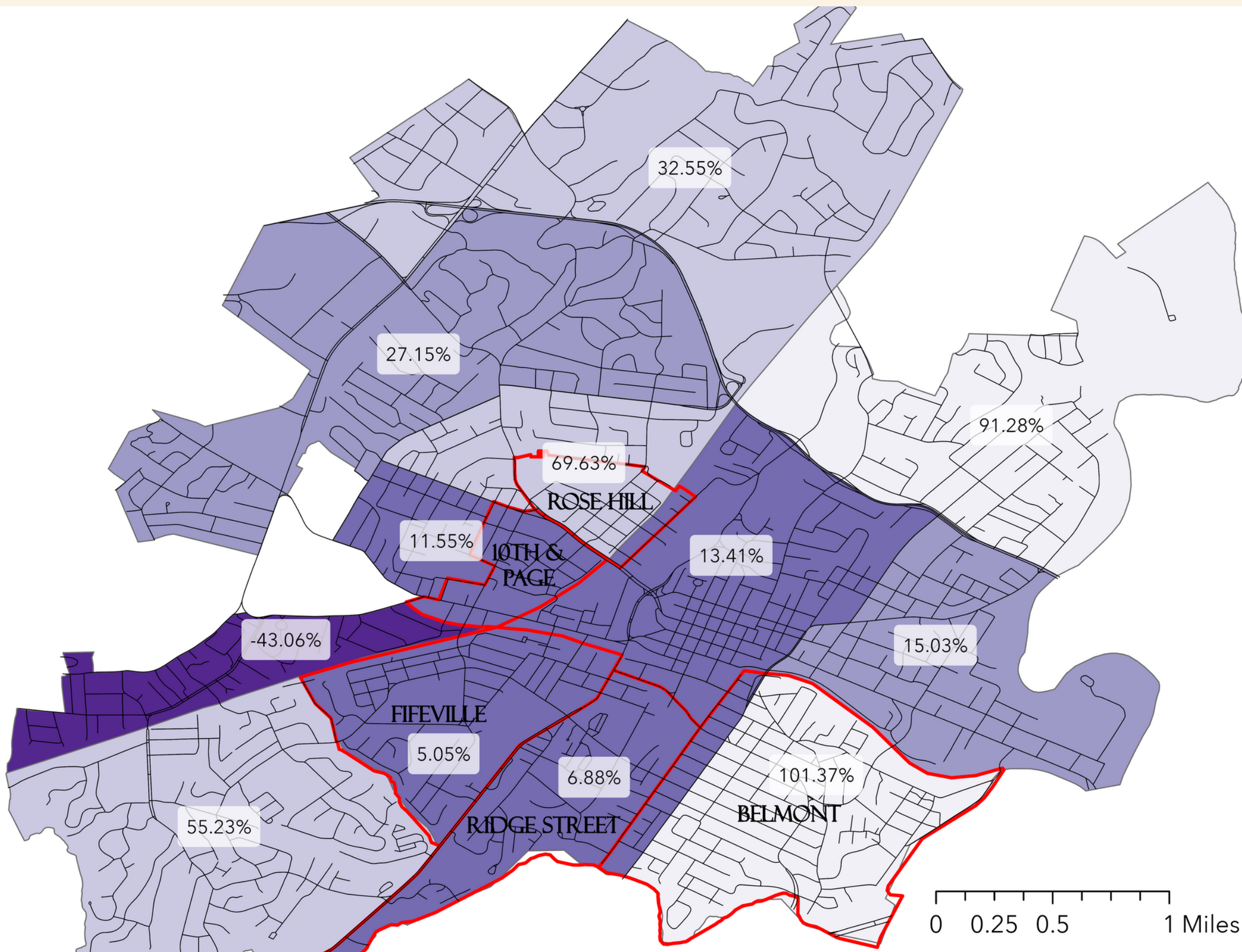
Legend

- Target Neighborhoods
- Charlottesville Neighborhoods
- Median household income (\$)
- Less than \$28,000
- \$28,000 - \$46,850
- \$46,850 - \$74,950
- \$75,000 - \$125,000
- \$125,000 or more

Data collected from the 2015-2019 American Community Survey estimates. Dollar figures represent median income of block groups.

10th & Page: \$42k
Fifeville: \$35-51k
Ridge Street: \$52-59k
Belmont: \$43-177k
Rose Hill: \$60k

5-YEAR CHANGE IN HOUSEHOLD INCOME BY NEIGHBORHOOD



Legend

Target Neighborhoods

— Roads

5-Year Income Change

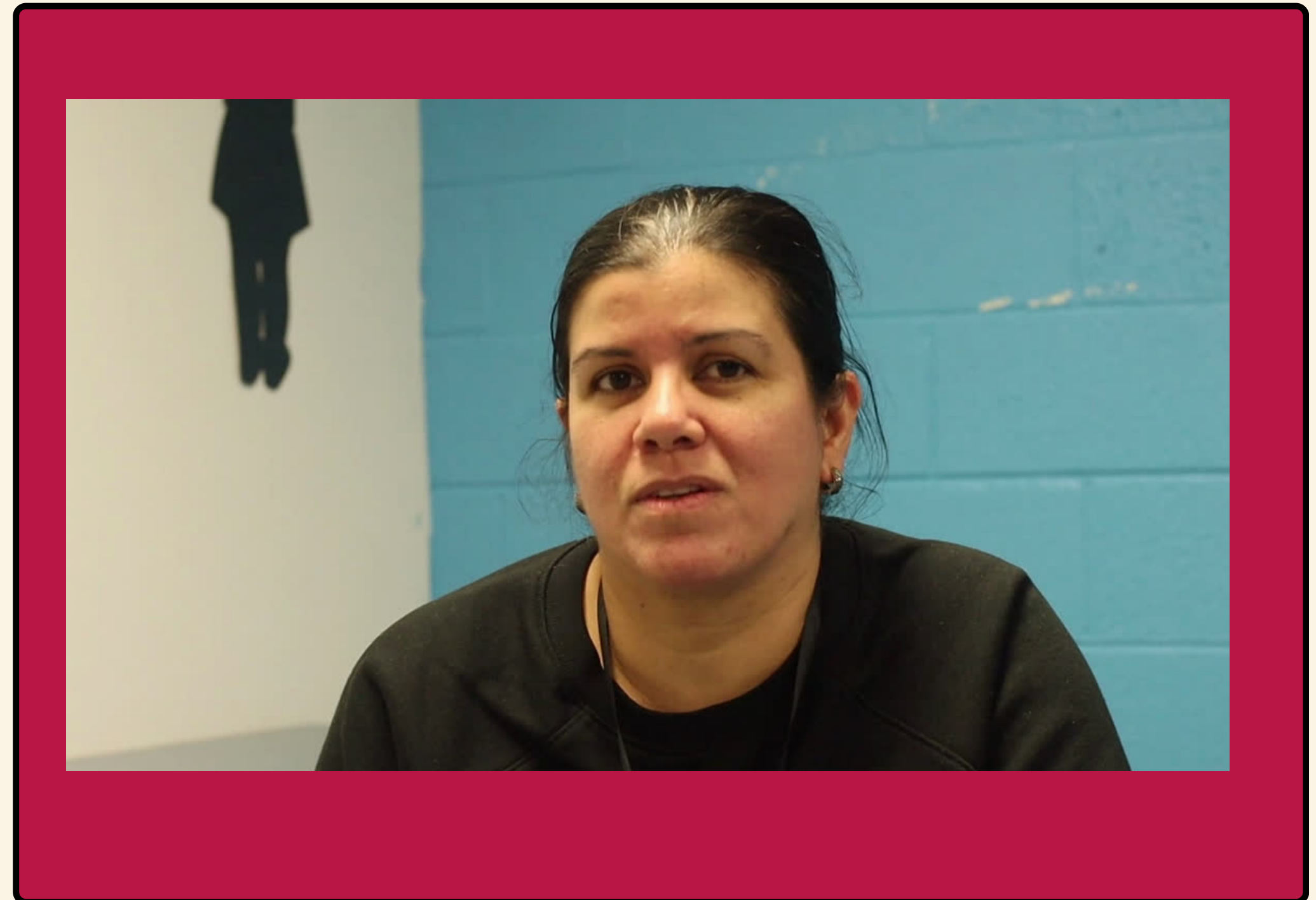
- Less than 0%
- 0-15%
- 15-30%
- 30-75%
- Greater than 75%

Data collected from the 2010-2014 and 2015-2019 American Community Survey estimates.

10th & Page:	+11.55%
Fifeville:	+5.05%
Ridge Street:	+6.88%
Belmont:	+101.37%
Rose Hill:	+69.63%

Concern #3 **TASK FORCE**

→ How can the task force be reimagined to ensure its effectiveness?



VIDEO SUMMARY

- The task force election/application process is unclear
- Taskforce meetings are confusing for many
 - “Would’ve benefitted more if I knew what I was doing” - *Louisa Candelario*
 - “Felt like a student who didn’t read a syllabus” - *Paul Martin*
 - “Task force members were looking for guidance that was never going to be given” - *Paul Martin*
- All opinions often fail to be weighted the same

HOW CAN EFFECTIVE PARTICIPATION FROM THE TASK FORCE BE ENCOURAGED?

- **Reduce Barriers**

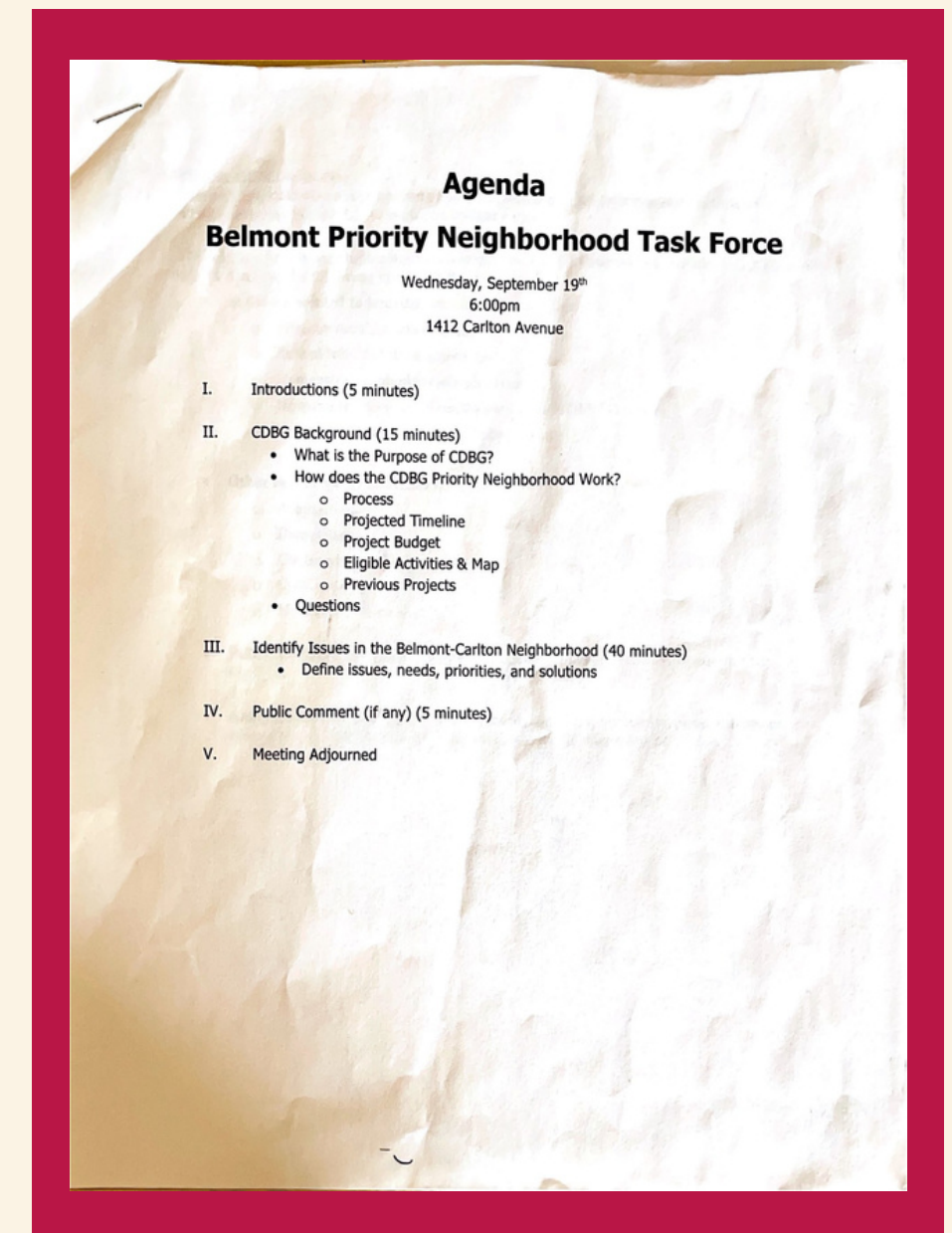
- make meeting times convenient for all members
- invest in childcare during meeting times

- **Invest in Outreach**

- social media, proper publicizing

- **Emphasize Task Force Importance**

- allow members to agree/disagree/advocate for what they want to see
- redefine priority list to rank which issues should be given more money in grant cycle



Next Steps:

Community Workshops + Task Force Revamp

- **train** those who serve on the task force
 - maintain transparency of task force member expectations
- ensure **accountability** for projects
- give a **broader crowd** the chance to get involved
- ensure funds are being put towards **relevant and necessary** projects
 - **avoid overlap** with similar organizations asking for money to complete similar projects
 - make sure projects **reflect the needs** of the community

CAN THE ADMISTRATIVE BUDGET BE REIMAGINED?

- Funds for designated grant writer
- Funds to incentivize/enable participation in task force
 - Money put towards childcare for committee members' children during meetings
- Funds for community workshops
 - Oakland, CA example



CONCLUSION

Why should City Council care about CDBGs?

The CDBG program offers a pool of federal money, not coming from Charlottesville taxpayers. It can be used to address a large number of issues plaguing the low-income community here in Charlottesville, from housing to food security to crime prevention.

Suggested next steps?

Thank you!

- Analyze budget priorities (specifically admin & planning bucket)
- Redefine priority neighborhoods
- Restructure CDBG task force, and prioritize citizen engagement through community workshops

RESOURCES

HUD Exchange CDBG Overview: <https://www.hudexchange.info/resource/19/basically-cdbg-training-guidebook-and-slides/>[https://](https://www.hudexchange.info/resource/19/basically-cdbg-training-guidebook-and-slides/)

Center for Community Exchange CDBG Action Guide: www.nhlp.org/wp-content/uploads/Ctr.-for-Cmty.-Change-An-Action-Guide-to-the-Community-Development-Block-Grant-Program.pdf

The Justice in Government Project Case Study: <https://legalaidresourcesdotorg.files.wordpress.com/2021/05/cdbg-case-study-1-14-21.pdf>

HUD CDBG Best Practices Report: <https://www.hud.gov/sites/dfiles/CPD/documents/CDBG-Best-Practices-Report-FINAL.pdf#page=9>

City Data Crime Rates in Charlottesville: <https://www.city-data.com/crime/crime-Charlottesville-Virginia.html>

HOME Investment Partnership Program CDBGs in Maryland: <https://acdsinc.org/wp-content/uploads/2017/08/Success-Story-compressed.pdf>

City Hall CDBG Task Force: <https://www.charlottesville.gov/971/Community-Development-Block-Grant-Task-F>

2023-2027 Consolidated Plan and Analysis of Impediments to Fair Housing

Citizen Participation Summary: <https://www.charlottesville.gov/DocumentCenter/View/10095/Consolidated-Plan-and-Annual-Action-Plan-for-Charlottesville--TJPDC-2023-to-2027-FINAL>

FY18-22 Consolidated Action Plan: <https://www.charlottesville.gov/DocumentCenter/View/1511/2018-to-2022-Consolidated-Plan-and-Fiscal-Year-2018-to-2019-Action-Plan-PDF>

Consolidated Annual Performance Report: <https://www.charlottesville.gov/DocumentCenter/View/3996/Draft-Consolidated-Annual-Performance-Evaluation-Report-CAPER-FY19-20-for-Public-Comment->

Charlottesville Tomorrow: “How Charlottesville officials and service organizations are responding to the sharp increase in poverty since the pandemic:” <https://www.cvilletomorrow.org/newsletter/how-charlottesville-officials-and-service-organizations-are-responding-to-the-sharp-increase-in-poverty-since-the-pandemic/>

FY21-22 City of Charlottesville Action Plan: <https://www.charlottesville.gov/DocumentCenter/View/7670/FY2021-2022-Action-Plan-Amended-?bidId=>

Tad DeHaven on Community Development: <https://www.downsizinggovernment.org/hud/community-development>

Charlottesville Regional Climate Equity Dashboard: <https://virginiaequitycenter.shinyapps.io/climate-app/>

Annual Comprehensive Financial Report (Year End 2022): www.charlottesville.gov/ArchiveCenter/ViewFile/Item/233

Community Development: Comprehensive Approaches Address Multiple Needs

but Are Challenging to Implement: <https://www.govinfo.gov/content/pkg/GAOREPORTS-RCED-HEHS-95-69/html/GAOREPORTS-RCED-HEHS-95-69.htm>

Dudley Street Neighborhood Initiative: https://www.rudybruneraward.org/wp-content/uploads/1995/01/Dudley-Street-Neighborhood-Initiative_Full-Application.pdf

Next City “Oakland Lets Residents Decide How to Prioritize Federal Grant Money:” <https://nextcity.org/urbanist-news/oakland-participatory-budgeting-residents-decide-spend-cdbgs>

Oakland Participatory Budgeting: <https://pboakland.org/13/37.82036/-122.25122>

CONTINUED

MacMillin Slobodien Opinion Article on CDBGs: <https://www.cagw.org/content/cdbg-code-waste>

Office of Inspector General Report on Florida’s Use of CDBGs: <https://www.hudoig.gov/reports-publications/report/hillsborough-county-fl-did-not-properly-administer-its-community>

Scott Shackford Opinion Article on CDBGs: <https://reason.com/2017/03/16/the-community-development-block-grant-pr/>

Detroit CDBG Conference: <https://cdad-online.org/>

FBCI Housing Needs Assessment Socioeconomic and Housing Market Analysis: <https://www.charlottesville.gov/DocumentCenter/View/1522/Housing-Needs-Assessment-PDF>

City Hall Agendas and Minutes: <https://www.charlottesville.gov/1077/Agendas-Minutes>

Notice of Public Hearing and Public Comment Period: CDBG and HOME draft CAPER: <https://tjpd.org/draft-caper/>

CBS Article on Fire Prevention Spending: <https://www.cbs19news.com/story/47167703/fire-department-to-deploy-new-fire-prevention-devices>

Info Cville on Ridge Street CDBG Projects: <https://infocville.com/2021/03/21/ridge-street-cdbg-projects-move-forward/>

Virginia DHCD CDBG: <https://www.dhcd.virginia.gov/sites/default/files/Docx/cdbg/cdbg-program-design-2022.pdf>

SEH “6 Inspiring Examples of Communities Capitalizing on CDBG Funding:” <https://www.sehinc.com/news/16-inspiring-examples-communities-capitalizing-cdbg-funding>

The Journal Record on Misuse of CDBGs: <https://www.sehinc.com/news/16-inspiring-examples-communities-capitalizing-cdbg-funding>

HUD CDBG Entitlement Program Eligibility Requirements: <https://www.hudexchange.info/programs/cdbg-entitlement/cdbg-entitlement-program-eligibility-requirements/>

Charlottesville Municipal Code: https://library.municode.com/va/charlottesville/codes/code_of_ordinances?nodeId=CO_CH34ZO_ARTIAD

Environmental Review Guide for CDBGs: https://files.hudexchange.info/resources/documents/461_EnvironmentalReviewGuide.pdf

2021 Priority Neighborhood Map: <https://www.charlottesville.gov/DocumentCenter/View/6760/2021-CDBG-Priority-Neighborhood-Map>

City Journal Article on CDBGs: <https://www.city-journal.org/article/lets-kill-the-cdbg>

Theoretical Reading:

Randy Stoecker. “A Brief Counterintuitive History of Service Learning,” “Toward a Liberating Theory of Learning,” and “Toward a Liberated World?” Ch. 6, 11, and 12. Temple University Press. 2016.

Kim TallBear. “Standing with an speaking as faith: A feminist-indigenous approach to inquiry.”

Richa Nagar. “Storytelling and co-authorship in feminist alliance work: reflections from a journey.” Department of Gender, Women, and Sexuality Studies, University of Minnesota, Twin Cities, MN 55455, USA.